

PLANNING JUSTIFICATION **REPORT**

PLAN OF SUBDIVISION

Ida Street Lands
Dundalk, Township of Southgate

Date:

May 31, 2024

Prepared for:

Flato Ida Dundalk Inc.

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1.0 INTRODUCTION

MacNaughton Hermsen Britton Clarkson Planning Limited (MHBC) has been retained by Flato Ida Dundalk Inc. (the “Owner”), to review the planning merits of a Draft Plan of Subdivision application for the lands known as PT LT 229 CON 3 SWTSR PROTON AS IN R547329; AND PART OF PT LT 229 CON 3 SWTSR PROTON PT 1 16R8057; AND PT LT 230 CON 3 SWTSR PROTON PT 1 & 2 17R2073 AND PT LT 230 CON 3 SWTSR PROTON PT 1 16R9094; SOUTHGATE. (the “Site”).

The Draft Plan of Subdivision (the “Draft Plan”) proposes single detached dwellings and townhouse dwellings with varying frontages, a large block that will be conveyed to the Township of Southgate for future community and public service uses, two (2) park blocks, two (2) stormwater management blocks, a sewage pumping station block, and an environmental protection block. (the “Proposed Draft Plan”).

The proposed Draft Plan is included in **Appendix A**.

2.0 SITE DESCRIPTION AND SURROUNDING LAND USES

The Site has frontage on Ida Street to the east and Grey County Road 9 to the south. The landholding is comprised of multiple properties and contains an existing dwelling, while the balance of the site is currently used for agriculture. The landholding also abuts several existing larger residential lots fronting onto Ida Street and Grey County Road 9 and wraps around Township owned lands that include the Maple Grove Cemetery. It is noted that as part of the proposed development block to be conveyed to the Township, approximately 5.5 acres of vacant unused land from the Maple Grove Cemetery will be transferred to the Owner in order to facilitate the Proposed Draft Plan.

The Site is approximately 35.94 hectares in size and access to the Site is proposed through two (2) entrances along Grey Road 9 at the southwestern and southeastern areas of the Site, as well as one (1) additional entrance along Ida Street. An additional entrance to the park block in the northeast corner of the Site is also anticipated from Ida Street.

The developable area of the Site is approximately 25 hectares and includes the proposed residential lots, two (2) park blocks, the Township development block, two (2) stormwater management blocks, as well as the internal road network. The Township Development Block 286 is approximately 5 hectares in size. The Environmental Protection Block 285 to the west of the Site is approximately 10.8 hectares in size.

This Site benefits from its location along Grey Road 9, which functions as Dundalk's main street. The Site is also located in proximity to the existing services and amenities within the downtown of Dundalk as well as two (2) schools and a place of worship. It is our understanding that the Township will be utilizing the 5.011 hectares development block for a new Township administration centre as well as a variety of other community and public service uses.

Adjacent and nearby uses of the Site are as follows:

North: Rural lands;

East: Residential lands within the Dundalk settlement area;

South: Place of worship, rural and residential lands; and,

West: Rural lands.

The Site and its surrounding context are shown in **Figure 1**.

2.1 File History

The majority of the Site was recently subject to a Minister's Zoning Order (MZO) through Ontario Regulation 165/22 (O. Reg. 165/22), which was approved by the Minister on March 4, 2022. In effect, the MZO zoned the lands for a variety of uses including, but not limited to:

- Apartments;
- Townhouse dwellings;
- Townhouses with additional residential units;
- Semi-detached dwellings;
- Single detached dwellings;
- Various commercial uses;
- Various institutional uses;
- Dwellings above a permitted non-residential use;
- Open space and community park uses;
- Public uses; and,
- Various environmental protection uses such as conservation in the EP zoned areas.

It is noted that the vacant unused land from the Maple Grove Cemetery that is proposed to be transferred from the Township to the Owner and incorporated into the overall subdivision was not part of the above-noted MZO; however, with the intent to have these lands incorporated into the overall development the County and Township initiated a County Official Plan Amendment, Township Official Plan Amendment and Township Zoning By-law Amendment to designate and zone these lands for development and mirror the land use permissions granted through the MZO. As of the time of writing this report, County OPA No. 20 is in force and effect as of May 28, 2024, and Township OPA No. 2-23 and ZBA No. C19-23 were approved at the May 15, 2024 Council meeting. County approval for Township OPA No. 2-23 is to occur in June 2024.

Further to the above, we note that only the following uses are included within the proposed draft plan for the Site:

- Single detached dwellings;
- Townhouse dwellings;
- Community park uses;
- Public uses; and,
- Various environmental protection uses such as conservation in the EP zoned areas.

The above-noted uses have generally prescribed locations which are reflective of the approved zone map that accompanied the approved MZO. The Proposed Draft Plan is respectful of the approved uses and their locations on the Site.

3.0 PROPOSAL

The Site is proposed to be developed for a total of three hundred and twenty-one (321) residential units, comprising two hundred and sixty-six (266) single detached dwellings, fifty-two (52) townhouse dwellings, three (3) future residential lots, as well as a large Township development block anticipated to be used to construct a new Township administration, as well as a variety of other community and public service uses. In addition to these uses, the Site also proposes two (2) park blocks, two (2) stormwater management blocks, a pumping station block, and an environmental protection block. Access to the Site is proposed through two (2) new entrances on County Road 9 and one (1) new entrance on Ida Street. One (1) future road connection is proposed along the north side of the Proposed Draft Plan.

The street network of the Proposed Draft Plan follows a modified grid pattern with Street 'A' functioning as the main road throughout the Site and provides multiple accesses along County Road 9. Street 'B' connects to Street 'A' and provides access to and from Ida Street. A future ROW has been shown on the Proposed Draft Plan, which would extend Street 'F' providing future connectivity to the lands to the north should they develop in the future.

A 0.799 hectare park block is provided in the northeast portion of the developable area of the Site and a secondary 1.203 hectare park block is proposed in the northwest portion of the developable area of the Site. The 1.203 hectare park block is also located adjacent to the Township development block to allow for the Township to provide a more substantive park block sized to accommodate a sports complex containing multiple sports fields, as well as other programming for residents.

It is noted that 0.7448 hectares of surplus parkland is provided within this development over and above the statutory *Planning Act* requirements. At the request of the Township, this surplus of parkland was transferred over from the parkland requirements on the 'Glenelg Phase 3' subdivision which the Owner recently received approvals on.

Two hundred and sixty-six (266) single detached dwelling lots have been incorporated into the design at 10.1 metres and fifty-two (52) townhouse dwellings at 6.5 metres have also been incorporated into the Proposed Draft Plan at 6.5 metres. Three (3) future residential building lots are also proposed. These three (3) future lots require access from Future ROW Block 293 and would be frozen until Street F is extended to the north at some point in the future.

A unit composition is provided in **Table 1** below, which includes the proposed lot frontages and the number of units for each lot/unit type.

Table 1: Proposed Draft Plan Unit Comparison

Lot/Unit Type	Number of Lots/Units
10.1 Metre Single Detached Dwelling Units	266
6.5m Freehold Townhouse Dwelling Units	52
Future 10.1m Single Detached Residential Lots	3
TOTAL	321

The Proposed Draft Plan is included in **Appendix A**.

4.0 PLANNING ANALYSIS

The following is a review of the land use policy framework related to the Site and the potential implications for the Site.

As discussed, the majority of the Site was subject to a Minister's Zoning Order (MZO), which zoned the Site for residential, commercial, park, open space, environmental protection and infrastructure uses. The Proposed Draft Plan reflects the MZO. The MZO was supported by Township Council via resolution and was approved by the Minister of Municipal Affairs and Housing on March 4, 2022. Additionally, through By-law 2024-052 (OPA No. 4), the entirety of the Site is now located within the Settlement Area of Dundalk.

As discussed, the vacant unused land from the Maple Grove Cemetery that is proposed to be transferred from the Township to the Owner and incorporated into the overall subdivision was not part of the above-noted MZO; however, with the intent to have these lands incorporated into the overall development the County and Township initiated a County Official Plan Amendment, Township Official Plan Amendment and Township Zoning By-law Amendment to designate and zone these lands for development and mirror the land use permissions granted through the MZO. As of the time of writing this report, County OPA No. 20 is in force and effect as of May 28, 2024, and Township OPA No. 2-23 and ZBA No. C19-23 were approved at the May 15, 2024 Council meeting. County approval for Township OPA No. 2-23 is to occur in June 2024.

4.1 Planning Act

The *Planning Act* sets out the foundation for land use planning in Ontario and describes how land uses may be controlled.

Concerning Draft Plans of Subdivision, Section 51 (24) of the *Planning Act* outlines specific criteria to be considered by an approval authority including:

- (a) *The effect of the development of the proposed subdivision on matters of provincial interest, as referred to in section 2.*

The Proposed Draft Plan will have no detrimental effect on matters of Provincial Interest as outlined in Section 2 of the Planning Act and will in fact be implementing land uses that were directly approved by the Province.

- (b) *Whether the proposed subdivision is premature or in the public interest.*

The Site is a logical expansion of the Dundalk built-up area. The proposed Draft Plan conforms to Provincial Policy, has appropriate access, and is within walking distance of schools, as well as other community amenities including the downtown area and the forthcoming South East Grey Community Health Centre. It is the opinion of the undersigned that for these reasons, as well as others, the proposal is not premature and is in the public interest.

(c) *Whether the plan conforms to the official plan and adjacent plans of subdivision, if any*

A detailed analysis of the Proposed Draft Plan's conformity with the Official Plan is contained in **Section 4.4** of this Report. The Proposed Draft Plan has been designed to function as a natural extension of Dundalk's built-up area. Additionally, a future ROW block has been provided to allow for potential future development to the north of the Site.

(d) *The suitability of the land for the purposes for which it is to be subdivided*

The Site is designated and zoned for the proposed land use. The Site can properly accommodate the Proposed Draft Plan due to its configuration, topography, and access to existing and proposed road connections and infrastructure networks.

(d.1) *If any affordable housing units are being proposed, the suitability of the proposed units for affordable housing*

No affordable units are proposed through the subject subdivision application. The proposed development however does include smaller-sized single detached and townhouse dwelling units which will assist in providing a more affordable housing supply than the larger format single detached lots which are traditionally more common within Dundalk.

(e) *The number, width, location and proposed grades and elevations of highways, and the adequacy of them, and the highways linking the highways in the proposed subdivision with the established highway system in the vicinity and the adequacy of them*

The proposed road network provides appropriate access to the Site. A Traffic Impact Study has been completed for the Site, which supports the proposed configuration of the Proposed Draft Plan. This study is reviewed in **Section 5.2** of this Report.

(f) *The dimensions and shapes of the proposed lots*

The proposed lots and blocks are appropriate in size and shape to accommodate the intended uses and comply with the existing approved zoning on the Site.

(g) *The restrictions or proposed restrictions, if any, on the land proposed to be subdivided or the buildings and structures proposed to be erected on it and the restrictions, if any, on adjoining land*

The existing wetland on the western portion of the Site is proposed to remain within the County's "Hazard Lands" designation, the Township's "Hazard Lands" designation and the Township's "Environmental Protection" (EP) zone. The existing unevaluated wetland on the southern portion of the Site is proposed to be removed. Further details are provided in **Section 5.3** of this Report.

(h) *Conservation of natural resources and flood control*

A Functional Servicing and Stormwater Management Report, and Environmental Impact Study have been completed in support of the subject application, which addresses potential flooding matters on and off the Site and natural resources, respectively. The identified natural features and the associated recommended buffer have been restrictively zoned within the Township's "Environmental Protection" (EP) zone, as per the approved MZO for the Site.

(i) The adequacy of utilities and municipal services

The proposed Draft Plan can be serviced by the various local utility providers and can be serviced with both municipal sanitary and water services, subject to the planned expansions to the municipal sanitary and water systems as confirmed within the Functional Servicing and Stormwater Management Report prepared by Crozier Consulting Engineers. Further details are provided in **Section 5.1** of this Report.

(j) The adequacy of school sites

A school is not currently proposed as part of the Proposed Draft Plan; however, we note that the Bluewater District School Board (BDSB) will be circulated on the applications and any comments received will be addressed. It is further noted, that the BWDSB will be providing a new school site within the Owner's Glenelg Phase 3 development in Dundalk, which received draft plan approval on May 23, 2024.

(k) The area of land, if any, within the proposed subdivision that, exclusive of highways, is to be conveyed or dedicated for public purposes

The net percentage of parkland to be dedicated for public purposes on the Site is 7.96%. 2.002 hectares of parkland is being provided as part of the Proposed Draft Plan. As discussed, this over-dedication of parkland is a result of the Township's request to transfer parkland from the Owner's Glenelg Phase 3 development over to this site in order to allow for a larger consolidated park block to be provided which is sized to be able to accommodate a variety of sports fields and other programming.

(l) The extent to which the plan's design optimizes the available supply, means of supplying, efficient use and conservation of energy

The Site provides for an efficient modified grid road pattern, a compact and efficient lot pattern of smaller-sized single detached and townhouse dwelling units and is located within walking distance of various services and amenities within Dundalk. All required servicing and stormwater management infrastructure will meet or exceed current energy efficiency requirements.

(m) The interrelationship between the design of the proposed plan of subdivision and site plan control matters relating to any development on the land, if the land is also located within a site plan control area designated under subsection 41 (2) of this Act or subsection 114 (2) of the City of Toronto Act, 2006. 1994, c. 23, s. 30; 2001, c. 32, s. 31 (2); 2006, c. 23, s. 22 (3, 4); 2016, c. 25, Sched. 4, s. 8 (2)

No residential blocks subject to Site Plan Control are proposed as part of the Proposed Development. The Township may elect to implement a future Site Plan Control process on their development block.

The *Planning Act* also requires that the subdivision have regard for the health, safety, convenience and accessibility for persons with disabilities, and the welfare of the present and future inhabitants of the municipality. The Proposed Draft Plan will comply with all current development and accessibility standards.

It is the opinion of the undersigned that all of these matters were properly addressed in the design of the Proposed Draft Plan and specifics respecting these matters are outlined throughout this Report and within the other supporting materials provided.

4.2 Provincial Policy Statement (2020)

From a development control perspective, the Provincial Policy Statement (PPS) identifies that land use patterns shall be based on densities and mix of land uses which:

- a) *Efficiently use land and resources;*
- b) *Are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion;*
- c) *Minimize negative impacts to air quality and climate change, and promote energy efficiency;*
- d) *Prepare for the impacts of a changing climate;*
- e) *Support active transportation;*
- f) *Are transit-supportive, where transit is planned, exists or may be developed; and*
- g) *Are freight-supportive.*

The proposal is for the development of three hundred and twenty-one (321) residential units on approximately 25.1 hectares of developable land. Excluding the open space block, Township development block and the lands to be conveyed to the County, the residential density on the Site is approximately 15.99 units per net hectare; keeping in mind, the Site also includes an over dedication of parkland at the request of the Township, as well as the Township development block, both of which result in a reduction in the overall density calculation.

The built-form housing policies of the PPS provide for, among other matters, facilitating all housing options required to meet the social, health, economic and well-being of current and future residents including special needs requirements and needs arising from demographic changes and employment opportunities; promotion of densities for new housing which efficiently use land, resources, infrastructure and public service facilities and support the use of active transportation and transit in areas where it exists or is to be developed; providing for development which minimizes the cost of housing and facilitates compact form. The Proposed Draft Plan will provide for a variety of housing options including smaller sized single detached and townhouse dwelling units.

The community building and development policies of the PPS speak to providing a mix of land uses, settlement areas will be the focus of growth and development, wisely using infrastructure, and,

although not overtly, economies of scale, including but not limited to, efficiently using land and resources wisely, using and optimizing the use of infrastructure, transit-supportive densities, utilization of active transportation, intensification, compact form, a mix of uses and densities that allow for efficient use of land, provision of a variety of housing including affordable housing, etc.

The Proposed Draft Plan assists in preserving what is valuable such as natural heritage areas, provides the opportunity to support local or small businesses by providing additional future residents within walking distance of Dundalk's downtown and is more economically efficient from a municipal service delivery perspective by providing a higher concentration of people than was traditionally provided in Dundalk in a well-planned and safe environment through efficiently providing a variety of housing options and mix of uses in strategic locations that are contiguous to the existing Dundalk built up area.

The housing policies of the PPS are municipal and/or County-wide policies which speak to providing an appropriate range and mix of housing types and densities and maintaining the ability to accommodate residential growth for a minimum of 15 years through intensification and redevelopment and maintaining servicing capacity for at least 3 years. In addition, the PPS contains policies which address establishing targets for affordable to low and moderate-income households, facilitating residential intensification, directing development where there are existing or planned infrastructure and public service facilities and promoting densities which efficiently use land and resources.

The Proposed Draft Plan assists the Township in achieving these policy initiatives in that a range and mix of residential units are provided within the proposed Draft Plan, all of the unit types being provided are of a smaller frontage size which assists in providing a more affordable alternative for homeownership than traditional larger lot and unit sizes, and there is planned infrastructure to service the proposed Draft Plan.

The Parks and Open Space policies of the PPS, in part, encourage the planning of streets, spaces and facilities to be safe, meet the needs of pedestrians, foster social interaction, facilitate active transportation and community connectivity and provide for a full range and equitable distribution of publicly accessible built and natural settings for recreation including parklands, public spaces, open space areas, trails and linkages (and where practical, water-based resources).

The Proposed Draft Plan provides 2.002 (7.96%) hectares of parkland, an open space block, and a street pattern and width that will provide for active transportation opportunities and active transportation linkages to adjacent neighbourhoods.

Planning for sewage, water and stormwater in the context of the PPS policies promotes development that deals with sewage, water and stormwater in an efficient manner. New development on municipal sewage and municipal water services is the preferred form of development within settlement areas, as is the case with the Proposed Draft Plan. Additionally, stormwater management shall, among others, maximize the extent and function of vegetative and pervious surfaces, as well as promote stormwater management best practices including stormwater attenuation and reuse.

The storm facilities within the Proposed Draft Plan have been designed in an efficient manner and the area surrounding the stormwater management ponds within the stormwater management pond blocks will be landscaped in a manner that will also function as an additional amenity space for future residents.

The transportation policies speak to providing transportation systems that are safe, energy-efficient, and facilitate the movement of people and goods and density, mix of uses and land use patterns should be promoted which minimize the length and number of vehicle trips and support the use of transit and active transportation.

The Proposed Draft Plan provides for an efficient modified grid road pattern with opportunities for active transportation for residents within the development to access the two park blocks and the Township development block as well as services and amenities in Dundalk via the boundary road network.

The developable area of the Proposed Draft Plan is currently used for agriculture, is not on or located near an aggregate resource, hosts no known hazards on or near the Site and possesses no natural heritage features that require preservation. It is noted there was a small unevaluated wetland feature located in the south portion of the developable area which is proposed to be removed, this is discussed further in **Section 5.3** of this Report. The western portion of the Proposed Draft Plan is not proposed for development and hosts a woodlot and unevaluated wetland, which is proposed to remain within the County and Township “Hazard Lands” designation and was restrictively zoned the Environmental Protection (EP) Zone through the approved MZO.

Concerning cultural heritage and archaeology, the PPS identifies that significant built heritage resources and significant cultural heritage landscapes shall be conserved and development and site alteration shall not be permitted on lands containing archaeological resources or areas of archaeological potential unless significant archaeological resources have been conserved. A Stage 1 Archaeological Assessment has been completed for the Site. It is summarized in **Section 5.4** of this Report and concludes that further assessment is required. We note that a Stage 2 Archaeological Assessment is scheduled to be completed by TMHC Inc. in the Fall of 2024.

Policies relating to energy conservation, air quality and climate change direct planning authorities to, among other items, promote compact forms of development and maximize vegetation within settlement areas, where feasible which the Proposed Draft Plan achieves.

Based on the above analysis, it is the opinion of the undersigned the Proposed Draft Plan is consistent with the Provincial Policy Statement.

4.3 County of Grey Official Plan – Recolour Grey (2018)

The County of Grey Official Plan (County OP) is the upper-tier planning document that guides planning policy and development on a County-wide basis. The County OP provides for various goals and objectives relating to the County’s role in upper-tier planning, including respecting the role and minimizing any adverse impact on the natural environment, providing for a desirable and efficient land use pattern, and ensuring sufficient lands are available for development to provide for employment and a mix of housing, among other matters.

The County OP includes a variety of goals, including minimizing adverse impacts on the natural environment and environmental features, protecting water quality, protecting archeological sites, and providing the most desirable, orderly, and efficient land use patterns. The goals of the County OP are to ensure that sufficient lands have been identified for development to accommodate a variety of mixed housing and employment opportunities to meet current and future needs.

Through support from Township Council and the Provincial approval of the MZO on the Site, as well as the balance of the MZO lands that were approved around the Dundalk Settlement Area, it was recognized that additional greenfield lands were required in order to accommodate the increasing growth within Dundalk. This was reflected through County OPA No. 11 where additional lands including the majority of the Site were added to the Dundalk Settlement Area. More recently the unused vacant portion of the Maple Grove Cemetery was also added to the Dundalk Settlement Area through County OPA No. 20.

The Proposed Draft Plan is the second of the approved MZO sites to move forward to the Draft Plan Approval stage and will provide three hundred and twenty-one (321) additional residential units, oversized parkland dedication, as well as a large Township development block for the community of Dundalk in a strategic location that ties into the existing neighbourhoods and infrastructure to the immediate east.

Section 3.3 of the County OP introduces the various Settlement Area Land Use Types. This section states that the majority of growth will be directed to Settlement Areas and that development in these areas will occur on full municipal services. The County OP establishes a hierarchy of five (5) main land use types for areas of concentrated development, including Primary Settlement Areas which is where the highest concentrations of growth are to be directed. Primary Settlement Areas are larger settlements with full municipal servicing and a wide range of uses, services, and amenities. Dundalk is identified as a Primary Settlement Area within the County OP.

General policies affecting settlement areas are contained in Section 3.4 of the County OP. Generally, the policies prescribe that Plans of Subdivision provide orderly street patterns, make efficient use of services, and a variety of housing opportunities. The Proposed Draft Plan incorporates an efficient modified grid street pattern, providing for safe travel for motorists, cyclists and pedestrians, including access to the passive recreational facilities provided within the Site as well as the services and amenities provided within the community of Dundalk. It also provides a variety of housing unit types and sizes in a compact manner, contributing to the efficient use of services.

The County OP establishes a minimum density of 20 units per net hectare for new development in Primary Settlement Areas. The County OP defines 'net hectare' as it applies to residential density as:

"the total number of residential units per hectare of land excluding roads, school sites, parks, places of worship sites, commercial sites, stormwater management ponds, and lands designated Hazard lands, or otherwise undevelopable for environmental protection reasons."

Therefore, excluding the proposed open space block, roads, the stormwater management pond blocks, sewage pumping station block, Township development block, and the park blocks, the proposed net density of the Site is 29.60 units per net residential hectare (321 units / 10.841 hectares). It is submitted the proposed density of 29.60 units per net residential hectare contributes to the Township achieving the prescribed overall density target for Dundalk.

Section 4.1 of the County OP provides the housing policies for the County. The housing policies of the OP encourage a wide variety of housing by type, size, and tenure to meet the needs of current and future residents of the County. Intensification and redevelopment are encouraged, as well as housing accessible to lower and moderate-income households. The proposed Draft Plan provides a range and mix of housing types in a compact urban form. The inclusion of smaller freehold unit types of 10.1 metre frontage single detached dwellings and 6.5 metre townhouse dwelling units

that are proposed will contribute to a more affordable freehold housing product being provided within the County than larger-sized single detached lots that are traditionally more common.

The Natural Grey policies of the County OP identify the Natural Environment land use designations including Hazard Lands and Provincially Significant Wetlands (PSW) and Significant Coastal Wetlands and that new development shall be protected from natural hazards and will generally be directed outside of natural features within these areas. The proposed Draft Plan contains no residential lots that are located within the extent of the County's "Hazard Lands" designation. There are also no Provincially Significant Wetlands identified on or within 120 metres of the Site.

The County OP's Hazard Lands policies identify that the Hazard Lands designation identifies those lands having inherent environmental hazards such as flood susceptibility, erosion susceptibility, dynamic beach hazards, and hazardous sites that exhibit instability, poor drainage, or any other physical condition which is severe enough to pose a risk for the occupant, property damage or social disruption if developed. Within the Hazard Lands designation, new development will only be considered if all of a series of criteria can be satisfied which include: the hazards can be safely addressed and new hazards are not created or existing ones aggravated, no adverse environmental impacts will result and the County, in consultation with the Conservation Authority, may require an Environmental Impact Study to be prepared.

The Interpretation policies of the County OP also contain policies that allow for minor redefining of the Hazard Lands designation without an amendment to the County OP. Based on the findings of the FSSWM Report and EIS it appears that the Hazard Lands designation mapped on the Site is associated with natural heritage constraints rather than flooding susceptibility, erosion or dynamic beach hazards. The lack of hazardous lands is confirmed by the FSSWM Report which is discussed further in **Section 5.1** of this Report.

The Other Wetlands and Significant Woodlands policies of the County OP prescribe that no development or site alteration may occur within Other Wetlands, Significant Woodlands, or their adjacent lands unless it has been demonstrated through an EIS that there will be no negative impacts on the natural features or their ecological functions. The Environmental Impact Study (EIS) prepared by SLR Consulting in support of the proposed Draft Plan assessed the "Hazard Lands" designation and the corresponding Environmental Protection Zone on the western portion of the Site, as well as the Willow Mineral Thicket Swamp that is situated on the southern portion of the Site that is proposed to be removed. The EIS indicates that the Willow Mineral Thicket Swamp Wetland is not identified within either the County or Township Official Plan schedules and has not been evaluated by the MNR, and is therefore, identified as 'other wetlands'. Both OPs state that no development or site alteration is permitted within other wetlands or their adjacent lands unless it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions. The EIS further indicates that based on the results of the EIS and Hydrogeological Study, there is an opportunity to propose appropriate mitigation measures for the removal of this wetland feature mitigating any negative impacts.

The Natural Function policies of the County OP identify that no development or site alteration shall be permitted within areas of significant threatened and endangered species as identified by the Ministry of Natural Resources and that no development or site alteration may occur within the adjacent lands to areas of significant threatened and endangered species unless it has been demonstrated through an EIS that there will be no negative impacts on the natural features or their ecological functions. The policies of the Ministry, however, do permit development within these areas in certain circumstances. The EIS prepared in support of the proposed Draft Plan indicates that

five (5) species at risk (SAR) have been detected on the Site, which consists of Monarch, Eastern Wood-Pewee, Barn Swallow, Bobolink and Eastern Meadowlark. The EIS also indicates that there is a likelihood for SAR bats to occur. Additionally, the EIS indicates that Western Chorus Frog, a federally listed SAR was also detected on the Site; however, the protection provisions under the federal Species at Risk Act do not apply to non-federal lands.

As indicated in the EIS, foraging habitat for Monarch is present in meadow and meadow-marsh communities on the Site and any removal can be restored within the setbacks or protected natural features. The Draft Plan does not propose encroachment into or removal of habitat for Eastern Wood-Pewee, and the removal of the off-site outbuilding providing Barn Swallow nesting habitat is not proposed as part of the Proposed Draft Plan. Therefore, the impacts on these species are not anticipated. Further, the removal of the 10.4 ha meadow/agricultural field that provides breeding habitat for Bobolink and Eastern Meadowlark will be avoided during the sensitive timing window for birds and the appropriate ESA authorization process under O. Reg 830/21 will be followed. To avoid potential impacts to bats that may be utilizing trees on the Site, the removal of trees will occur outside of the active season for bats.

The County OP contains Heritage Policies and recognizes the importance of its cultural heritage resources and managing them in a responsible manner. The County OP prescribes that a Stage 1 Archaeological Assessment done in accordance with the Ministry of Culture Guidelines is required for proposed Plans of Subdivision. A Stage 1 Archaeological Assessment has been completed for the Site. It is summarized in **Section 5.4** of this Report and concludes that further assessment is required. We note that a Stage 2 Archaeological Assessment is scheduled to be completed by TMHC Inc. in the Fall of 2024.

The Transportation policies of the County OP under Section 8 contain provisions related to County Roads and Provincial Highways. The policies apply to the Proposed Draft Plan as the Site has frontage on Grey County Road 9. Appendix D of the County OP identifies the portion of Grey County Road 9 that fronts the Site as a County Arterial Road. A 23 metre setback from the centerline of Grey County Road 9 has been considered as part of the Proposed Draft Plan. As new access from Grey County Road 9 is proposed, the policies of Section 8.3.2 10) apply. In regards to these policies, the development is a permitted use under the County and Township Official Plan (subject to County OPA No. 20, Township OPA No. 2-23 and ZBA No. C19-23 being in force and effect), the Proposed Draft Plan meets the setback requirements of the County's Road Setbacks By-law and an entrance permit will be obtained from the County. It is our understanding that a road widening of Grey County Road 9 is not required. Further, the TIS prepared by Crozier Consulting Engineers has identified that the Proposed Draft Plan can be supported from a transportation operations and safety perspective with the noted recommendations in the TIS. Further details regarding the TIS can be found under **Section 5.2** of this Report.

The servicing policies of the County OP detail the servicing options that are preferred within the County. Municipal sewage and water systems are the preferred form of servicing for Settlement Areas. The policies require all new subdivisions to incorporate surface water management systems to prevent on or off-site flooding or erosion and to prevent the deterioration of environmentally sensitive watercourses. A Functional Servicing and Stormwater Management (FSSWMR) Report which demonstrates the feasibility of the planned expansion of municipal services and the proposed SWM techniques has been prepared in support of the Proposed Draft Plan by Crozier Consulting Engineers and is summarized in **Section 5.1** of this Report.

The Significant Threats policies of the County OP identify that Wellhead Protection Areas (WHPAs) and Intake Protection Zones (IPZs) are included within Appendix A and prescribe that any Planning Act applications proposed within the Municipal WHPAs or IPZs will be subject to a review by the County and the local municipality to assess the risks of such uses to potentially contaminate groundwater or surface water. The eastern portion of the Site is partially within wellhead protection area zone D as identified on Appendix A of the County OP. It is the opinion of the undersigned that the proposed low-density residential land use is not expected to pose any significant threat to drinking water.

The County of Grey is the approval authority for the proposed Draft Plan as the upper-tier planning authority. The Plan of Subdivision and Condominium Policies of the County OP have been reviewed. It is submitted that the design promotes walkability throughout the plan by providing open space and park areas suitable for trail development, sidewalks will be provided as per municipal standards, and the street pattern utilizes an efficient modified grid pattern, impact on the natural environment has been assessed and taken into consideration, parkland blocks have been provided, the lots and road network have been designed to consider snow removal and emergency vehicle access, a range of housing types, densities and affordability are provided across the Site, and the proposal conforms to the County OP.

Based on the above analysis, it is the opinion of the undersigned the Proposed Draft Plan conforms to the County OP.

4.4 County Official Plan Amendment No. 20, Township Official Plan Amendment 2-23 & Township Zoning By-law Amendment C19-23

Grey County has initiated an amendment to their County Official Plan (OP) to adjust development permissions on the northern vacant and unused portion of the existing Maplegrove Cemetery. The proposal includes three (3) applications under the *Planning Act*, including an amendment to Grey County's Official Plan (County OPA No. 20), the Township of Southgate Official Plan (OPA No. 2-23), and the Township of Southgate Zoning By-Law (ZBA No. C19-23).

The County OPA No. 20 seeks to re-designate approximately 0.87 ha (2.15 acres) of land from 'Rural' to 'Primary Settlement Area,' while the Township Official Plan would re-designate the same area from 'Rural' to 'Neighbourhood Area.' The purpose of the Zoning By-Law Amendment is to re-zone approximately 2.29 ha (5.67 acres) of the Site to match the existing zone regulations to the north, which were finalized through the approved Minister's Zoning Order for the Site. The retained lands (which include the existing cemetery use) will remain unchanged.

The proposed Draft Plan meets and/or does not offend the proposed policy updates that are proposed via County OPA No. 20 and Township OPA No. 2-23.

Further, it is noted that as of the date of writing this Report, County OPA No. 20 will be in force and effect as of May 28, 2024, and Township OPA No. 2-23 and ZBA No. C19-23 were approved at the May 15, 2024 Council meeting. County approval for Township OPA No. 2-23 is to occur in June 2024. Township OPA No. 2-23 and ZBA No. C19-23 will need to be in force and effect in order to facilitate the proposed Draft Plan.

4.5 Township of Southgate Official Plan (2022)

The Township of Southgate Official Plan (the “Township OP”) was adopted by Council on May 4, 2022, and approved by the Council of the County of Grey on October 27, 2022. The Township OP is the applicable lower-tier policy document guiding development at the Site. The Township OP identifies the broad vision of the Township as a vibrant, progressive community that is a desirable place to live, work and invest. To achieve these objectives the Township will support a mix of residential development to enhance its existing quality of life and rural charm to strive for diversity within the agricultural, commercial, industrial, recreation and tourism sectors to enhance growth opportunities.

The Growth Principles of the Township OP include providing efficient and cost-effective development strategies, including directing growth to existing settlement areas and ensuring a safe and healthy, living and working environment.

Section 3.2 of the Township OP provides the goals and objectives of the Settlement, Housing and Employment Areas. Goals include promoting Settlement Areas as the focus of growth for the Municipality and providing for an appropriate range of housing types and densities required to meet current and future residents’ needs within the regional market area.

Objectives include directing major forms of new residential growth to the Urban Community (Dundalk), where full municipal services and other community facilities exist, promoting limited development within the Village Communities, to generally not permitting the further expansion of the Village Communities beyond the existing boundaries, and to ensure that new development in designated growth areas should occur adjacent to the existing built-up area and shall have a compact form, mix of uses and appropriate densities. Based on these goals and objectives of the Township OP, it is clear that the priority for new growth moving forward is within the Urban Community/Primary Settlement Area of Dundalk which the proposed development helps implement.

Further, Section 5 of the Township OP outlines the Land Use Policy for the Township, including the various designations across the Township. This section is intended to provide the basis for future development within the Township. The majority of the Site is currently designated Neighbourhood Area and Hazard Land as well as Special Policy Area 5.6.9. As noted in Section 4.4 above the remaining portion of the Site not currently designated for development is proposed to be designated Neighbourhood Area through Township OPA No. 2-23. Township OPA No. 2-23 will need to be in force and effect prior to the approval of the proposed development.

Special Policy Area 5.6.9 is one of three Special Policy Areas that was implemented by the Township following the approval of the three MZOs. The intent of these Special Policy Areas was essentially to recognize within the Township OP the special development permissions on the lands from the MZOs.

Section 5.2.1 of the Township OP introduces the Neighbourhood Area designation. The Neighbourhood Area designation is intended for lands within the Urban Community which are primarily residential in nature, while also incorporating other compatible uses, such as open space uses. The Neighbourhood Area designation includes areas of existing and planned residential development.

Permitted uses in the Neighbourhood Area designation include low-density housing such as detached dwellings, semi-detached dwellings and duplexes; medium-density housing such as triplexes, quadruplexes and townhouses; and, high-density housing such as apartments. The Township OP contains a policy specific to townhouses and multiple dwelling uses in the Neighbourhood Area designation. In considering Zoning By-law Amendments and Site Plan Approvals to permit townhouse dwellings, Council needs to be satisfied that the use is compatible with surrounding lands in terms of scale and visual impact, potential traffic impacts have been addressed, adequate parking, open space, and buffering have been incorporated, the use is serviced by municipal and sanitary services, and the lots can be adequately serviced by community facilities.

The proposed Draft Plan locates the proposed townhouses within central blocks internal to the Site and fronting onto local roads, providing a buffer from any adjacent property, reducing the number of driveways fronting onto collector roads and following a consistent built-form and streetscape throughout the Site. The use will not create traffic hazards or unacceptable congestion as is detailed in **Section 5.2** of this Report.

Section 5.2.1.2 5) requires that the residential portion of plans of subdivision shall provide a density of no less than 25 dwelling units per net hectare. Excluding roads, parks, stormwater management pond, sewage pumping station block, open space block, and County and Township lands, the density of the Proposed Draft Plan is 29.7 units per net hectare.

Public Spaces are addressed in Section 5.2.5 of the Township OP. This section includes policies relating to parkland dedication through *Planning Act* applications, as well as locating public open spaces in a way which benefits the greatest number of people when it is a new development. Two (2) park blocks are included in the Proposed Draft Plan. The park blocks have a combined area of 2.002 hectares, representing 7.96% of the Site area. As discussed, this over-dedication of parkland is being provided on the Site at the request of the Township and includes parkland transferred over from the Owner's recently approved Glenelg Phase 3 development in Dundalk.

Further, there are existing community facilities within Dundalk in proximity to the Site some of which are within walking distance. The future community uses within the Township development block will provide additional community facilities within the proposed development providing for additional active transportation opportunities. There are also appropriate stormwater management solutions for the Site as outlined in **Section 5.1** of this Report.

The general land division policies of the Township OP identify that Council shall only recommend approval of plans that comply with the policies of the OP and can be supplied with adequate water and wastewater services, as well as public services such as roads, schools, fire, and police. Additionally, plans of subdivision shall only occur by an amendment to the ZBA and must satisfy Council that a need for the proposed form of housing and development exists and that the form of housing will not detrimentally alter the character of the community. We note that the majority of the proposed Draft Plan is subject to an approved MZO, which received support from Council via resolution. The balance of the Site will be similarly zoned for development through Township ZBA No. C19-23.

The Proposed Draft Plan has regard for the general land division policies as the development can be adequately serviced by existing or planned infrastructure. The proposed Draft Plan is also in character with the existing surrounding land uses and is not anticipated to detrimentally alter the character of the community.

The development is contiguous and compatible with the existing development pattern of the area, including the existing built-up area of Dundalk to the east. The proposed residential, public service facility, stormwater and parkland uses are compatible with existing and permitted land uses on adjacent lands, the Site will be fully serviced, no limited sight lines will be created, the soil is suitable for development, no floodplain exists on the developable portion of the Site and the natural wetland feature identified on the west side of the property has been designated/zoned to be protected.

Section 3.7 of the Township OP contains the municipal servicing policies. This section of the Official Plan identifies that all development requires a safe system of water supply and sanitary disposal and that existing and planned infrastructure should be efficiently used. It also identifies that full municipal services are the preferred form of service from a hierarchical perspective and that all water and sanitary services shall comply with the standards and regulations of the Ministry of Environment, Conservation and Parks and the Township of Southgate.

The Site is proposed to be fully serviced on existing and planned services and will be designed to meet all applicable requirements, as identified in the FSSWM Report prepared by Crozier Consulting Engineers. More information is included in **Section 5.1** of this Report.

The Stormwater Management policies of the Township OP require new plans of subdivision to submit a Stormwater Management Report, demonstrating adequate stormwater management techniques are to be implemented on Site. The proposed Draft Plan provides for two (2) on-site stormwater management blocks that meet current Provincial and Township standards and requirements. Stormwater management is proposed to be treated via the proposed stormwater management ponds located at the southwest and southeast ends of the proposed Draft Plan. As identified, a summary of the FSSWM Report prepared for the Site can be found in **Section 5.1**.

The Transportation policies of the Township OP seek to ensure vehicles and pedestrians can move safely and efficiently within a rational system of routes. The Site has been designed with a 20-metre-wide modified grid road network that will allow safe and efficient passage for both vehicles and pedestrians. The proposed draft plan provides the opportunity for additional trails to be programmed within the large park blocks and around the two stormwater management ponds. These active transportation connections extend beyond the proposed Draft Plan and connections are provided to services and amenities that can be found in the downtown area of Dundalk.

Further, the TIS prepared by Crozier Consulting Engineers has identified that the Proposed Draft Plan can be supported from a transportation operations and safety perspective with the noted recommendations in the TIS. Further details regarding the TIS can be found under **Section 5.2** of this Report.

The western portion of the Site is designated 'Hazard Lands' within the Township OP. The Natural Heritage policies of the Township OP identify the 'Hazard Lands' designation as lands having inherent environmental hazards including floodplains, steep slopes organic or unstable soils, poorly drained areas with seasonal or permanent high groundwater table and evaluated non-provincially significant wetlands.

The Environmental Impact Study (EIS) prepared by SLR Consulting in support of the proposed Draft Plan assessed the "Hazard Lands" designation and the corresponding Environmental Protection Zone on the western portion of the Site, as well as the Willow Mineral Thicket Swamp that is situated on the southern portion of the Site that is proposed to be removed. The EIS indicates that the Willow Mineral Thicket Swamp Wetland is not identified by either the County or Township Official Plan

schedules and has not been evaluated by the MNRF, and is therefore, identified as 'other wetlands' under these plans. Both OPs state that no development or site alteration is permitted within other wetlands or their adjacent lands unless it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions. The EIS further indicates that based on the results of the EIS and Hydrogeological Study, there is an opportunity to propose appropriate mitigation measures for the removal of this wetland feature mitigating any negative impacts.

The FSSWM Report submitted in support of this application also concluded that Natural hazard constraints (floodplain) do not exist within the developable area of the Proposed Draft Plan.

The Natural Heritage policies of the Township OP also identify policies regarding the protection of Areas of Natural and Scientific Interest, Threatened and Endangered Species Habitat and Significant Wildlife Habitat. The EIS prepared in support of the Proposed Draft Plan indicates that five (5) species at risk (SAR) have been detected on the Site, which consists of Monarch, Eastern Wood-Pewee, Barn Swallow, Bobolink and Eastern Meadowlark. The EIS also indicates that there is a likelihood for SAR bats to occur. Additionally, the EIS indicates that Western Chorus Frog, a federally listed SAR was also detected on the Site; however, the protection provisions under the federal Species at Risk Act do not apply to non-federal lands.

As indicated in the EIS, foraging habitat for Monarch is present in meadow and meadow-marsh communities on the Site and any removal can be restored within the setbacks or protected natural features. The Draft Plan does not propose encroachment into or removal of habitat for Eastern Wood-Pewee, and the removal of the off-site outbuilding providing Barn Swallow nesting habitat is not proposed as part of the Proposed Draft Plan. Therefore, the impacts on these species are not anticipated. Further, the removal of the 10.4 ha meadow/agricultural field that provides breeding habitat for Bobolink and Eastern Meadowlark will be avoided during the sensitive timing window for birds and the appropriate ESA authorization process under O. Reg 830/21 will be followed. To avoid potential impacts to bats that may be utilizing trees on the Site, the removal of trees will occur outside of the active season for bats.

Regarding Archaeological policies, A Stage 1 Archaeological Assessment has been completed for the Site. It is summarized in **Section 5.4** of this Report and concludes that further assessment is required. We note that a Stage 2 Archaeological Assessment is scheduled to be completed by TMHC Inc. in the Fall of 2024.

Based on the above analysis, it is the opinion of the undersigned the proposed Draft Plan conforms to the Township OP.

4.6 Township of Southgate Zoning By-law (2002)

The Comprehensive Zoning By-law for the Township of Southgate (the "Township ZBL") applies to the Site. As previously stated, the Site was previously subject to an approved MZO, which re-zoned the majority of the identified developable area as the site-specific R7-515 zone. The identified natural heritage feature was zoned the Environmental Protection (EP) zone. The balance of the Site will be similarly zoned for development through Township ZBA No. C19-23. This ZBA will need to be in force and effect prior to the approval of the proposed development.

The R7-515 zone includes the uses and provisions permitted as-of-right within the Township's R1 zone (single detached dwellings) and R3 zone (semi-detached and townhouse dwellings). The site-

specific provisions for these dwelling types that the Owner has previously approved on their other developments within Dundalk have been carried forward for the proposed Draft Plan. The lots within the proposed Draft Plan have been properly designed to allow for these site-specific zone provisions to be adhered to.

Additionally and as mentioned previously, parks, stormwater management ponds and walkways have been added as permitted uses within the R7-515 Zone, and public uses, public infrastructure and pedestrian and bicycle trails have been identified as permitted uses within all zones subject to the approved MZO.

The table provided below outlines the applicable zone provisions for each of the proposed dwelling unit types.

Table 2: Zoning Provisions by Dwelling Unit Type

Zone Provision	Single Detached Dwelling Unit	Townhouse Dwelling Unit
Minimum Lot Frontage	9.75 m	5.75 m
Minimum Lot Area	300 m ²	180 m ²
Maximum Lot Coverage	40%	40%
Maximum Number of Dwelling Units	N/A	N/A – Applies to each dwelling unit
Minimum Front Yard	6 m	6 m
Minimum Interior Side Yard	1.2 m on one side and 0.6 m on the other side	1.5 m end wall 0 m common wall
Minimum Exterior Side Yard	4 m	4 m
Minimum Rear Yard	7.6 m	7.6 m
Minimum Floor Area	1 storey: 90 m ² 1.5 storey: 105 m ² 2, 2.5 or 3 storey: 130 m ²	Bachelor: 41 m ² 1 Bed: 55 m ² 2 Bed: 70 m ² 3 Bed: 83 m ² 3+ Bed: 83 m ² + 10 m ² per additional bedroom
Maximum Height	3 storeys	3 storeys
Minimum Play Space	N/A	Nil

5.0 SUPPORTING DOCUMENTS

5.1 Functional Servicing & Stormwater Management Report

A Functional Servicing and Stormwater Management (FSSWM) Report was completed by Crozier Consulting Engineers in support of the proposed Draft Plan. The Report details the servicing and

stormwater management strategy for the Site, including an overview of the existing conditions, existing and proposed sanitary and potable water infrastructure, and utilities.

The FSSWM Report indicates that the proposed Draft Plan can be adequately serviced and in summary, the Report also indicates the following:

- Access to the Proposed Draft Plan will be provided by two entrances along County Road 9 and one entrance along Ida Street. The internal roadways will meet Township Standards and provide access for emergency vehicles;
- The northeast half of the site will be serviced by gravity sanitary sewers along internal roadways and a proposed Ida Street sewer connected to the existing 300mm diameter gravity sewer network on Ida Street. Wastewater will then follow the existing sewer network, ultimately discharging to the Dundalk WWTF;
- The southwest half for the site will be serviced by a gravity sanitary sewer network discharging to a proposed pumping station along County Road 9 at the site's southwest boundary. Wastewater will then be conveyed from the SPS to the internal gravity sewer network via an internal forcemain;
- An internal watermain system will be provided through the Proposed Draft Plan with two connections to the existing watermain on Ida Street;
- The development will be fully serviced by hydro, natural gas, cable, and telecommunications;
- Two SWM Facilities will provide both quality and quantity control. The proposed SWM Facilities are adequately sized to provide "enhanced protection" level treatment while controlling post-development flows to pre-development levels for all storms up to the 100-year storm event. The facility will incorporate 24-hour retention of the 25mm event to provide erosion control;
- Flood hazard constraints do not exist for the Proposed Draft Plan; and,
- A secondary outlet from SWMF-SV is proposed to mitigate the post-development water balance deficit in the wetland located at the southwest limit of the Proposed Draft Plan

5.2 Traffic Impact Study

A Traffic Impact Study was completed by Crozier Consulting Engineers in support of the Proposed Draft Plan. The Study detailed existing conditions, the Proposed Draft Plan and a discussion of the road network and impacts on surrounding areas, as well as future conditions based on increased trip generations to horizons of 2027 and 2032. In summary, the TIS concludes the following:

- Under existing conditions, the Ida Street and Main Street/Grey Road 9 intersection is operating at a Level of Service (LOS) B during the weekday a.m. and p.m. peak hours;
- Several background developments have been considered for the assessment of the background conditions. These developments include Glenelg Phase 1, Glenelg Phase 2, the unoccupied Edgewood Greens units, and White Rose Phase 3. Consideration was also given to the development of the industrial lands surrounding the proposed Eco Parkway extension in an alternative scenario which will be summarized later in the conclusions;

- Under future background conditions, the Ida Street and Main Street/Grey Road 9 intersection is forecast to operate at an LOS A during the weekday a.m. and p.m. peak hours. It is noted as discussed with the Township, a roundabout is the preferred future form of traffic control at this location to accommodate future traffic demand;
- The Proposed Draft Plan is estimated to generate 471 and 616 two-way trips during the weekday a.m. and p.m. peak hours, respectively. Based on the currently assumed office and recreational centre land uses for the Township lands, the Township lands are estimated to account for approximately 50% of the traffic generated by the Proposed Draft Plan;
- The left-turn lane warrant analysis indicates that an eastbound left-turn lane is warranted at Site Access A for a posted speed limit of 80 km/h and at Access B for a posted speed of 60 km/h under 2032 total conditions. It is noted that the warrant analysis is based on the current expected land uses for the Township block which accounts for approximately 50% of the estimated traffic generated by the Proposed Draft Plan. Further, the proposed
- development is adjacent to the built-up area of Dundalk and will extend the built-up area to the west, it is expected that the 40 km/h posted speed limit could be extended to the western limits of the Proposed Draft Plan's frontage on Grey Road 9;
- Under future total conditions, the roundabout at Ida Street and Main Street/Grey Road 9 intersection is forecast to operate at LOS A during the weekday a.m. and p.m. peak hour. The site accesses are forecast to operate at LOS D or better during the weekday a.m. and p.m. peak hours. No critical movements are noted;
- As requested in the Terms of Reference, a scenario analyzing the impacts of the Eco Parkway extension and development of surrounding industrial lands was completed under 2032 future total conditions. The Scenario with the Eco Parkway extension and the proposed industrial development lands are estimated to generate 1,376 and 1,266 external two-way trips in the a.m. and p.m. peak hours, respectively. The Eco Parkway extension is also anticipated to detour 30% of the existing traffic volumes on Main Street around downtown Dundalk;
- In the scenario with the Eco Parkway extension that excludes the Proposed Draft Plan site generated traffic:
 - An eastbound left-turn lane is warranted at Access A for a posted speed limit of 80 km/h and at Access B for all assessed design speeds. It is noted that the warrant analysis is based on the current expected land uses for the Township block which accounts for approximately 50% of the estimated traffic generated by the Proposed Draft Plan;
 - The Ida Street and Main Street/Grey Road 9 intersection is forecast to operate at LOS A during the weekday a.m. and p.m. peak hours;
 - The southbound movement on Access A at Grey Road 9 is forecast to operate at LOS F. It is noted that these poor operations are primarily caused by the traffic generated by the current expected land uses for the Township block;
 - The Access 1 and Access B approaches are forecast to operate at LOS D or better during the weekday a.m. and p.m. peak hours and no critical movements are noted; and,
- Based on the key findings, it is recommended that:

- The 40 km/h posted speed limit is extended to the western limits of the Proposed Draft Plan's frontage on Grey Road 9 to be consistent with the built-up area of Dundalk; and,
- The need for left-turn lanes or other mitigation measures at the proposed site accesses will be re-evaluated once the uses of Township lands become known.

5.3 Environmental Impact Study

An Environmental Impact Study (EIS) was completed for the proposed Draft Plan by SLR Consulting Ltd. The conclusions and recommendations of the EIS are as follows:

- There is an opportunity to propose appropriate mitigation measures for the removal of the Willow Mineral Thicket Swamp, which will ensure no negative impacts as a result of the Proposed Draft Plan;
- A 15-metre buffer has been proposed for the Poplar-Conifer Mixed Swamp and adjacent Reed Canary Grass Mineral Meadow Marsh. The 15-metre buffer has been incorporated as part of Open Space Block 285. This setback and further details pertaining to mitigation of impacts on lands not part of the Owner's development will be addressed as part of future development applications for the Township development block;
- A Tree Preservation Plan (TPP) will be completed to identify appropriate compensation for tree removal;
- Permanent post and rail or chain-link fence is recommended along the limits of the blocks/lots that abut the wetland, which will provide adequate protection to the feature. This fencing should be sturdy beyond the typical rebar and sediment fabric fence. Prior to the commencement of construction, the limits of protection areas (buffers) are to be delineated and fenced to avoid inadvertent intrusion of people, machinery, or other activities such as stockpiling of material, dumping and encroachment. Temporary sediment control fencing can be attached to the fencing and must be maintained and remain in place until final grading and landscaping have been completed;
- Grading limits are to respect minimum root protection zones for trees along the woodland and in tree protection zones for trees to be retained beyond the buffers, to be determined in the TPP. Minimum protection of the root zone is measured from the base of the tree to the tree's dripline. Earthworks/grading, stockpiling of material, etc. is to be directed away from protection areas. Final Study Area grading and design is to ensure these areas are not encroached upon unless approved by the municipality and/or GRCA where minor grading intrusions may be necessary (e.g. to match grades);
- Vegetation removals associated with the construction-related activities are to be minimized. Additional tree hording/fencing may be required in consultation with the Township and/or GRCA to prevent intrusion and stockpiling of materials into the adjacent wetland. No fill should be placed in and around the wetland communities.
- Exposed soils should be re-vegetated as soon as possible with native seed mixes to reduce the impact of the construction and invasive species spread;
- To protect wildlife, no animals are to be knowingly harmed. If wildlife is encountered during construction, work must stop, and animals allowed to disperse on their own. If necessary, MNRF/MECP or GRCA staff should be contacted for advise;

- It is the Owner's responsibility to ensure that the works conform to the *Migratory Bird Convention Act and Endangered Species Act, 2007*, in that no migratory birds or SAR species will be harassed, harmed, killed nor will nests or habitats be destroyed by the proposed work. The recommended avoidance window which includes SAR bats is from April 1 to September 30. No avoidance window absolves the Owner or their contractors from contravening the MBCA or ESA. Contravention can occur if vegetation removal and construction activities take place during sensitive timing periods for wildlife. Vegetation removal in preparation for site grading and construction should take place outside of sensitive timing windows for wildlife species;
- Avoidance windows simply highlight the most likely season when encounters are likely. If a nest egg, fledging or SAR species are encountered, work must stop and the appropriate agency consulted for advice;
- Restoration within and adjacent to natural heritage features is proposed. This can include areas seeded with native species meadow mix. Native Milkweed should be incorporated into buffer planting seed mix and where possible, other natural areas on the Site. Planting of species native to the region within locations of suitable ecological conditions, including the proposed stormwater management facilities, is also recommended to enhance natural features;
- Landscaping and planting plans are to be provided at the detailed design stage;
- The landscaping plans should include native plant species where possible to provide habitat for SAR species;
- Construction monitoring by an ecologist/arborist is recommended as part of a monitoring program to be developed with the GRCA; and,
- All outdoor lighting should be directed toward the ground and away from the natural areas.

5.4 Stage 1 Archaeological Assessment

A Stage 1 Archaeological Background Study was completed for the majority of the Site by AMICK Consultants Limited on September 12, 2022. The Stage 1 Archaeological Assessment indicates the following recommendations:

- Further archaeological assessment is required to address the Provincial interest in archaeological resources concerning the proposed undertaking;
- The study area has potential for archaeological resources and a Stage 2 Archaeological Property Assessment is recommended;
- No soil disturbances or removal of vegetation shall take place within the study area prior to a report being entered into the Provincial Registry of Archaeological Reports by MHSTCI which recommends that all archaeological concerns for the study area have been addressed and that no further archaeological studies are warranted;
- Maple Grove Cemetery was established by the first settlers within the community of Dundalk. It is not unusual to find burials outside of the current limits of a cemetery and this must be investigated as part of the archaeological assessment. When pioneer cemeteries are adjacent to study areas, it must be determined if there are accurate property survey plans for the cemetery to ensure that fieldwork does not encroach onto a cemetery under

the jurisdiction of the Bereavement Authority of Ontario (BAO). AMICK Consultants has obtained to property plans of survey (appended to this report) for the original cemetery lands as well as an area of expansion from 1983. There are no concerns for burials to be found outside of the 1983 additional lands incorporated into the cemetery. However, any portion of any study area within 10 metres of the original cemetery property will require mechanical removal of topsoil to confirm the presence or absence of graves outside of the known limits of the cemetery; and,

- Given the plans of survey indicating the boundaries of the cemetery lands, there is no requirement to receive a Certificate of Investigation Authorization (CIA) from the BAO in advance of conducting archaeological fieldwork. This report has been filed with the BAO for review and records associated with the Maple Grove Cemetery.

In consideration of the above and as previously indicated, a Stage 2 Archaeological Study will be completed by TMHC Inc. in Fall 2024. Stage 1 and 2 Archaeological Studies will also be completed by TMHC Inc. for the transferred vacant and unused Maple Grove Cemetery lands ensuring both Stage 1 and Stage 2 Archaeological Studies are completed for the entirety of the Subject Lands.

5.5 Hydrogeological Assessment

A Hydrogeological Assessment was completed for the proposed Draft Plan by SLR Consulting Ltd. The Hydrogeological Assessment presents the following conclusions:

- The Site is underlain by surficial sand to silty sand deposits up to 2 m thick. Underneath the surficial aquifer deposits is a sandy silt to silty sand till. The upper unweathered portion of the till unit has an estimated average hydraulic conductivity of 3.8×10^{-8} m/s;
- The Site lies along a watershed drainage divide that runs through the centre of the Site in a north-south direction;
- Groundwater is interpreted to flow primarily in a southwesterly direction along the western portion of the Site and a southeasterly direction along the eastern portion of the Site.
- Currently, highest groundwater level conditions were recorded during the spring 2023 sampling event;
- No upward groundwater springs are present, likely because the whole Site sits on a major topographic divide and there is no way to generate upward groundwater pressures;
- Gas caps were installed at select monitors on March 7, 2024. To assess for the presence and temporal variability of soil gas concentrations, it is recommended that soil gas monitoring occurs at minimum, during periods of low water table (Summer 2024) and frozen conditions (Winter 2024/2025);
- It is recognized that portions of the Site are located within a WHPA, IPZ SGRA, and HVA. However, given the thickness of the till aquitard above the bedrock aquifer, there are no anticipated changes to the local water supply due to the proposed development;
- Municipal well D3, D4, and D5 are located approximately 550 m, 2000 m, and 1000 m, respectively, northeast of the Site. There are no anticipated hydrogeological impacts due to the proximal distance of the municipal wells to the proposed development area and thickness of the till aquitard below the Site;

- There are several surrounding individual residential private wells that are screened in the dolostone bedrock or overburden aquifer units. The residential water wells are a relatively low draw on the groundwater and given the thickness of the overlying clay aquitard, is not expected to be affected by the proposed development provide groundwater recharge is maintained;
- The wetlands in the southeastern portion of the Site are sustained by high groundwater levels in the spring, and residual moisture in the tension saturated zone above the water table in the drier months; and,
- The sand and gravel soils found in the southwestern portion of the Site are expected to contribute some lateral groundwater flow that serves to in part replenish water to the larger wetland/significant woodland. Provided the Site water balance is maintained the wetlands are not expected to be adversely affected by development of the Site.

5.6 Phase 1 & 2 Environmental Site Assessments

Phase 1 and 2 Environmental Site Assessments (ESAs) were completed for the proposed Draft Plan by SLR Consulting Ltd. The conclusions and recommendations of the Phase 2 ESA are as follows:

- As the movement of excess soil will be required at the Site during construction a soil management plan will be required to confirm suitable quality of fill materials to be used in accordance with Ontario's Excess Soil Management Regulation (O.Reg.406/19);
- Potential existence of an onsite potable water well associated with the residential dwellings on Site; as well as the newly installed monitoring wells should be decommissioned when no longer required, as per O.Reg.903;
- Due to the age of the Site structures the presence of asbestos or lead-based paint is possible at and in the area of the possible building foundation which remains on Site. A designated substance survey is recommended prior to any building construction or demolition activities are identified on the Site; and,
- Tile bed(s) and septic tank(s) associated with the former Site structures and three residential homes may be present and have the potential to contain bacterial and nutrient (nitrate, ammonia) related contaminants. All septic systems and associated tile beds, if still present, should be decommissioned at the Site and impacted soils removed during the redevelopment of the Site.

5.7 D-4 Landfill Impact Assessment

A D-4 Landfill Impact Assessment was completed for the Proposed Draft Plan by SLR Consulting Ltd. The Assessment presents the following conclusions:

- Based on the direction of groundwater flow, the Site is upgradient to the closed landfill. Although some portion of shallow groundwater flow in the landfill area is slightly radial (northwest to southwest), this is a minor component of the shallow flow system and is likely intercepted by the downgradient wetland and surface water channels, which form part of the regional flow pattern towards the south. Migration of this leachate towards the Site is therefore very unlikely. The groundwater sampling at ESA-1, although it did not include the full suite of leachate indicator parameters, it was sampled for barium, boron, sodium,

chloride, BTEX, PHCs and PAHs. Levels of these parameters were within the background concentrations on the landfill site wells DL1S and DL1D and in the case of BTEX, PHCs and PAHs, were below detection limits. Elevated levels of sodium and chloride are likely to be due to road salt impacts;

- Surface water flows off the landfill site towards the western wetland. A drainage channel that flows northwest, connects with the headwater drainage feature that originates at the Subject Site, ultimately flowing southwest. Some shallow ponding of surface water was noted on the western portion of the landfill site during the site visit by SLR personnel, with some evidence of shallow groundwater discharge in the form of iron and manganese precipitation occurring in the vicinity of GP-5. Results of the surface water quality sampling indicates concentrations are similar to background and generally meet PWQO standards. From the exceedances that were observed, these were explained by natural background water quality;
- Results of the Biennial Reports prepared by GM BluePlan show that methane concentrations within the waste (DL5R-04) have not exceeded 5.3% by volume in air historically and appear to be decreasing. Gas monitors GP-6 which is located downgradient from the landfill at the southwest corner has historically had the highest methane concentrations, peaking at 7% volume in air. Other downgradient gas monitors such as GP-5 have not had measurable gas, as their screen intervals were fully saturated thereby, inhibiting gas migration into the well. Notwithstanding, the reportable gas concentrations have been relatively low across the landfill site. In addition, gas will preferentially flow through unsaturated soil, the wet conditions in the wetland and downgradient surface water channels around the landfill will likely act as a buffer against gas migration, causing gases to primarily vent through the upper weathered soils into the atmosphere. Data from the nearby MP-1S and MP1D suggest that groundwater remains within 0.0 mbgs to 1.0 mbgs for most of the year, suggesting shallow groundwater conditions will limit gas migration;
- The migration of methane gas typically decreases with distance from the landfill footprint. In accordance with the guidance document released by the Ministry "Guidance Manual for Landfill Sites Receiving Municipal Waste (MOE, November 1993), "...methane gas migration of any significance may extend for a distance of ten times the depth of the landfill between the ground surface and the water table" As noted by GMBluePlan (2023), there is little to no separation between the bottom of the refuse pile and the groundwater table in select parts of the landfill. As such, landfill gas migration would be limited; and,
- Depth to groundwater along the southern portion of the site is quite shallow, ranging from 0.73 mbgs to 2.41 mbgs at MW2, 0.02 mbgs to 0.73 mbgs at MW-7-S and 0.54 mbgs to 1.72 mbgs at ESA-1. The lowest water levels were observed at MW22-401 in the northern corner of the Site (3.86 mbgs) and MW22-402 (3.29 mbgs) during the fall period of 2023, with higher water levels being observed during the springtime. The potential for gas migration is greatest under frozen ground conditions, when combustible gases, if present, will tend to preferentially migrate laterally through the soils rather than vent through the overlying fill or cover material. It should be noted however that the development is approximately 200 m from the landfill boundary. Given that landfill gas concentrations downgradient are low and the wetland and water course would act as a barrier for methane gas migration, the potential for landfill gas to migrate onto the proposed development Site is considered unlikely. Notwithstanding, it is recognized that there is no wetland or water course along the southeast portion of the Site (north of the landfill), where landfill gas, if present, could migrate. Therefore, to assess for the presence and temporal variability of soil gas concentrations, it is recommended that a soil gas monitor be installed at the southeast

corner of the site and monitored for gas during periods of low water table (Summer 2024) and frozen conditions (Winter 2024/2025).

6.0 SUMMARY & FINDINGS

Based on the analysis outlined throughout this Report, the conclusions of the other technical studies, and assuming the final versions of the supporting studies to be completed at a later date do not materially change, it is the opinion of the undersigned that the proposed Draft Plan of Subdivision is in the public interest and represents good planning for the following reasons:

1. The Proposed Draft Plan is consistent with the Provincial Policy Statement and conforms to the County of Grey and Township of Southgate Official Plans and is designed to comply with the provisions of the Township of Southgate Zoning By-law.
2. The Proposed Draft Plan will utilize planned and available infrastructure and provides for a mix of uses in a compact form including new residential, new Township public service facilities and new oversized Township parks to accommodate a variety of sports fields;
3. The Proposed Draft Plan is highly and appropriately designed, is well planned, and is supportable from a stormwater, transportation, site servicing, and natural heritage perspective among others.

Respectfully submitted,

MHBC

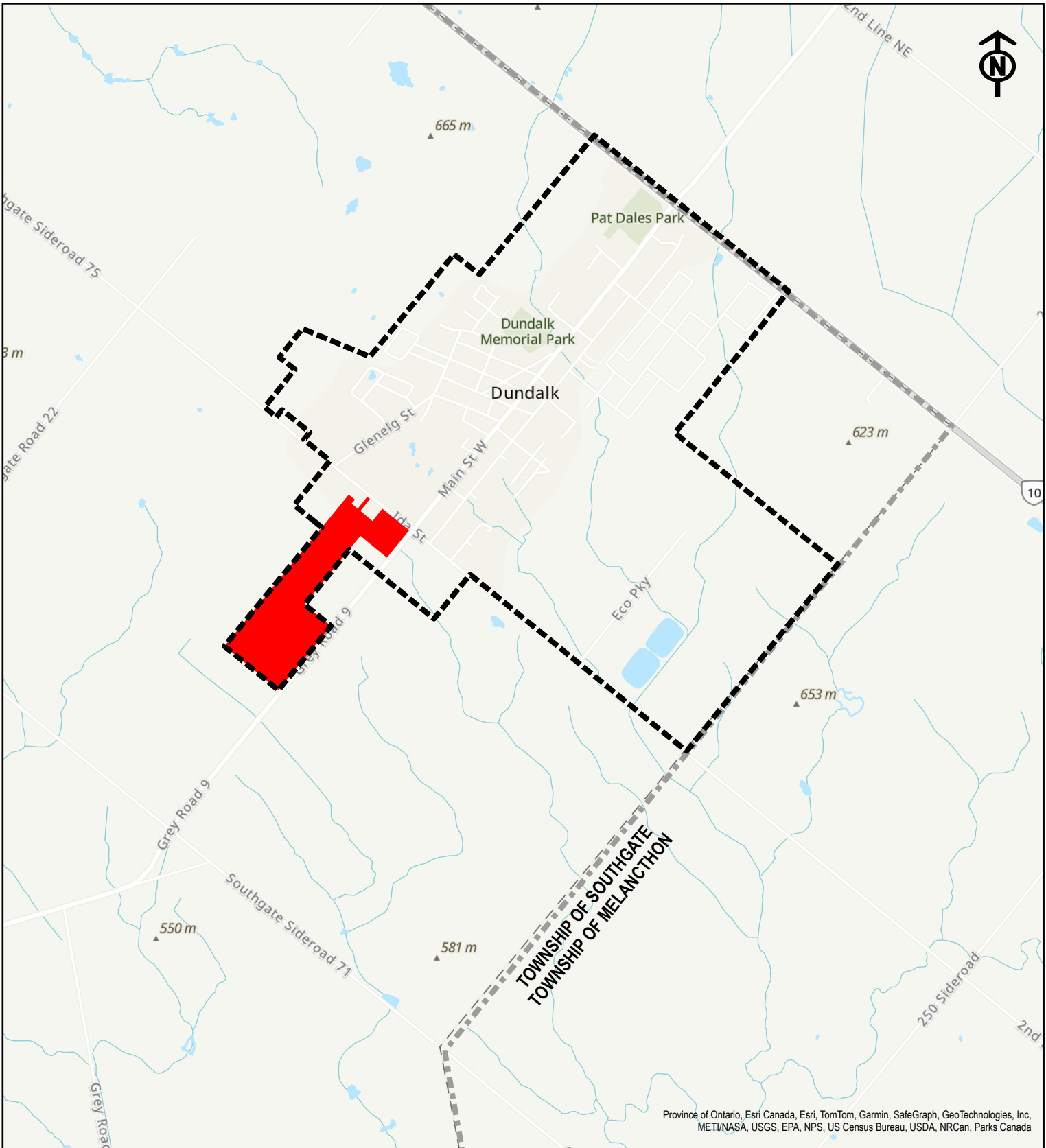


Kory Chisholm, BES, MSc., MCIP, RPP
Partner



Shayne Connors, BAH, MSc.
Intermediate Planner

Figures



Province of Ontario, Esri Canada, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, NRCan, Parks Canada

**FIGURE 1
LOCATION**

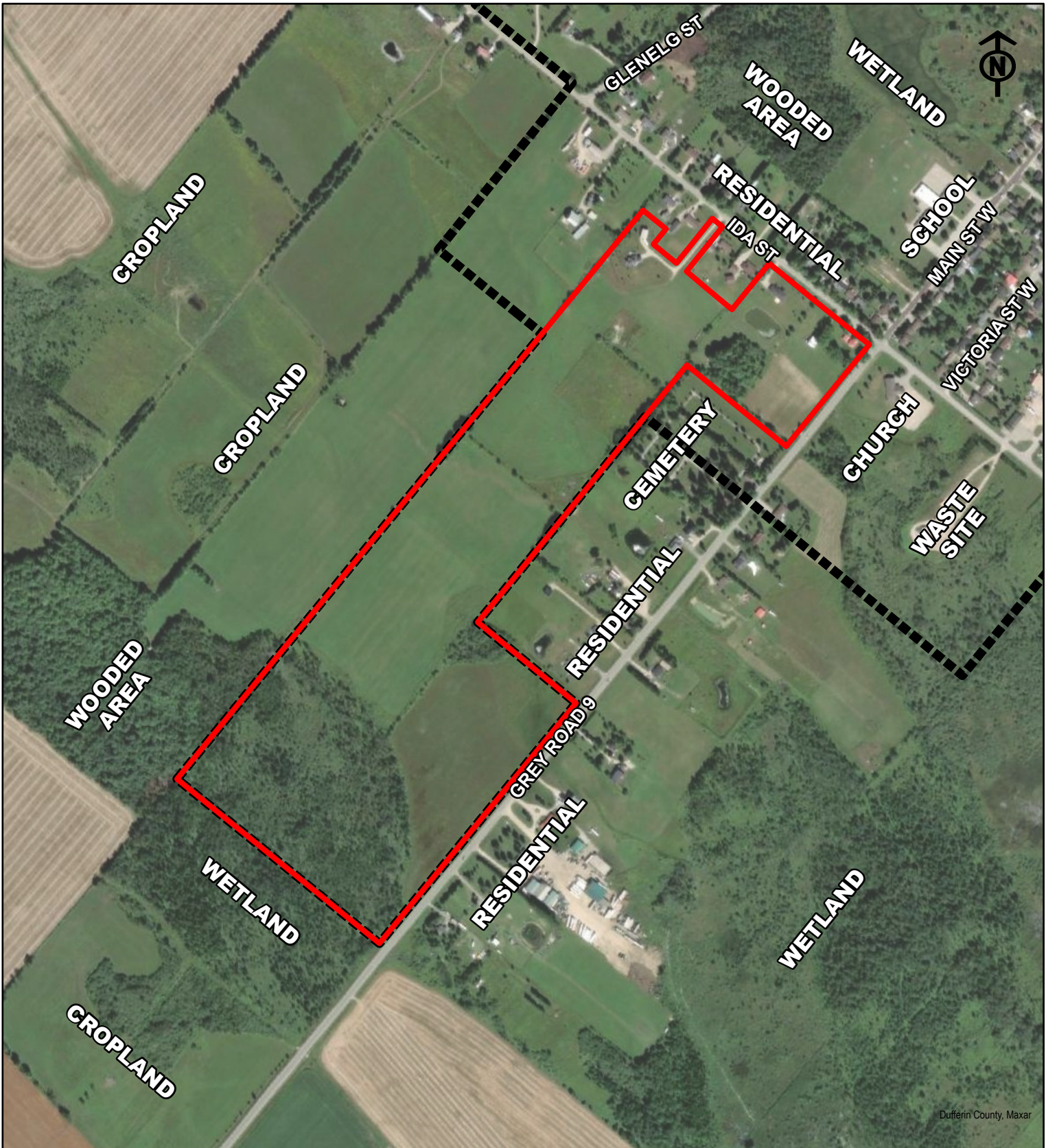
Flato Ida
Part of Lots 229 and 230
Concession 3, SWTSR
Township of Southgate
County of Grey

- LEGEND**
- Site Boundary
 - Settlement Boundary
 - Municipal Boundary

DATE	Apr. 24, 2024
SOURCES	ESRI Land Information Ontario

15184AC_ReportFigures_2024-04-24





Dufferin County, Maxar

**FIGURE 2
AERIAL CONTEXT**

- LEGEND**
- Site Boundary
 - Settlement Boundary

DATE	Apr. 24, 2024
SOURCES	ESRI Land Information Ontario

15184AC_ReportFigures_2024-04-24

Flato Ida
Part of Lots 229 and 230
Concession 3, SWTSR
Township of Southgate
County of Grey



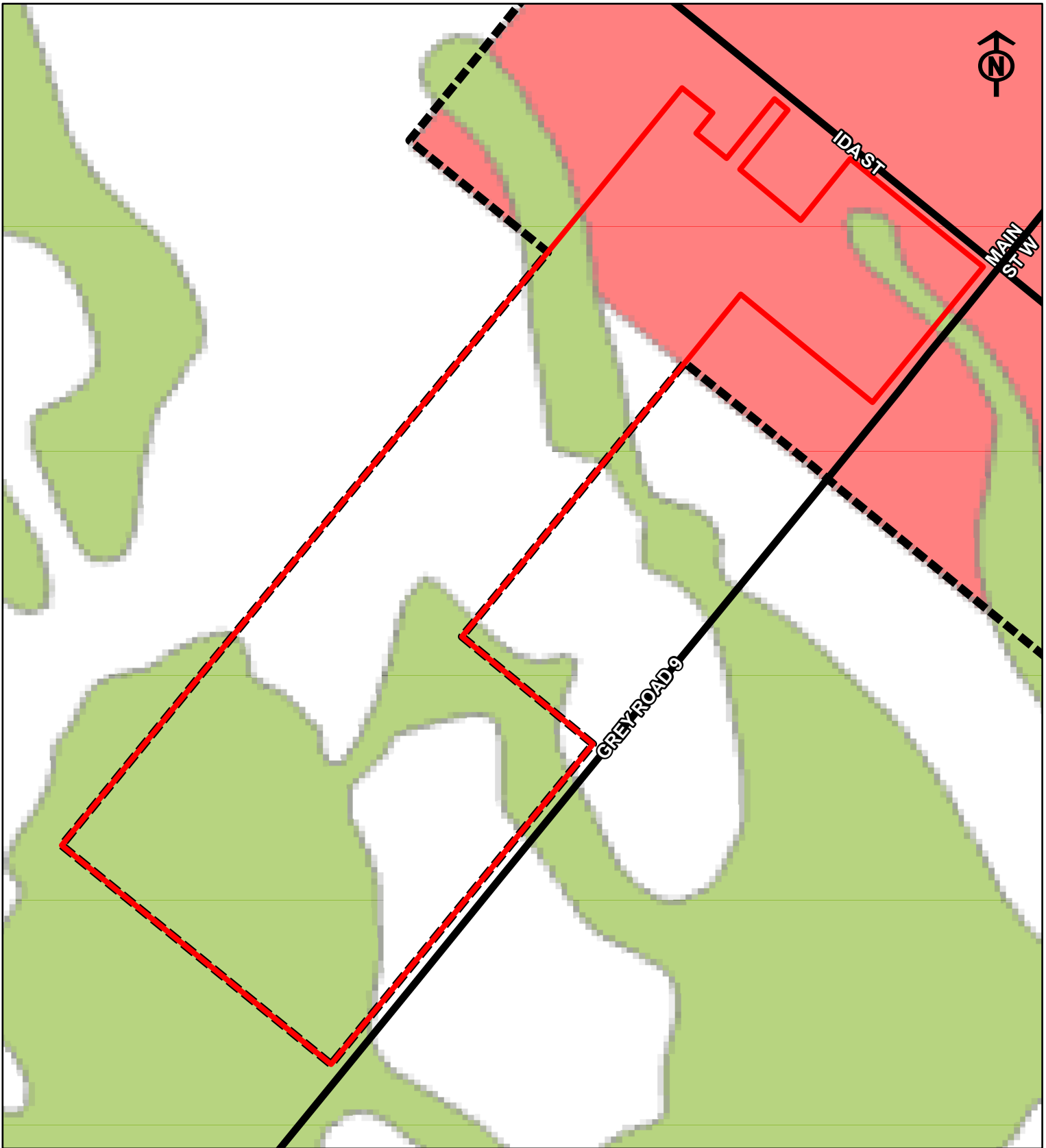







FIGURE 3
COUNTY LAND USE
 COUNTY OF GREY
 OFFICIAL PLAN - SCHEDULE A

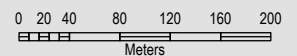
Flato Ida
 Part of Lots 229 and 230
 Concession 3, SWTSR
 Township of Southgate
 County of Grey

LEGEND

-  Site Boundary
-  Settlement Boundary
-  Primary Settlement Area
-  Hazard Lands
-  Rural

DATE Apr. 24, 2024

SOURCES
 County of Grey
 Land Information Ontario



15184AC_ReportFigures_2024-04-24

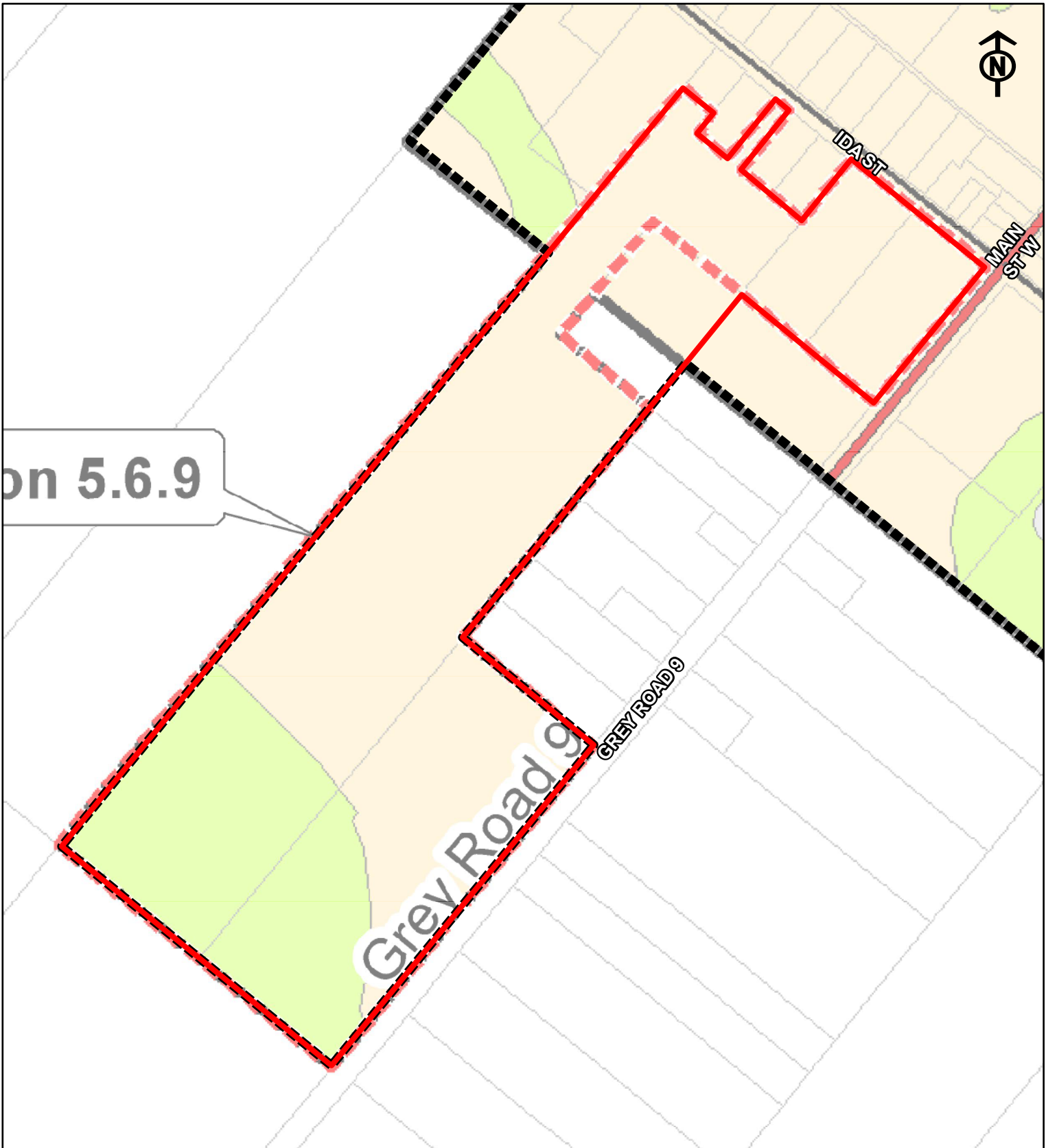


FIGURE 6
TOWNSHIP
NEW LAND USE
 Township of Southgate
 New Official Plan - Schedule A - Map 2

Flato Ida
 Part of Lots 229 and 230
 Concession 3, SWTSR
 Township of Southgate
 County of Grey

- LEGEND**
- Site Boundary
 - Settlement Boundary
 - Site Boundary / Special Policy Area
 - Neighbourhood Area
 - Hazard Land

DATE	Apr. 24, 2024
SOURCES	Township of Southgate Land Information Ontario

15184AC_ReportFigures_2024-04-24

PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE

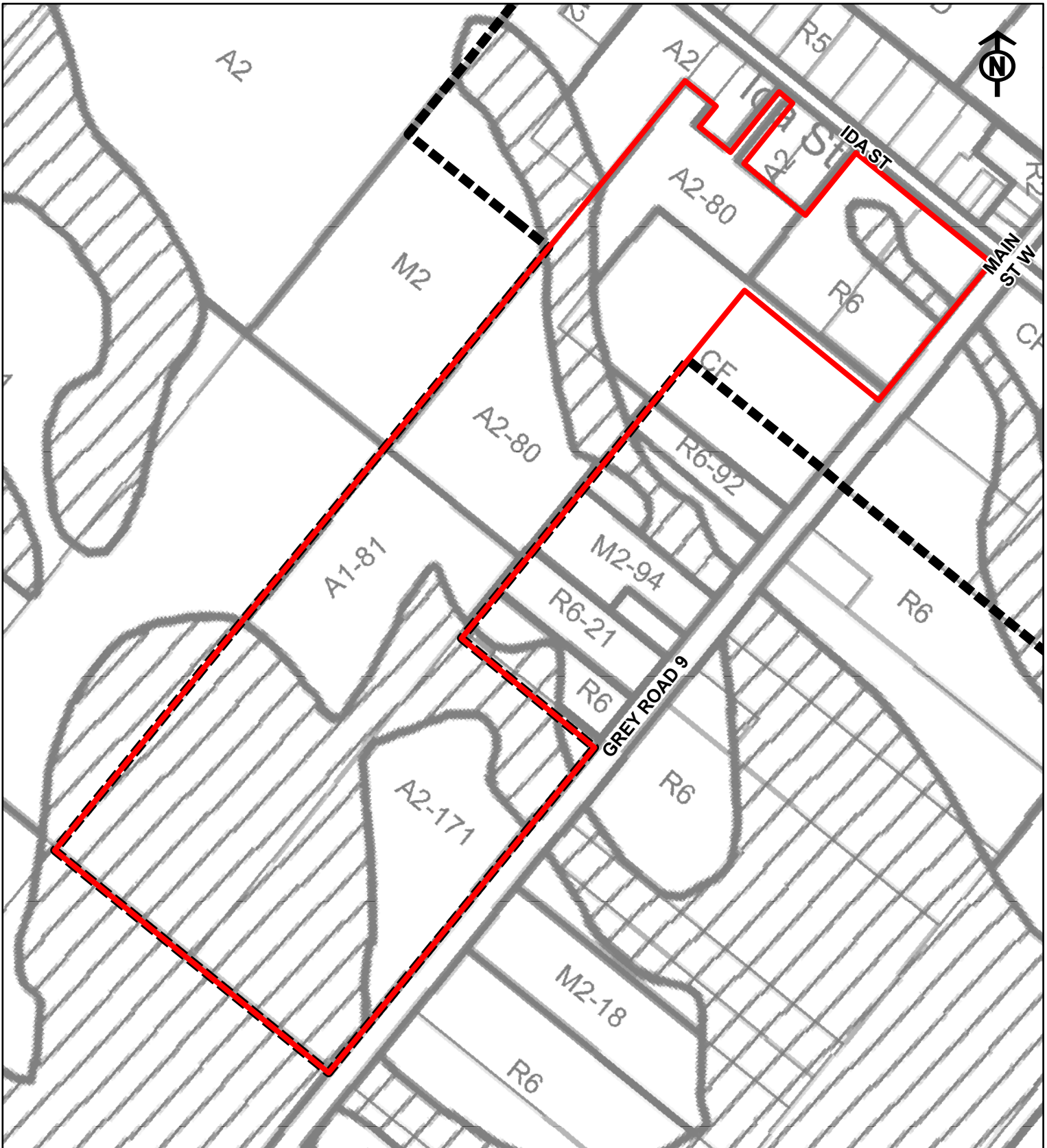


FIGURE 7
TOWNSHIP ZONING
 Township of Southgate
 Zoning By-law - Schedule 17

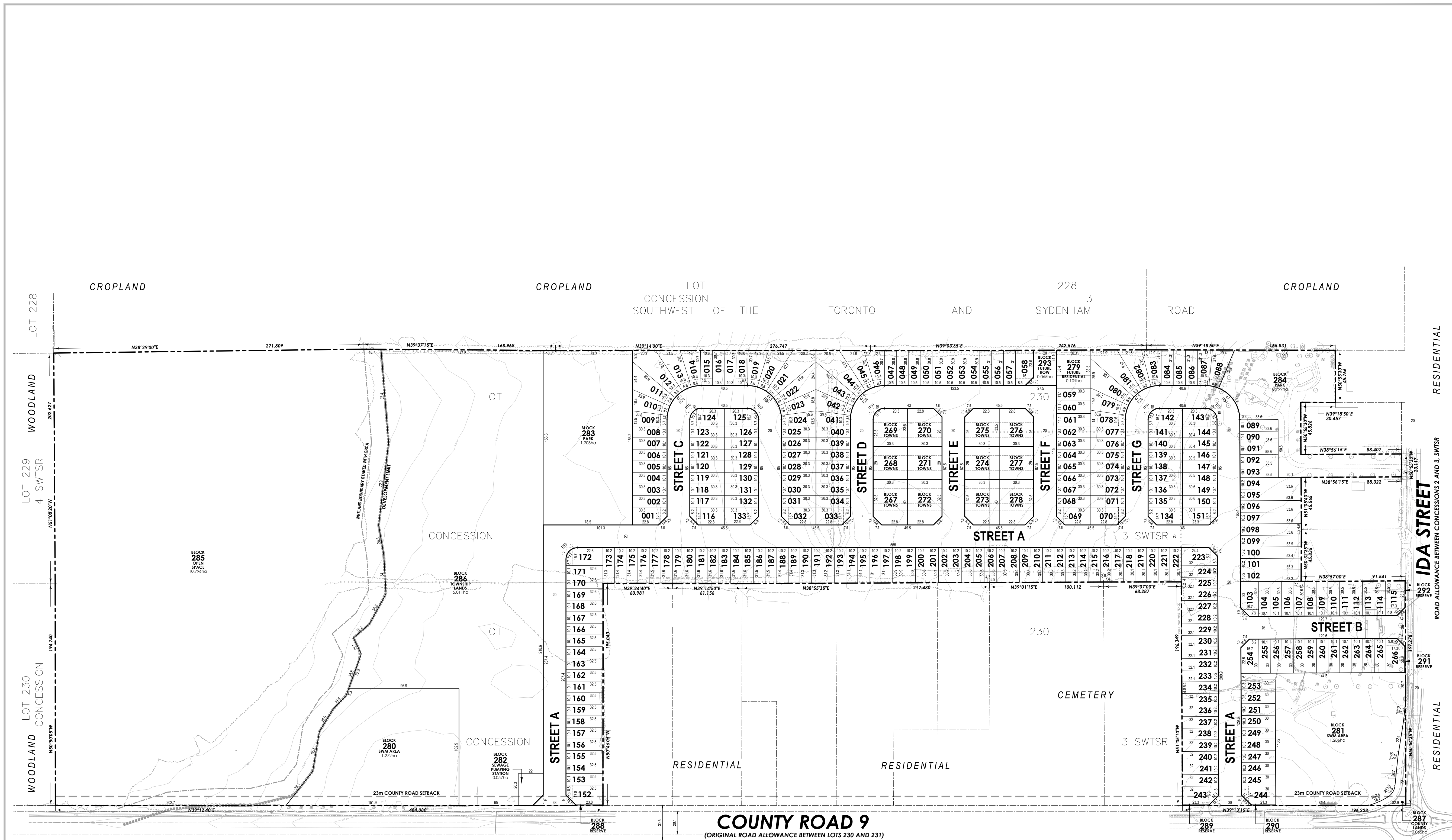
Flato Ida
 Part of Lots 229 and 230
 Concession 3, SWTSR
 Township of Southgate
 County of Grey

- LEGEND**
- Site Boundary
 - Settlement Boundary
 - Zone Boundary
 - Environmental Protection

DATE	Apr. 24, 2024
SOURCES	Township of Southgate Land Information Ontario
15184AC_ReportFigures_2024-04-24	



Appendix A



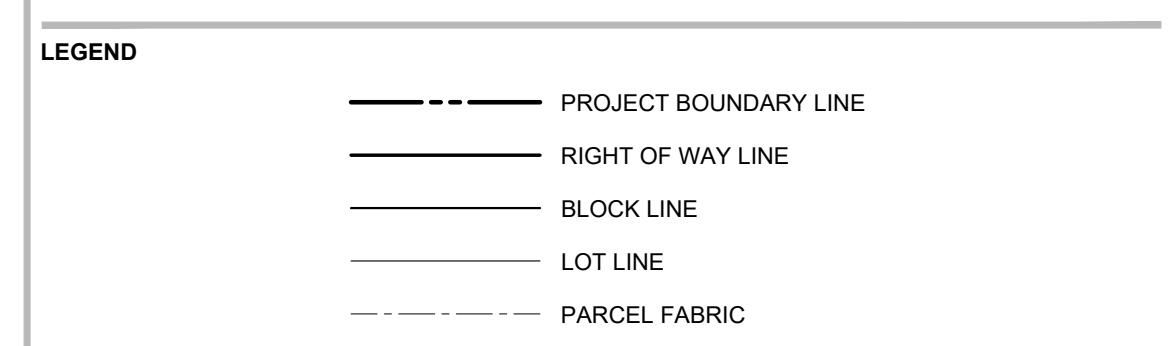
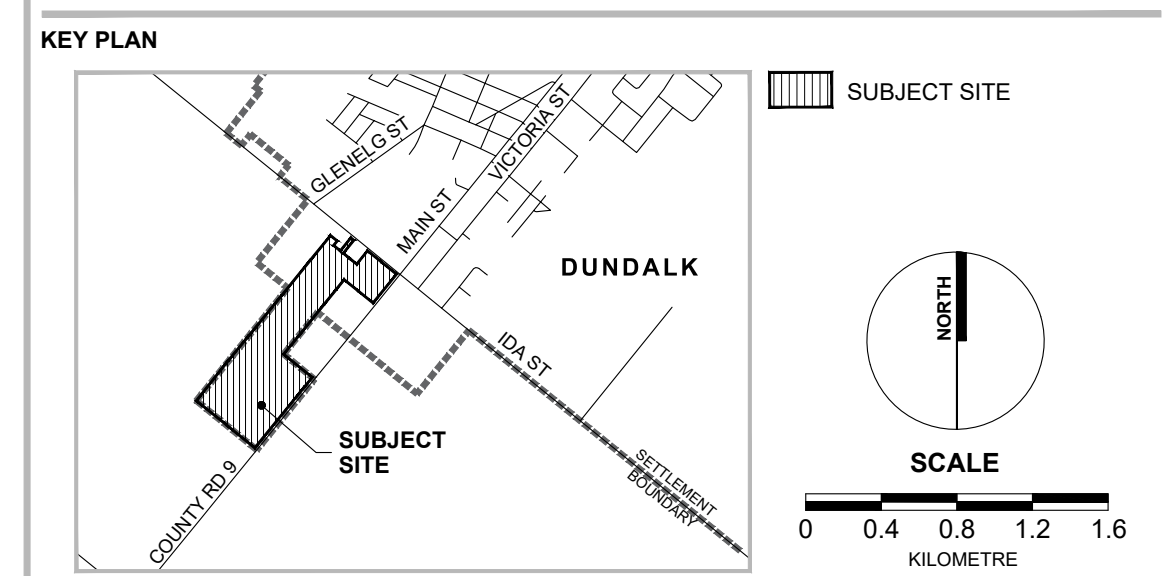
LEGAL DESCRIPTION
 PART OF LOTS 229 AND 230
 CONCESSION 3, SOUTHWEST OF THE TORONTO AND SYDENHAM ROAD
 GEOGRAPHIC TOWNSHIP OF PROTON
 TOWNSHIP OF SOUTHGATE
 COUNTY OF GREY

OWNER'S CERTIFICATE
 I HEREBY AUTHORIZE MACNAUGHTON HERMSEN BRITTON CLARKSON PLANNING LIMITED
 TO SUBMIT THIS PLAN FOR APPROVAL.

DATE: _____

SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED ON THIS PLAN
 AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATELY AND CORRECTLY
 SHOWN.

DATE: _____



REVISION No.	DATE	ISSUED / REVISION	BY
ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT R.S.O. 1990 C.P. 13 AS AMENDED			
A. AS SHOWN	G. AS SHOWN	K. ALL SERVICES AS REQUIRED	
B. AS SHOWN	H. MUNICIPAL WATER SUPPLY	(WATER, SANITARY, HYDRO)	
C. AS SHOWN	I. SANDY SILT/SILT SAND	DEPOSITS WITH LOCALIZED	
D. 321 SINGLE RESIDENTIAL LOTS	J. SAND LAYERS	L. AS SHOWN	
E. AS SHOWN	J. AS SHOWN		
F. AS SHOWN			

LAND USE SUMMARY

LAND USE	LOT / BLOCK #	UNITS	AREA
SINGLE DETACHED - 10.1m LOTS	001-266	266	9.454ha
TOWNHOUSE - 6.5m UNITS	267-278	52	1.218ha
FUTURE RESIDENTIAL	279	3	0.101ha
STORMWATER MANAGEMENT AREA	280, 281		2.558ha
SEWAGE PUMPING STATION	282		0.057ha
PARK	283, 284		2.002ha
OPEN SPACE	285		10.796ha
TOWNSHIP LANDS	286		5.011ha
COUNTY LANDS	287		0.065ha
0.3m RESERVE	288-292		0.003ha
FUTURE RIGHT OF WAY	293		0.065ha
RIGHT OF WAY	A, B, C, D, E, F, G		4.610ha
TOTALS		321	35.940ha

STAMP

DATE	APR. 30, 2024
FILE No.	15184AC
SCALE	1:1,800 (ARCH D)
DRAWN BY	M.M.
CHECKED BY	K.C.
OTHER	

PROJECT
FLATO IDA
 FLATO IDA DUNDALK INC.
 3621 HIGHWAY 7 EAST, SUITE 503
 MARKHAM, ON L3R 0G6
 P: (905) 479-9232 F: (905) 429-9165
 WWW.FLATOGROUP.COM

FILE NAME
DRAFT PLAN OF SUBDIVISION

DWG No.
1 of 1

SCALE BAR
 0 9 18 27 36 45 60 90 135 180m

MEASUREMENTS SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048