

PLANNING JUSTIFICATION **REPORT**

ZONING BY-LAW AMENDMENT

271 Main Street East
Dundalk, Township of Southgate

Date:

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Prepared for:

271 Main Street East Inc.

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CONTENTS

1.0	INTRODUCTION	1
2.0	SITE DESCRIPTION AND SURROUNDING LAND USES	2
3.0	THE PROPOSAL	3
4.0	PLANNING ANALYSIS	5
4.1	Planning Act.....	5
4.2	Provincial Policy Statement (2020).....	8
4.3	County of Grey Official Plan – Recolour Grey (2018).....	10
4.4	Township of Southgate Official Plan.....	15
4.5	Township of Southgate Zoning By-law.....	18
5.0	TECHNICAL REPORTS	22
5.1	Archaeology Assessment.....	22
5.2	Functional Servicing and SWM Report.....	22
5.3	Hydrogeological Assessment Report.....	23
5.4	Traffic Opinion Letter.....	24
6.0	SUMMARY & FINDINGS	25

FIGURES

- Figure 1 – Site Location
- Figure 2 – Aerial Context
- Figure 3 – County Land Use
- Figure 4 – Official Plan Land Use
- Figure 5 – Zoning

APPENDICES

Appendix A – Site Plan

Appendix B – Draft Zoning By-law Amendment

1.0 INTRODUCTION

MacNaughton Hermsen Britton Clarkson Planning Limited (“MHBC”) has been retained by 271 Main Street East Inc. (the “Owner”) to review the planning merits of a proposed Zoning By-law Amendment (the “Proposed ZBA”) for the lands municipally addressed as 271 Main Street East, in the community of Dundalk, Township of Southgate, County of Grey (the “Site”). The proposal is to permit a residential condominium development comprised of twenty-four (24) stacked townhouse dwelling units. The Proposed ZBA is included as **Appendix A** to this Report.

The Site is legally described as Part of Lot 50, Block O, Registered Plan 480; Part 3, Plan 16R-11367 and Part 1, Plan 16R-12025, Township of Southgate, County of Grey. The Site is comprised of 2,602 square meters and includes approximately 41 meters of frontage on Main Street East. The location of the Site is shown in **Figure 1**.

The Site is designated ‘Downtown Commercial’ in Schedule A, Map 2 to the Township of Southgate Official Plan, which is shown in **Figure 4**. The Site is zoned the ‘Residential Type 3’ (R3) Zone in the township’s Zoning By-law, as shown in **Figure 5**. In addition, the Site is wholly within the settlement area boundary of Dundalk.

A Zoning By-law Amendment is being requested to rezone the Site to a site-specific R3-XX Zone that will permit stacked townhouse dwelling units since the R3 Zone does not currently recognize stacked townhouses as a permitted use. The R3-XX Zone also requests site-specific zone standards to facilitate the Proposed Development. Further details regarding the site-specific zone standard are discussed in Section 4.5 of this Report.

This Planning Justification Report has been prepared in support of the proposed Zoning By-law Amendment Application.

2.0 SITE DESCRIPTION AND SURROUNDING LAND USES

This Section of the Report is intended to provide a brief overview of the Site and its surrounding uses.

The Site is located in the center of the Dundalk settlement area, in the Township of Southgate, County of Grey. The Site is bound by a variety of recreational uses to the north, residential uses, a funeral home and Environmental Protection Lands to the east, residential uses to the south and a variety of residential and commercial uses to the west within Dundalk's downtown. The Site is regularly shaped and is comprised of approximately 2,602 square meters and has a lot frontage of approximately 41 meters along Main Street East (County Arterial Road). The Site is relatively flat and is currently vacant.

The following is a summary of the land uses in the immediate area:

North: Foodland Grocery Store, the Highland Campground, Dundalk Park, Dundalk Pool, Dundalk Outdoor Basketball Court and Dundalk Herald & The Advance.

East: McMillan & Jack Funeral Home, environmental protection lands and residential uses.

South: Residential uses.

West: Residential uses and a variety of commercial uses within Dundalk's downtown.

Dundalk is a community within the Township of Southgate that hosts the main commercial area for the Township including a variety of retail and service businesses such as the post office, bank, credit union, pharmacy, restaurants, hardware store, library, and police station. It also serves as the heart of sports and recreation for the immediate area by offering a community park, arena, fairgrounds, pool, campground and lawn bowling.

3.0 THE PROPOSAL

A Zoning By-law Amendment (ZBA) application has been submitted to the Township of Southgate to facilitate the Proposed Development. This Section provides further details of the Proposed Development and the ZBA application.

3.1 Development Concept

The Site is proposed to be developed with a residential condominium infill development consisting of twenty-four (24) stacked townhouse dwelling units. A 6-metre drive aisle is proposed to provide access to and from the Site via Main Street East, and 1.5-metre walkways are proposed throughout the Site and will provide access via the rear of the proposed stacked townhouses.

3.2 Proposed Site Plan

As illustrated on the Site Plan, prepared by Orchard Design Studio Inc., the Proposed Development will include the following:

- A 6-metre entrance and drive aisle with access to and from Main Street East;
- Twenty-four (24) stacked townhouse dwelling units with attached garages;
- 1.5 metre-wide walkways around the Site to provide pedestrian movement and access to the residential units;
- Two (2) visitor parking spaces and one (1) accessible visitor parking space; and,
- Deep collection waste system and snow storage.

The Proposed Development will be split into two (2) blocks, each containing a total of twelve (12) dwelling units. Each dwelling unit will be provided with an individual driveway and attached garage that will provide two (2) parking spaces. The stacked townhouse will be oriented so that the driveways and parking will be internal to the Site and the main façade containing an entrance to the dwelling units will face the north and south boundaries of the Site. A secondary internal entrance will be provided in the garage of the dwelling units. The street-facing wall of the end units will also contain a front door façade to maintain an attractive streetscape.

A copy of the Proposed Site Plan is included as **Appendix A** to this Report.

3.3 Proposed Zoning By-law Amendment

A ZBA is being sought to facilitate the Proposed Development on the Site. The Site is currently zoned the Residential Type 3 (R3) Zone in the Township Zoning By-law (see **Figure 5**). Uses permitted in the R3 Zone include the following:

- Semi-detached dwelling;
- Duplex dwelling;
- Triplex dwelling;
- Fourplex dwelling;
- Townhouse dwelling; and
- Uses, buildings and structures accessory to the foregoing permitted uses.

The Site is proposed to be rezoned to a site-specific R3-XX Zone that recognizes stacked townhouses as a permitted use and implements site-specific zone standards. Section 4.5 of this Report details the proposed site-specific provisions in relation to the zoning currently in force on the Site.

The Draft Zoning By-law is provided as **Appendix B** to this Report.

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 subject Site.

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.

Section 2 of the *Planning Act* contains matters of provincial interest that approval authorities must have regard to in carrying out the responsibilities under the Act; details are below:

a) The protection of ecological systems, including natural areas, features and functions.

The Site has no natural areas, features or functions.

b) The protection of the agricultural resources of the Province.

The Site and surrounding lands are all within the Primary Settlement Area designation in the County of Grey's Official Plan and are surrounded by commercial and urban residential properties. There are no agricultural resources on the Site.

c) The conservation and management of natural resources and the mineral resource base;

The Site does not contain any mineral or natural resources.

d) The conservation of features of significant architectural, cultural, historical, archaeological or scientific interest;

There are no known or identified cultural or historical resources on the Site. An Archaeological Assessment was prepared by Great Lakes Archaeology (January 2024) in support of the proposed ZBA and it has been determined that the Site is considered to be free of archaeological concern.

e) The supply, efficient use and conservation of energy and water;

The Site has been efficiently designed to promote the conservation of energy and water.

f) The adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems;

The Site will be fully serviced by municipal water and wastewater infrastructure, and a deep collection waste collection system is proposed at the rear of the Site.

g) The minimization of waste;

The Proposed Development will adhere to the Township's waste management programs and policies.

h) The orderly development of safe and healthy communities;

The Proposed Development provides for a concentrated development form in an orderly manner. The Site is currently vacant and the Proposed Developments represent infill on an underutilized site in an existing residential area.

i) The adequate provision and distribution of education, health, social, cultural and recreational facilities;

The Proposed Development provides an accessible 1.5 metre-wide walkway along the exterior of the townhouse blocks. Additionally, the Site is located approximately 61 metres south of a recreation complex boasting a baseball diamond, tennis court, playground and walking trails.

j) The adequate provision of a full range of housing, including affordable housing;

The Site is located in an area which is primarily developed with single detached dwellings. The proposed stacked townhouses will provide an additional range of smaller more affordable housing opportunities to the neighbourhood and Township.

k) The adequate provision of employment opportunities;

Not applicable.

l) The protection of the financial and economic well-being of the Province and its municipalities;

The Proposed Development is compact, represents an efficient use of land and infrastructure and will provide an alternative form of housing for the Township. The Proposed Development will not have a negative impact on the financial and economic well-being of the Province or the Township.

m) The coordination of planning activities of public bodies;

The Township hosts an approvals process, which includes coordinating the activities of public bodies.

n) The resolution of planning conflicts involving public and private interests;

The Township hosts a public process through review of any received applications. Comments from the Township and County of Grey have been received through the Pre-Consultation process and will continue to be addressed through the ZBA and Site Plan Approval processes.

o) The protection of public health and safety;

It is anticipated that the Township's or County's emergency services department will provide comment on matters relating to fire and emergency access for the Proposed Development.

p) The appropriate location of growth and development;

The Site is located on the main street of the community of Dundalk and is within an existing residential area. The Site is within the settlement boundary of Dundalk where growth and development are directed to occur.

q) The promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians;

The nature of the area surrounding the Site is predominantly walkable, with the services and amenities of Dundalk's downtown, a grocery store, an outdoor recreation area and an elementary school all within approximately 800 metres.

r) The promotion of built form that:

- i. Is well-designed*
- ii. Encourages a sense of place, and*
- iii. Provides for public spaces that are high quality, safe, accessible, attractive and vibrant.*

It is submitted that the Proposed Development is well-designed and provides a sense of place via access to commercial, retail and open space uses, all of which are of high quality, safe, accessible, and attractive.

s) The mitigation of greenhouse gas emissions and adaption to a changing climate;

The Site is situated on the main street within Dundalk, which provides a variety of amenities within walking distance, including the services and amenities of Dundalk's downtown, a grocery store, outdoor recreation area and an elementary school. The Proposed Development has been designed in a compact manner and is designed in compliance with the Ontario Building Code.

It is submitted that the proposed Zoning By-law Amendment application has regard to the matters of Provincial Interest identified in the *Planning Act*.

4.2 Provincial Policy Statement (2020)

The Provincial Policy Statement (the "PPS") is the statement of the government's policies on land use planning and is intended to provide policy direction on land use matters, which are in the Provincial interest. All land use planning decisions are required to be consistent with the PPS.

The PPS contains three (3) main policy sections:

1. Building Strong and Healthy Communities;
2. Wise Use and Management Resources; and,
3. Protecting Public Health and Safety

Section 1 of the PPS broadly identifies that healthy, liveable and safe communities are sustained by, among other matters:

- Promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities;

- Accommodating an appropriate affordable and market-based range and mix of residential types, employment, parks and open space;
- Avoiding development that may cause environmental or public health and safety concerns;
- Promoting land use planning, growth management, transit-supportive development, intensification and infrastructure planning to achieve cost-effective development patterns while optimizing transit investment and standards to minimize land consumption and servicing costs;
- Improving accessibility for persons with disabilities and older persons;
- Ensuring that necessary infrastructure and public service facilities are or will be available; and,
- Promoting development that conserves biodiversity, and preparing for impacts of a changing climate.

The Proposed Development will assist the Township of Southgate in achieving these policies in that the proposal provides for an efficient land use pattern that provides intensification and compact form on an existing underutilized lot of record. The proposed development will be fully serviced by municipal services and will provide an alternate form of housing in the community.

The PPS directs that settlement areas shall be the focus of growth and development. Furthermore, the PPS directs that settlement areas shall be based on densities and a mix of land uses that, among other matters, efficiently use land and resources, efficiently use infrastructure that is planned or available, minimize negative impacts on air quality and climate change, and are transit-supportive. The Site is located in the Village of Dundalk, which is considered to be a settlement area under the PPS. The Proposed Development will assist the Township by providing an alternate form of housing on an underutilized vacant property in an existing residential area in close proximity to Dundalk's downtown.

The PPS directs that a mix of housing options and densities required to meet the projected requirements of current and future residents should be promoted through residential intensification and redevelopment. The Proposed Development will intensify the community of Dundalk by incorporating a compatible and new housing type in an area that is predominantly comprised of single-detached dwelling units.

The Infrastructure and Public Service Facilities policies of the PPS identify that infrastructure and public service facilities are to be provided in a cost-effective manner with the use of existing infrastructure being optimized. The PPS also identifies municipal sewage services and municipal water services as the preferred method of servicing in settlement areas. The Proposed Development will be serviced by full municipal water and wastewater systems.

Section 2 of the PPS contains policies related to the wise use and management of resources. Within this section of the PPS, policies are provided related to natural heritage features and associated development constraints where development is proposed in or adjacent to identified areas. The Site is within a settlement area and does not contain any identified natural heritage features.

The Site does not host any significant built heritage resources or significant cultural heritage landscapes as outlined in the submitted Stage 1 and 2 Archaeological Assessment.

Based on the above, it is concluded that the Proposed Development is consistent with the policies of the PPS.

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

The County of Grey Official Plan (the “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 impacts 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 archaeological 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.

The County OP includes direction on managing growth. The growth management policies of the County OP allocate growth projections to the lower-tier municipalities with consideration of designating additional lands to accommodate growth, determine housing needs, and identify priority areas for municipal infrastructure. The projections are intended to inform decision-making in regard to determining whether additional lands are required to be identified as a Settlement Area Land use type to accommodate growth.

Section 3.3 of the County OP introduces the various Settlement Area Land Use Types. This section states that Settlement Areas will be the focus of urban growth and that development in these areas will occur on full municipal services. The

County Plan established five main land use types for areas of concentrated development, including Primary Settlement Areas, Secondary Settlement Areas, the Inland Lakes and Shoreline Settlement Area, the Recreational Resort Settlement Area and the Sunset Strip Settlement Area.

Under the County OP, Dundalk including the Site is located within the 'Primary Settlement Area' land use designation (see **Figure 3**). This designation is assigned to lands that are suitable for higher intensification targets, public transit services and have full municipal services.

General policies affecting settlement areas are contained in Section 3.4 of the County OP. The policies prescribe that a wide range of housing types along with a mix of affordable housing opportunities should be made available in settlement areas. The Proposed Development consists of stacked townhouses, which provide an alternative type of housing to the majority of single detached dwellings that surround the Site. Further, the County OP also 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, schools sites, parks, places of worship sites, commercial sites, stormwater management ponds, and lands designated Hazard Lands, or otherwise undevelopable for environmental protection reasons.”

In consideration of the above, the proposed net density for the Subject Lands is 92 units per net residential hectare and thus, the Proposed Development exceeds the density target for the Community of 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 types, sizes, 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 Development seeks to develop stacked townhouse dwellings in an area that is located in proximity to Dundalk's downtown, community amenities and predominantly comprised of single-detached dwellings. The Proposed Development provides an efficient and compact built-form and aims to provide more attainable housing in Dundalk.

As per Appendix D to the County OP, Main Street East is considered to be an Arterial County road. Section 8.3.2 of the County OP outlines the policies related to County roads. Section 8.3.2.3.b) indicates that County Arterial roads will generally have a ROW width of 30 metres. The current ROW width appears to be approximately 20 metres in width; however, as it acts as Dundalk's Main Street through the existing Downtown with buildings located close to the ROW we do not

anticipate the County is looking to widen Main Street East through this section of Dundalk.

As previously indicated, the Proposed Development will be a condominium development. Section 9.13 of the County OP outlines the criteria against which plans of condominium applications are reviewed. While the Proposed Development will have a condominium tenure, a Plan of Condominium application will not be submitted. Instead, future Site Plan Approval and Condominium Exemption applications will be submitted to facilitate the Proposed Development and address other matters such as detailed design and the condominium agreement.

The following is a review of the criteria under Section 9.13 against the Proposed Development:

1.

a) Access and connection to public transportation (where applicable) and access to existing trails;

The Site is located along Main Street East and is in close proximity to the downtown area of Dundalk, as well as trails and the Grey Transit Route bus stop at the Ruth Hargrave Memorial Library.

b) The layout of the subdivision should be designed such that the lots back onto the Provincial Highway or County road and front onto a local internal street;

The Proposed Development is a condominium development that provides a common entrance from Main Street, as well as an internal two-way drive aisle to provide direct internal access to the individual units.

c) Improving and promoting walkability/cyclability within the proposed plan through sidewalks, bike lanes, bicycle parking/racks, and/or other active transportation infrastructure with consideration for existing walking and cycling conditions;

The Proposed Development consists of a compact infill stacked townhouse development with internal walkways for pedestrian movement throughout the Site. The Site is located within walking distance of the downtown area of Dundalk and a variety of other services and amenities within Dundalk.

d) Accessibility needs;

The Proposed Development will be designed to comply with AODA requirements.

e) The street pattern of the proposed plan and how it fits with the surrounding neighbourhood. Plans which utilize a grid pattern or a modified grid pattern must be considered more favourably than those with curvy street patterns or cul-de-sacs;

Not applicable as no new streets are proposed as part of the Proposed Development.

f) Energy conservation and efficiency design measures such as LEED (Neighbourhood) and Low Impact Development;

Stacked townhouses represent an innovative form of development that is more energy and land-efficient than traditional single detached dwellings.

g) Impact on the natural environment, as defined in Section 6 of this Plan;

The Proposed Development will be located on an existing residential lot of record that is currently vacant and underutilized. No natural features are located on the Site and therefore, no impacts on the natural environment are anticipated.

h) Compliance with the Dark Sky Protection policies of Section 7.14 of this Plan;

The Proposed Development will comply with the Dark Sky Protection policies under Section 7.14.

i) The provision of usable parkland and greenspace;

As the Proposed Development is an infill development in close proximity to existing municipal parks and recreational facilities, no parkland is proposed. As such, cash in lieu of parkland will be required.

j) Public access to waterfront or beach (where applicable);

Not applicable.

k) Snow removal and emergency vehicle access;

The Proposed Development has been designed to provide sufficient snow removal and storage, as well as emergency vehicle access. These matters will be further addressed through the Site Plan Approval process.

l) Compatibility with the Ministry of Environment, Conservation and Parks' D-Series Guidelines or its successor document(s);

The Proposed Development adheres to the Ministry's D-Series Guidelines.

m) Accessible, age-friendly design features; and,

The Proposed Development will be designed to comply with AODA requirements.

n) Healthy environmental development provisions outlined in Section 4.3(1);

The provisions under Section 4.3(1) of the County OP have been considered as part of the Proposed Development. Any additional considerations will be addressed throughout the Site Plan Control process.

2. A range of housing and employment densities;

The Proposed Development provides an alternate housing type for the community of Dundalk that exceeds the density requirements of the County and Township Official Plans in a location that will allow future residents to access jobs, services and amenities around Dundalk's downtown through active transportation.

3. A mix of housing types including homes for the aged and assisted living facilities;

The Proposed Development consists of an innovative housing type that is compatible with the existing and surrounding lower-density neighbourhood. The Proposed Development is an infill development and does not include housing for the aged or assisted living facilities however the smaller unit sizes and proximity to Dundalk's downtown may attract older residents.

4. The provision of affordable housing;

The compact built-form and smaller housing type of the Proposed Development will provide a more attainable housing product within the community of Dundalk.

5. Consistency with Provincial Policy and Local Official Plan provisions; and,

The Proposed Development is consistent with Provincial Policy and the Local Official Plan provisions.

6. The information requirements listed under Section 9.17 Complete Applications, which will be identified through pre-submission consultation with the County or local municipality as applicable.

Pre-Consultation meetings were held with County and Township staff. A list of Complete Application requirements was provided by County and Township staff to support the proposed ZBA application.

Based on the above, it is concluded that the Proposed Development conforms to the policies of the County OP.

4.4 Township of Southgate Official Plan

The Township of Southgate Official Plan (the “Township OP”) was adopted by Council on May 4th, 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 settlement areas and ensuring a safe and healthy, living and working environment. In the Township OP, Dundalk is recognized as a settlement area within the Township of Southgate.

Section 3.2 of the Township OP provides the goals and objectives of Settlement 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.

The Site is currently designated 'Downtown Commercial' within the Settlement Area of Dundalk under the Township OP (see **Figure 4**). Section 5.2.2 of the Township OP introduces the Downtown Commercial designation. Permitted uses in this area include retail stores, restaurants, business and professional offices, financial institutions, government offices, medical offices and clinics, personal service shops, hotels, inns, bed and breakfast establishments, places of entertainment, fitness centres, private and commercial schools, child care centres, places of worship, funeral homes, and all forms of housing with encouragement given to medium or high-density developments. The Proposed Development includes stacked townhouses, which is a permitted use under this designation. Moreover, the nature of the proposal also increases the density of the area by using a stacked townhouse housing type, rather than single detached dwellings which are commonplace around the Site.

Development policies for the Downtown Commercial designation are laid out in Section 5.2.2.2 of the Township OP. The following is an overview of the applicable policies provided under Section 5.2.2.2 against the Proposed Development:

- 1) Allowing for a variety of appropriate land uses within the Downtown Commercial designation will assist the Township in promoting a multifaceted core area and, overall, create a more complete settlement area;***

The proposed land use (i.e. residential) is appropriate for the Downtown Commercial designation. The Proposed Development will provide a higher-density development that is still compatible with the surrounding neighbourhood and will assist the Township in creating a more complete settlement area by allowing more residents to live in closer proximity to the jobs, services and amenities of Dundalk's downtown.

2) The rejuvenation and improvement of the downtown core area of Dundalk is a primary objective of this Official Plan;

The Site is currently vacant. The Proposed Development will provide an alternative housing type and will contribute to the rejuvenation and improvement of the downtown core area of Dundalk. Having more residents live within close proximity to Dundalk's downtown will bolster the existing downtown businesses.

3) New development in the commercial core shall maintain and/or enhance the existing character of the downtown, and maintain its historical built form and architecture;

The architectural design of the Proposed Development will be addressed through the Site Plan Approval process.

4) The infilling of vacant properties and the intensification of existing built properties will be encouraged to achieve a continuous building effect along the main street and enhance the downtown's character;

The Proposed Development is an infill development on an existing underutilized lot of record and will enhance the streetscape in this section of Main Street East.

5) The Township will support opportunities that involve improvements to building facades, signage, lighting, sidewalks, trees and other landscaping, parking pedestrian circulation, active transportation and traffic flow;

These matters will be addressed through the Site Plan Approval process.

6) The establishment of a positive pedestrian-oriented streetscape shall be encouraged, and,

The Proposed Development has been designed to be oriented towards and enhance the streetscape of Main Street East. The proposed townhouse dwellings are oriented so that the driveways are internal to the Site in order to limit the visual impact on the streetscape while locating new built form close to the street.

7) Development within the downtown may be subject to a Site Plan Control Agreement.

It is understood that the Proposed Development will be subject to the Site Plan Control process.

In the review of the Official Plan policies outlined above, the proposed development complies with the general development policies for the Downtown Commercial designation.

Based on the above, it is concluded that the Proposed Development conforms to the policies of the Township OP.

4.5 Township of Southgate Zoning By-law

The Township of Southgate Zoning By-law 19-2002, as amended (the "Township ZBL") is applicable to the Site. As stated, the Site is currently zoned the 'Residential Type 3' (R3) Zone (see **Figure 5**). Permitted uses in the R3 Zone include semi-detached dwellings, duplex dwellings, triplex dwellings, fourplex dwellings, townhouse dwellings, and uses, buildings or structures accessory to these uses.

Accordingly, a Zoning By-law Amendment (ZBA) is required to permit stacked townhouse dwelling units as they are not currently contemplated under the existing definition for townhouse dwellings under the Township ZBL. The following definition is proposed for the stacked townhouses:

A stacked townhouse means a building containing at least 2 dwelling units with each dwelling unit separated horizontally and/or vertically from another dwelling unit by a common wall and each dwelling unit having a separate entrance.

A site-specific R3-XX Zone is being proposed to facilitate the Proposed Development. **Table 2** below outlines the zone provisions for the R3 Zone and the requested provisions for the R3-XX that will apply to the Site.

Table 2 – R3 and R3-XX Zone Provisions

Zone Provision	R3 Zone Provisions for a Townhouse Block	Proposed R3-XX Zone
Minimum Lot Frontage	40 m	40 m
Minimum Lot Area	1,200 m ²	1,200 m ²

Maximum Lot Coverage	35 %	54%
Maximum Number of Dwelling Units	4 + 1 additional for each 300 m² of lot area = 12 units	24 Units
Minimum Front Yard	7.5 m	3.4 m
Minimum Interior Side Yard	4 m	2.5 m
Minimum Exterior Side Yard	6 m	n/a
Minimum Rear Yard	10 m	10 m
Minimum Floor Area	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 bed	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 bed
Maximum Height	3 storeys	3 storeys
Minimum Play Space	1 Bed: 1.8 m² 2 Bed: 3.7 m² 3 Bed+: 5.6 m² Total required: 104m²	0 m²
Minimum Amenity Area	1 Bed: 20 m² 2 Bed: 40 m² 3 Bed: 60 m² Total required: 1,120 m²	93 m²
Minimum Parking Space Requirement	2 spaces per unit = 48 spaces	2 spaces per unit
Minimum Planting Strip Requirement	3 m	1 m

In total, seven (7) special provisions are requested as part of the ZBA for the Site. The following are proposed amendments to Section 10.7 of the Township's ZBL:

1. Maximum Lot Coverage

The maximum lot coverage provided in the Zoning By-law is 35%. The development has a proposed coverage of 53.1%; however, a lot coverage requirement of 54% has been requested for flexibility. The Proposed Development provides an efficient and compact design that will provide more density for the Site. The built form is promoted under the policies of the Township OP and the Site is located in proximity to the downtown area

of Dundalk. The functional servicing report submitted in support of the Proposed Development confirms stormwater management and drainage can be appropriately accommodated with the coverage proposed.

2. Maximum Number of Dwelling Units

The maximum number of dwelling units for the Site within the base R3 zoning would be 8 units. The Proposed Development consists of a total of 24 units. This built form provides the community with an alternate form of housing type, which is supported by both the Township Official Plan and the Zoning By-law. The Proposed Development also meets and exceeds the minimum density requirements under both the County OP and Township OP.

3. Minimum Front Yard Setback

The minimum front yard setback provision for the R3 Zone is 7.5 metres; whereas, the Proposed Development proposes a 3.4 metre front yard setback. The reduced front yard setback will position the proposed townhouse blocks closer to Main Street East which will promote an improved and continuous streetscape and will screen visitor parking, as well as waste and snow storage areas. Within the proposed front yard, a 1.5 metre sidewalk/walkway connection is proposed that will connect to the existing sidewalk on Main Street East.

It is noted that should Township Council approve the proposed front yard setback, a variance for a reduced front yard setback from the County will also be required as Main Street East is identified as a County road. This has been discussed with County staff and the overall approach supported.

4. Minimum Side Yard Setback

A minimum side yard setback of 2.5 metres is proposed; whereas, the R3 Zone requires 4 metres. The intent of the side yard setback is to ensure that development does not have a dominating presence over the neighbouring lots, as well as to allow for enough space for access and maintenance purposes. The proposed setback will allow for the driveways of each dwelling unit to be located internally to the site and will help facilitate a sufficient driveway length to provide the required parking, as well as sufficient access for emergency vehicles throughout the development. Within the proposed 2.5 metre side yards, a 1.5 metre-wide walkway with a 1 metre-wide grassed area is proposed along the townhouse blocks. The walls of the townhouse blocks facing the side yards will be designed as the main dwelling facades. Additional privacy fencing is proposed to provide privacy and soften the built form.

5. Minimum Play Space

The minimum play space as outlined in the R3 Zone requires 104 square metres for the size of units proposed. The Proposed Development does not propose any play space areas as the amount of land available for these areas would not be sufficient to provide any value to future residents. It is noted that there are many competing interests as it relates to the Proposed Development, and through discussions with County and Township staff, they recognized that in order to achieve the proposed density, lot area cannot be dedicated to a play structure. It is also noted that there are robust public recreation facilities and outdoor open space areas within close walking distance of the Site.

6. Minimum Amenity Area

The minimum amenity space required for the size of the development is 1,120 square meters. The proposal includes 93 square meters of amenity area. As previously stated, there are many competing interests as it relates to the Proposed Development, and through discussions with County and Township staff, they recognized that in order to achieve the proposed density, only a minimal amount of lot area can be dedicated as amenity space. Further, the proposed housing type and tenure are catered toward those looking for minimal maintenance responsibilities. As mentioned there are numerous services and amenities in close proximity to the Site.

7. Planting Strip

It is noted that although the north-abutting property is zoned the R2 Zone, the property contains a commercial use (funeral home) and as such, Section 5.15 of the Zoning By-law requires that the Site contain a 3 metre-wide planting strip along the northern lot line. The proposal includes a 1 metre-wide planting strip along the northern lot line of the Site. A 1.5 metre-wide walkway is also proposed between Block A, resulting in a 2.5 metre setback from the northern lot line. Additionally, a 1.8 metre-high wood privacy fence is proposed to limit the visual impact of the adjacent development on the Site.

It is the opinion of the undersigned that the site-specific amendments proposed to the Zoning By-law are appropriate for the Site in the context of its location and surrounding area while maintaining the intent of the Zoning By-law.

5.0 TECHNICAL REPORTS

The following is a review of the technical studies that were submitted in support of the Proposed Development.

5.1 Archaeology Assessment

A Stage 1-2 Archaeological Assessment was completed by Great Lakes Archaeology, dated January 29, 2024, in support of the proposed ZBA application. The Stage 1 study suggested that there were several features indicating archaeological potential, and as such a Stage 2 assessment of the study area was conducted in November 2023. The assessment consisted of a visual inspection, a test pit survey and a combination of test pit survey and visual inspection in all of the areas of archaeological potential. Based on the results of both the Stage 1 and 2 assessments, the study area is considered to be free of archaeological concern.

5.2 Functional Servicing and SWM Report

A Functional Servicing and Stormwater Management (FSSWM) Report was completed by Crozier Consulting Engineers, dated April 30, 2024, in support of the proposed ZBA application. The FSSWM Report concludes the following:

- Access to the Site will be provided by an entrance along Main Street East and an internal laneway will provide access for residents, as well as other service vehicles;
- Gravity sanitary services for the Site will be provided via combined services with two connections to the Main Street East sanitary sewer;
- An internal watermain system with individual services to each unit will be provided through the Site with one connection to the watermain along Main Street East;
- The Proposed Development will be fully serviced by hydro, natural gas, cable and telecommunications infrastructure; and,
- The proposed superpipe network and oil-grit separator unit will provide quality and quantity controls, which 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.

Overall, the Proposed Development can be supported from a servicing and stormwater management perspective.

5.3 Hydrogeological Assessment Report

A preliminary Hydrogeological Assessment Report (HAR) was prepared by Crozier Consulting Engineers and dated April 30, 2024, to assess the potential impact of groundwater resources as a result of the Proposed Development. The HAR concludes the following:

- The soils in the Site are primarily sandy silt, silty fine sand, silt sand till, silty clay till, and gravelly sand. The Site sits atop a bedrock aquifer comprised of dolostone, interpreted to be encountered at a depth of approximately 29.45 metres to 31.98 metres;
- Groundwater levels have been observed to be 1.19 mbgl to 3.42 mbgl or at elevations of 517.23 masl to 515 masl, respectively;
- Due to the high groundwater levels recorded to date, it is anticipated that active construction dewatering and long-term dewatering will be required if excavations are extended to below an elevation of 517-518 masl. Dewatering volumes should be evaluated once final floor elevations are determined for the Proposed Development;
- In consideration of Drinking Water Source Protection, due to the presence of the WHPA-C with a vulnerability score of 2, the following activities should be considered prohibited on the Site:
 - o The below grade handling of a DNAPL in relation to its storage; and,
 - o The handling of a DNAPL at or above grade, in relation to its storage;
- In consideration of Drinking Water Source Protection, potential mitigation strategies should explore reducing the amount of contaminated runoff from infiltrating back into the soil. This could include using groundwater-friendly road treatments in lieu of road salt, or providing a near-impervious surface for the snow storage in which melted runoff is directed into the stormwater infrastructure;
- Groundwater dewatering during construction should be addressed using pumps that can be placed within open excavations; and,
- Should footings and/or foundations extend within 0.6 m of the seasonally high groundwater, it is recommended that subdrains be included and directed to outlet to municipal storm services.

Overall, the Proposed Development can be supported, subject to the above-noted mitigation measures.

5.4 Traffic Opinion Letter

A Traffic Opinion Letter (TOL) was prepared by Crozier Consulting Engineers and dated April 30, 2024, to assess the potential impact of traffic related to the Proposed Development on Main Street East. The TOL concludes the following:

- The Proposed Development is anticipated to generate 30 and 31 two-way trips in the morning and afternoon peak hours, respectively.
- The Proposed Development is not anticipated to have a material impact on the operations of the boundary road network;
- The Proposed Development is not anticipated to create a safety hazard;
- Fire trucks, garbage trucks and snow removal vehicles can maneuver in and out of the Site; and,
- The Proposed Development provides surplus parking spaces;

Overall, the Proposed Development can be supported from a transportation safety and operations perspective.

6.0 SUMMARY & FINDINGS

Based on the analysis outlined throughout this Report and the conclusions of the supporting studies, it is submitted that the Proposed Zoning By-law Amendment to rezone the Site to a site-specific R3-XX Zone to permit stacked townhouse dwellings is in the public interest and represents good planning for the following reasons:

- It is consistent with the Planning Act;
- It is consistent with the policies of the PPS;
- It conforms to the County of Grey and Township of Southgate Official Plans; and,
- It is in keeping with the purpose and intent of the Township of Southgate Zoning By-law.

Respectfully submitted,

MHBC



Kory Chisholm, BES, MSc, MCIP, RPP
Partner



Shayne Connors, BAH, MSc
Intermediate Planner

Report Figures

Figure 1

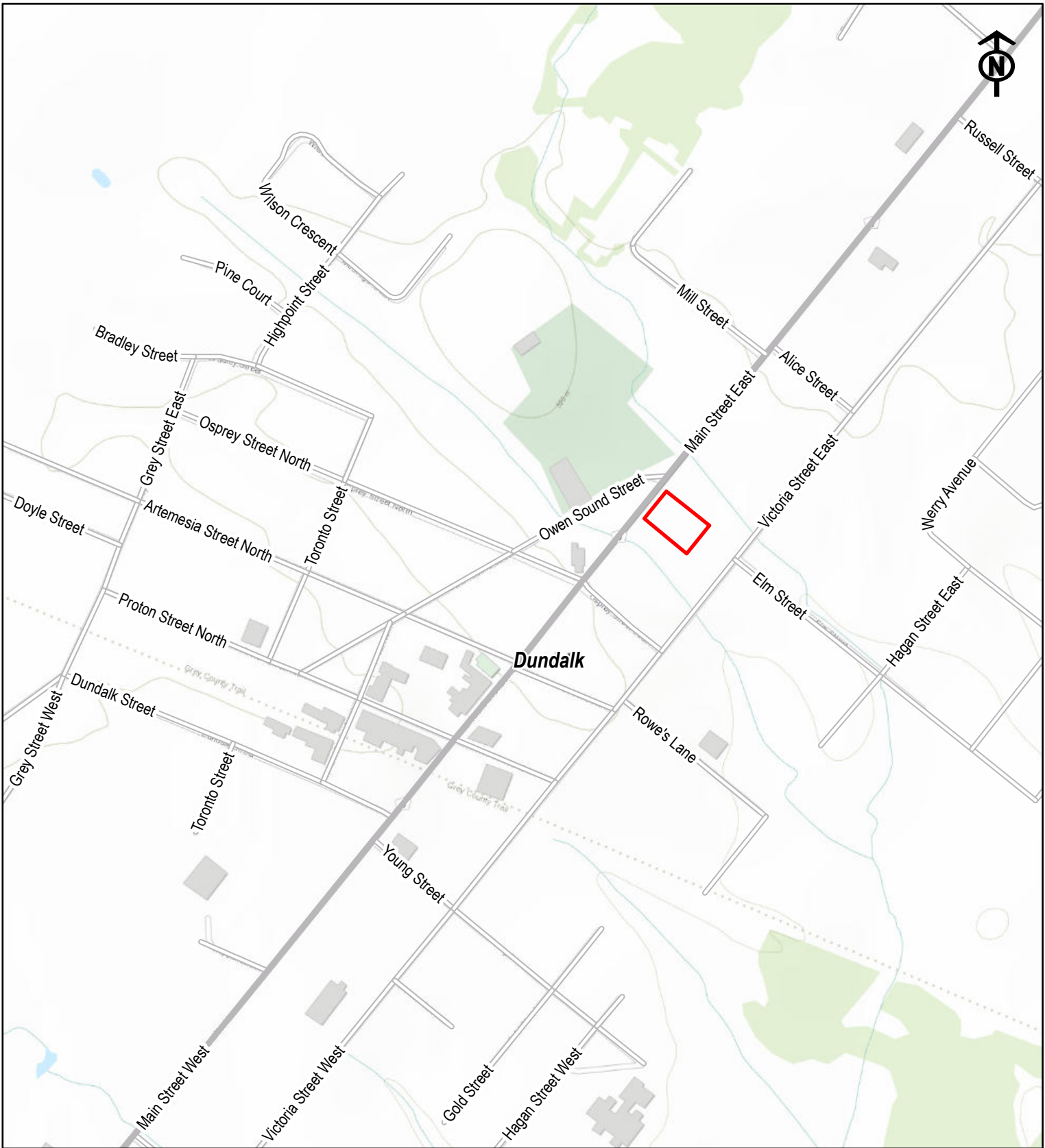



FIGURE 1
SITE LOCATION

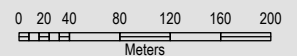
271 Main Street E
Part of Lot 231, Range 2 West of
Toronto and Sydenham Road
Township of Southgate
County of Grey

LEGEND

 Subject Site

DATE May 7, 2024

SOURCES
County of Grey Open Data
Esri



23219A - Report Figures



PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE

Figure 2

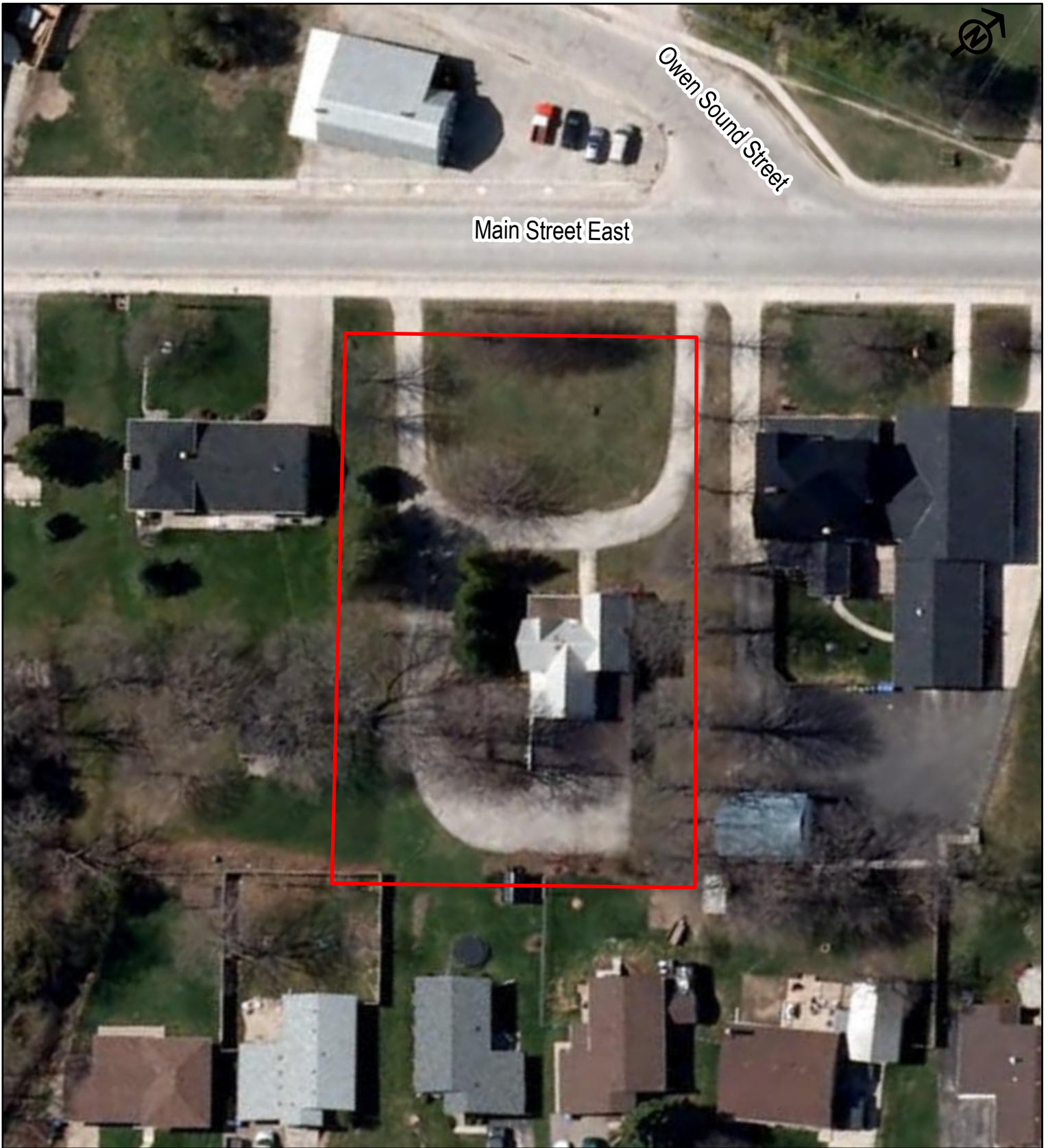


FIGURE 2
AERIAL CONTEXT

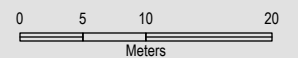
271 Main Street E
Part of Lot 231, Range 2 West of
Toronto and Sydenham Road
Township of Southgate
County of Grey

LEGEND

Subject Site

DATE **May. 7, 2024**

SOURCES
County of Grey Open Data
Esri



23219A - Report Figures

Figure 3

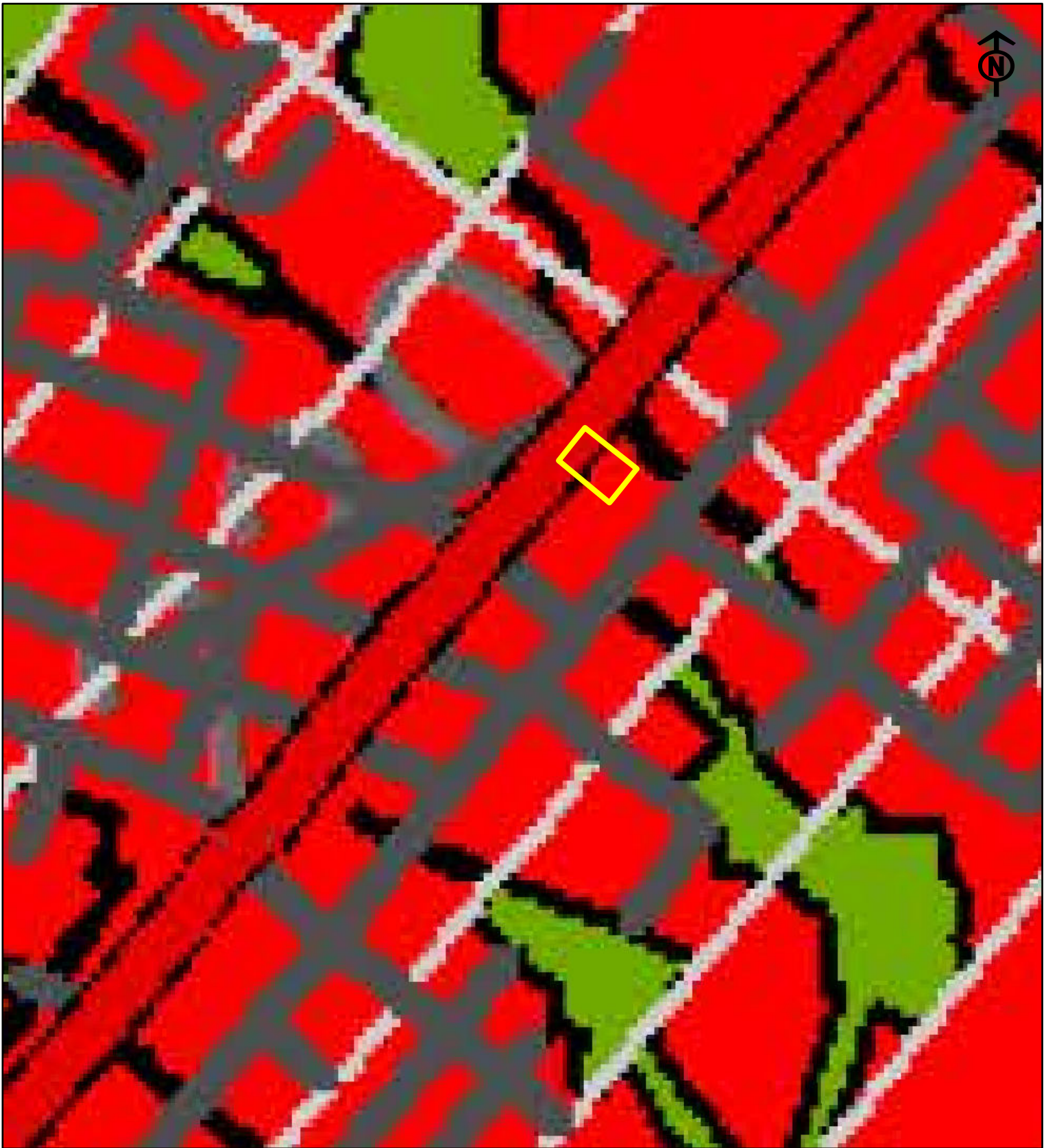


FIGURE 3
COUNTY LAND USE

County of Grey Official Plan
Schedule A Map 2

271 Main Street E

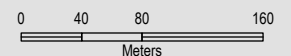
Part of Lot 231, Range 2 West of
Toronto and Sydenham Road
Township of Southgate
County of Grey

LEGEND

-  Subject Site
-  Primary Settlement Area
-  Hazard Lands
-  County Road
-  Local Road

DATE **May 7, 2024**

SOURCES
County of Grey Official Plan Schedule A Map 2 Land Use Types



23219A - Report Figures



PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE

Figure 4

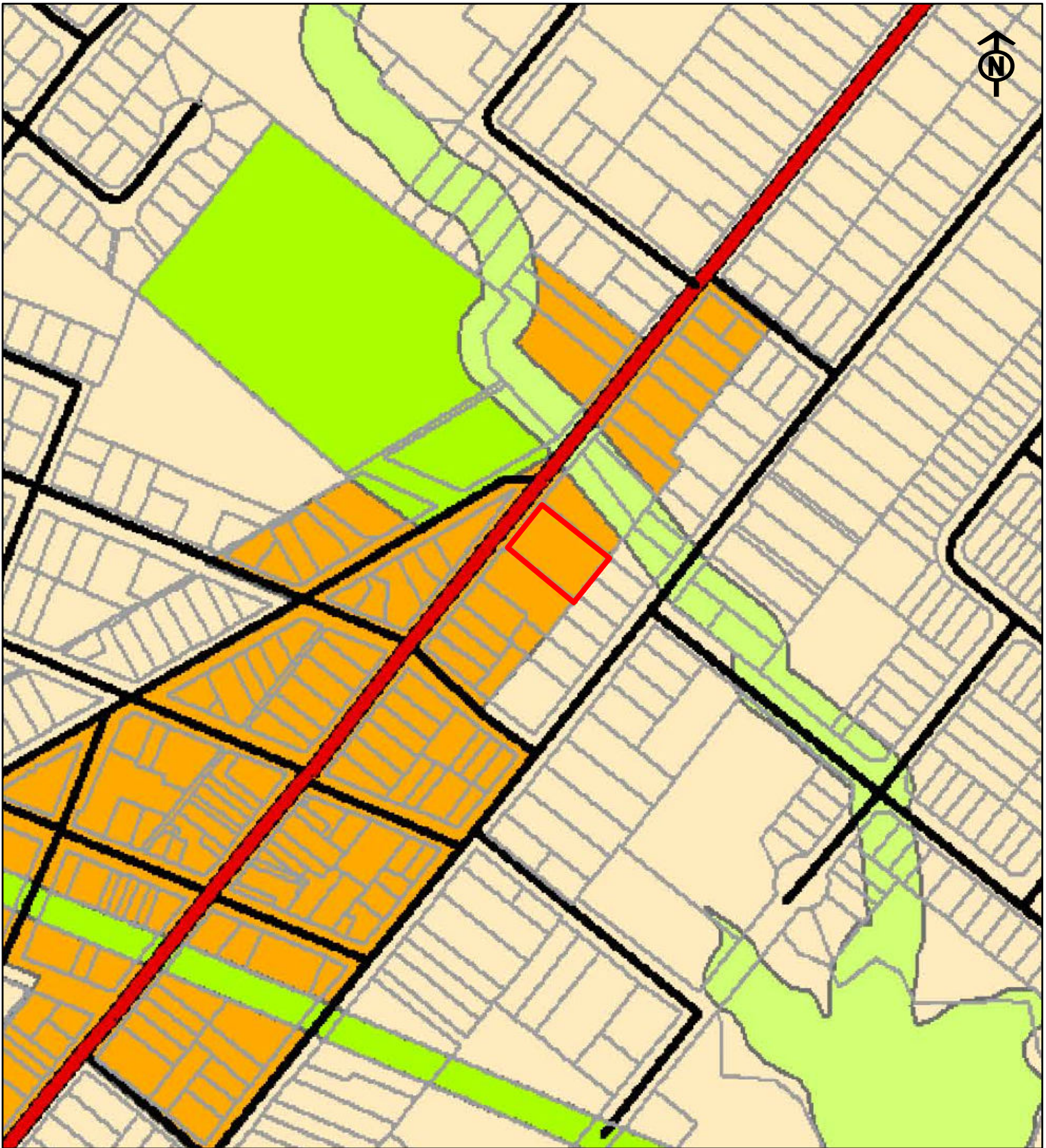


FIGURE 4
TOWNSHIP LAND USE

Township of Southgate Official Plan
Schedule A Map 2 Dundalk Land Use

271 Main Street E

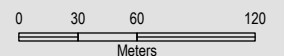
Part of Lot 231, Range 2 West of
Toronto and Sydenham Road
Township of Southgate
County of Grey

LEGEND

- Subject Site
- Neighbourhood Area
- Downtown Commercial
- Hazard Lands
- Public Space
- County Road
- Local Road

DATE May 7, 2024

SOURCES
Township of Southgate Official Plan
Schedule A Map 2 Dundalk Land Use

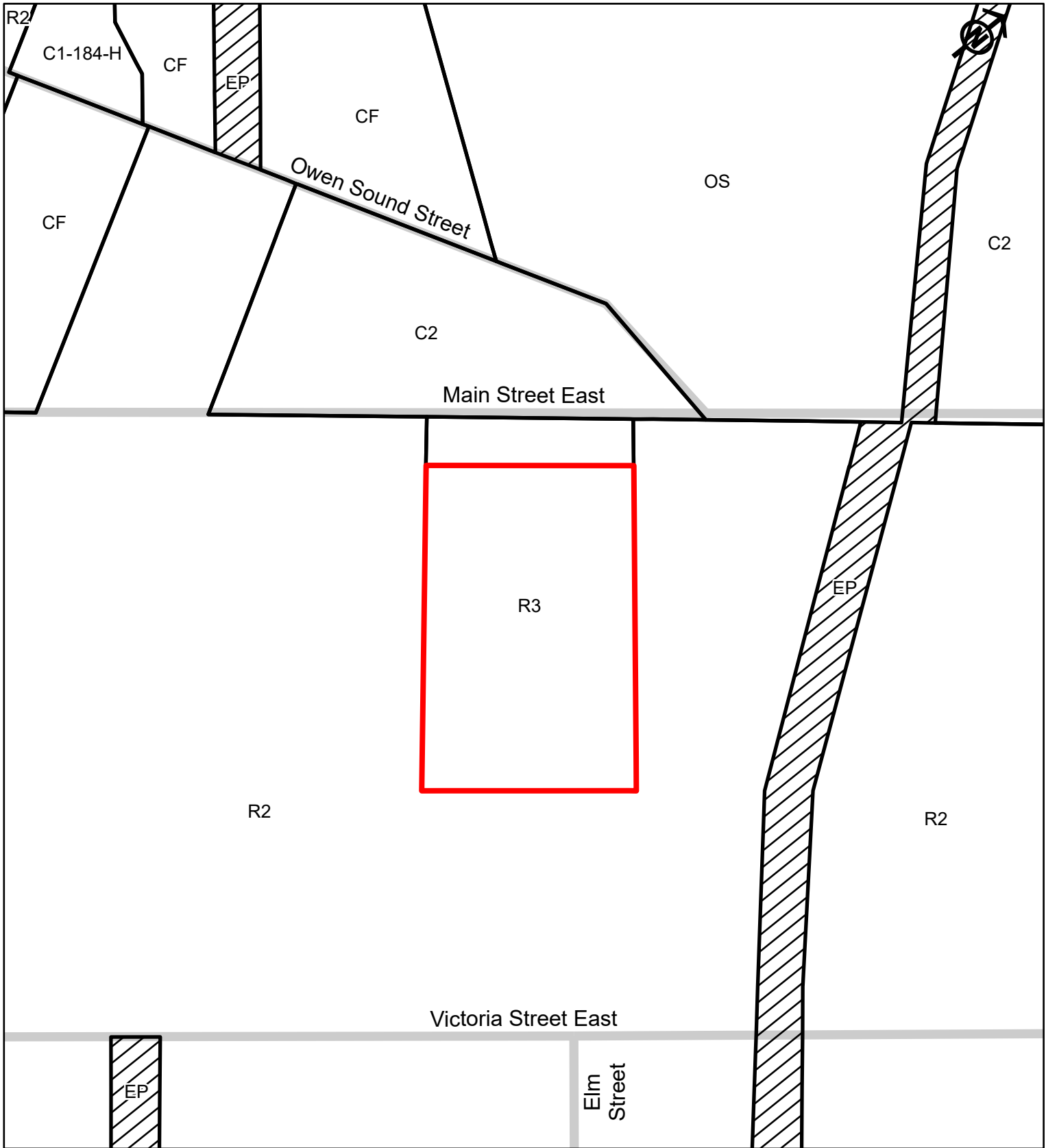


23219A - Report Figures



PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE

Figure 5



**FIGURE 5
TOWNSHIP ZONING**

Township of Southgate Zoning By-Law
19-2002

271 Main Street E
Part of Lot 231, Range 2 West of
Toronto and Sydenham Road
Township of Southgate
County of Grey

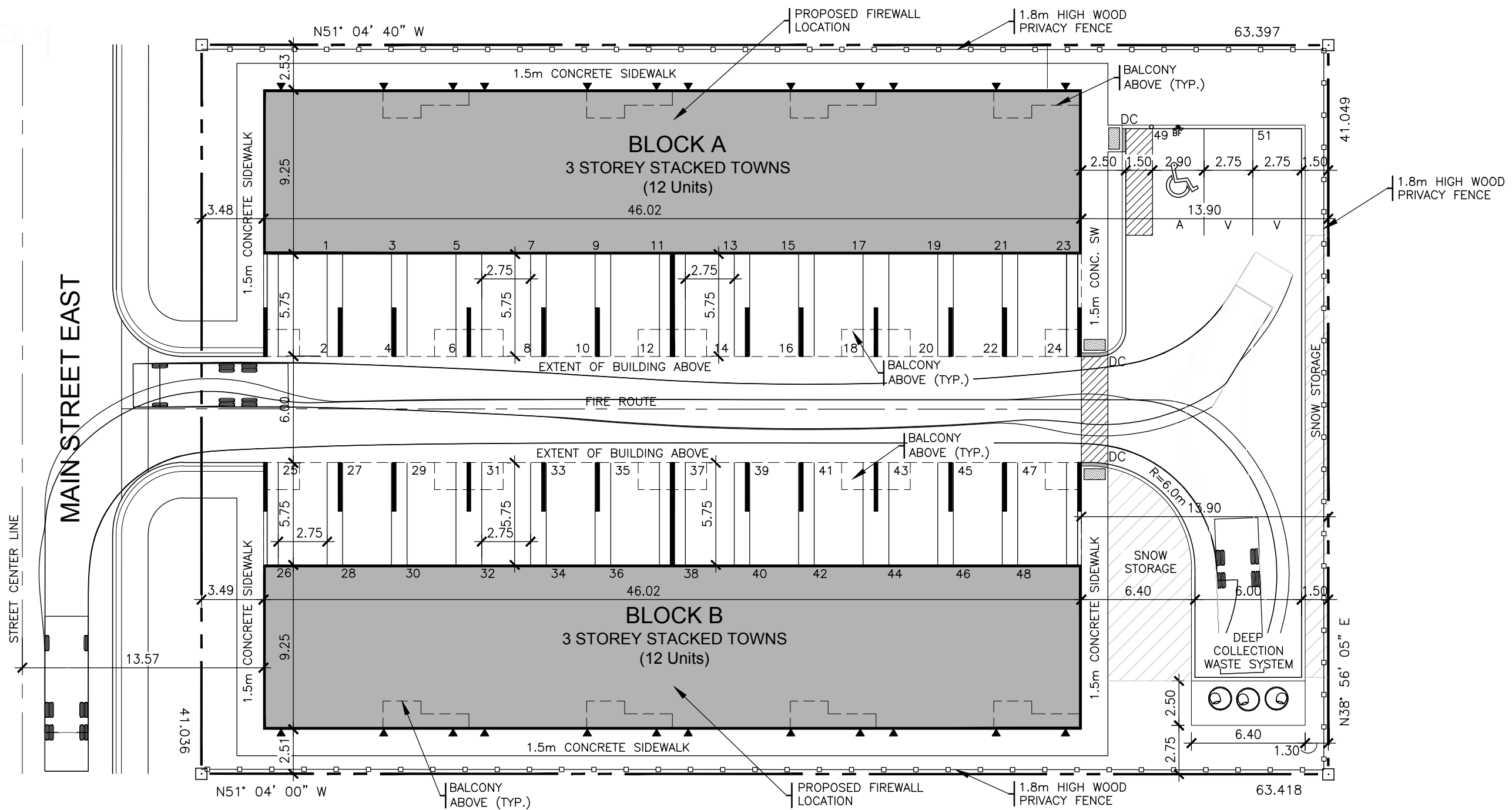
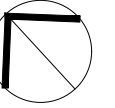
LEGEND

- Subject Site
- Zone Boundary
- EP - Environmental Protection

DATE	May. 7, 2024
SOURCES	Grey County Maps
<p>0 5 10 20 Meters</p>	

Appendices

Appendix A



CALE BARNES

MAIN ST. EAST STACKED TOWNS
271 MAIN STREET EAST, DUNDALK, ON

Set Issuance

No.	Date	Description
1	2024-01-25	REVISED AS PER CLIENT
2	2024-03-25	REVISED PER MHBC
2	2024-04-29	ISS. TO CONSULTANTS

Sheet Information

SITE PLAN

Project No. 15572
Project Start Date: 2024-01-25
File: 271 Main Street - Site Plan.dwg
Drawn by: J.P.
Scale: 1:250

SPA

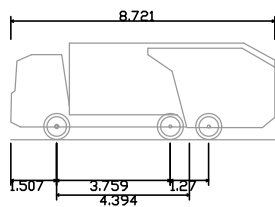
A1.01

UNITS BREAKDOWN		
NUMBER OF BEDROOMS	AREA	NUMBER OF UNITS
2 BEDROOM UNIT	105.8 sq. m (1,139 sq. ft.)	16
3 BEDROOM UNIT	155.3 sq. m (1,672 sq. ft.)	8

PARKING		
NUMBER OF PARKING SPACES	REQUIRED	PROPOSED
	2.0 PER UNIT = 48 SPACES	24 WITHIN GARAGE 24 DRIVEWAYS + 2 VISITOR + 1 B.F. SPACE = 51 SPACES

EXISTING ZONING R3 - 10.1 (e)		
PROPOSED SITE SPECIFIC ZONING		
REGULATION	REQUIRED	PROPOSED
LOT FRONTAGE	40 m	41.036 m
LOT AREA	1,200 sq.m	2,602.3 sq.m
UNITS ALLOWED (MAXIMUM)	LOT AREA (2,602.3 sq.m) / 300 = 8 UNITS	* 24 UNITS
LOT COVERAGE (MAXIMUM)	910.8 sq.m (35%)	* 1,391.0 sq.m (53.1%)
FRONT YARD (MINIMUM)	7.5 m	*3.48 m
INTERIOR SIDE YARD (MINIMUM)	4.0 m	*2.51 m
REAR YARD (MINIMUM)	10.0 m	13.9 m
FLOOR AREA (MINIMUM)	2 BEDROOM: 70 sq.m 3 BEDROOM: 83 sq.m	2 BEDROOM: 105.8 sq.m 3 BEDROOM: 155.3 sq.m
BUILDING HEIGHT (MAXIMUM)	3 STOREYS	3 STOREYS
PLAY SPACE (MINIMUM)	104.0 sq.m	* 0.0 sq.m
AMENITY SPACE (MINIMUM)	1120.0 sq.m	*93.36 sq.m

*DENOTES ZONING VARIANCE REQUIRED



Mack TerraPro Cabover 6x4 MRU613 + Wayne Curbtender 31cu yd
 Overall Length 8.721m
 Overall Width 2.438m
 Overall Body Height 3.195m
 Min Body Ground Clearance 0.400m
 Track Width 2.438m
 Lock to lock time 6.00s
 Kerb to kerb Turning Radius 10.211m

Appendix B

The Corporation of the Township of Southgate
By-law Number 2024-XX

BEING a by-law to amend Zoning By-law No. 19-2002, entitled the "Township of Southgate Zoning By-law";

WHEREAS the Council of the Corporation of the Township of Southgate deems it necessary to pass a by-law to amend Zoning By-law No. 19-2002;

AND WHEREAS pursuant to the provisions of Section 34 of the Planning Act, R.S.O. 1990, as amended, by-laws may be amended by Councils of municipalities;

NOW THEREFORE the Council of the Corporation of the Township of Southgate enacts as follows:

1. Schedule "23" to Zoning By-law No. 19-2002 is hereby amended by changing the zone symbol on the lands described as Part of Lot 50, Block O, Registered Plan 480; Part 3, Plan 16R-11367 and Part 1, Plan 16R-12025, Township of Southgate, County of Grey, as shown on Schedule "A", affixed hereto, from:

Residential Type 3 (R3) to Residential Type 3 Exception XX (R3-XX).

2. **That** Section 33 (Exceptions) to By-law No. 19-2002 is hereby amended by adding the following Subsections:

"33.XXX

R3-XX The lands zoned R3-XX, being Part of Lot 50, Block O, Registered Plan 480; Part 3, Plan 16R-11367 and Part 1, Plan 16R-12025, Township of Southgate, County of Grey, shall be subject to the following zone provisions:

Permitted Use(s):

In addition to the permitted uses for the R3 Zone, Stacked Townhouse Dwellings shall also be permitted. For the purposes of this By-law, Stacked Townhouse Dwellings shall be defined as:

Stacked Townhouse Dwelling means a building containing at least 2 dwelling units with each dwelling unit separated horizontally and/or vertically from another dwelling unit by a common wall and each dwelling unit having a separate entrance.

Maximum Lot Coverage: 54%

Maximum Number of Dwelling Units: 24 Dwelling Units

Minimum Front Yard Setback: 3.4 m

Minimum Side Yard Setback: 2.5 m

Minimum Play Space Area: N/A

Minimum Amenity Area: 93 m²

Notwithstanding Section 5.15, a 1 m planting strip shall be permitted, where required.

All other zoning provisions for the R3 Zone shall apply.

3. **That** Schedule "A" and all other notations thereon are hereby declared to form part of this by-law.

3. **That** this by-law shall come into force and take effect upon being passed by Council subject to any approval necessary pursuant to the Planning Act R.S.O. 1990, as amended.

Read a first, second, and third time and finally passed _____ day of _____, 2024.

Brian Milne – Mayor

Lindsey Green – Clerk

Explanatory Note

This by-law applies only to those lands described as Part of Lot 50, Block O, Registered Plan 480; Part 3, Plan 16R-11367 and Part 1, Plan 16R-12025, Township of Southgate, County of Grey.

The purpose of the zoning by-law amendment is to facilitate the development of a stacked townhouse condominium development.

The effect of the zoning by-law amendment would be to change the zoning symbol on the property from Residential Type 3 (R3) to Residential Type 3 Exception **XX** (R3-**XX**).

The Township of Southgate Official Plan designates the subject lands as Downtown Commercial.