



# Planning and Development

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April 11<sup>th</sup>, 2024

Elisha Milne  
Township of Southgate  
185667 Grey Road 9  
Dundalk, ON  
N0C 1B0

**RE: Zoning By-law Amendment C3-24 Khakh**  
**221 Doyle Street**  
**Rolls: 420711000138101, 420711000138106, 420711000138107**  
**Township of Southgate (geographic Township of Proton)**  
**Owner: Harvir Singh Khakh**  
**Applicant: Punya S Marahatta. RPP**

Dear Ms. Milne,

This correspondence is in response to the above noted application. We have had an opportunity to review the application in relation to the Provincial Policy Statement (PPS) and the County of Grey Official Plan (OP). We offer the following comments.

The purpose of the application is to rezone the subject lands from a Residential 2 and Residential 3-390 Zone to a new Residential 3 zone with an exception to permit eight rental townhouse dwelling units. The proposed rezoning would include a definition of "Dwelling, Back-to-back townhouses" and building regulations to allow up to 44% lot coverage. The Effect of the proposed amendment would be to permit eight back-to-back townhouse dwelling units on-site with four units facing Doyle Street and four units facing Artemesia Street North.

A Planning Justification Report and a Functional Servicing Report have been prepared to support the proposed development. The applicants have also completed the Province's Criteria for Evaluating Archaeological Potential check-list and have concludes that an Archaeological Assessment is not required.

County staff understand that the tenure of the proposed townhouses will be long-term rental units and there is no intention for the units to be subdivided and/or held in condominium ownership. Should the applicant intend to apply for Condominium Exemption in future, County staff would request that this be acknowledged by the

applicant at this time, to ensure that all relevant information is provided to the public through the current circulation and engagement process and to ensure eligibility later.

Schedule A of the County's OP designates the subject lands as 'Primary Settlement Area.' A full range of housing options are permitted within Primary Settlement Areas, subject to the availability of sufficient municipal servicing. The proposed development would constitute an in-fill development within an existing low-density residential area. Section 3.5 (5) of the County's Official Plan stipulates that the Township of Southgate shall achieve a minimum residential density target of (at least) 20 units per net hectare. While the submitted planning justification report has not submitted a density calculation for the proposed development, County staff would suggest that the proposed density well exceeds the minimum density criteria established in the OP. Staff have no concerns in this respect.

Section 4.2 of the County's Official Plan speaks to the need for a range of different housing types to meet the financial and space needs of a wide variety of residents. This includes affordable and market-rate rental units, both of which are highly needed across Grey. The subject development constitutes a form of 'missing middle' housing, which would gently densify an existing built-up area without infringing on farmlands, ecological features, etc. County staff support the intention of the development to offer both 2 and 3-bedroom units, which will likely be appealing to small families. County staff would request that Southgate staff ensure that there is sufficient municipal park space within walking distance to the proposed development, given the lack of outdoor amenity space proposed within the current concept plan.

The Functional Servicing and Stormwater Management Report prepared by Municipal Development & Planning Services Inc. (dated March 20, 2024) suggests that the existing municipal water and sewer infrastructure should be sufficient to accommodate the proposed development. County staff would kindly defer to Southgate Engineering staff for a more detailed technical review of this information. The Stormwater assessment proposes to increase the runoff coefficient on the property from a coefficient of 0.37 to 0.74. Generally, post-development flows shall not exceed pre-development flows. Section 8.9.2 of the County's Official Plan speaks to increasing opportunities to maintain stormwater on site:

*5) The incorporation of stormwater quality best management practices and low impact development (LID) practices or a hybrid of LID and traditional stormwater practices into land use restrictions -and long-term maintenance of development proposals will be encouraged.*

*8) Permeable parking areas will be encouraged where feasible to reduce the amount of stormwater runoff.*

A previous version of the report indicated that the applicants were considering the use of rain gardens to assist with managing stormwater on site. County staff would inquire if rain gardens and/or permeable parking areas may assist with lessening stormwater flows into the Township's storm sewer, and would encourage further discussion in this respect.

County staff acknowledge that the subject lands currently consist of three separately conveyable properties. As the subject zoning application would apply a single zoning provision across all three properties, County staff would recommend that the Township consider the addition of a holding provision, whereby a building permit may only be granted after the subject lands have been formally merged into a singular parcel.

Finally, the subject application has been reviewed by the County's Planning Ecologists, Forest and Trails staff, Transportation Services and Paramedic Services. These departments have indicated no concerns.

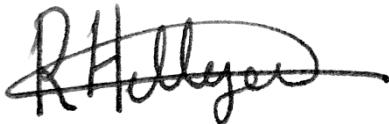
In summary, County staff would suggest that Southgate ensure that:

- The proposal is for rental housing purposes, and the applicant is not intending to seek a Condominium Exemption from the County in the near future;
- There is sufficient public park space within walking distance to the proposed development;
- Low-impact development opportunities are explored with the applicant, to reduce stormwater runoff;
- That a holding provision be added to the subject properties, such that the lands be merged, prior to approval of any forthcoming building permit(s).

The County requests notice of any decision rendered with respect to this file.

If you wish to discuss this matter further, please contact me.

Yours truly,

A handwritten signature in black ink, appearing to read "Becky Hillyer", with a long horizontal flourish extending to the right.

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