

# TOWNSHIP OF SOUTHGATE

## PLANNING JUSTIFICATION REPORT

### APPLICATION FOR CONSENT TO SEVER, ZONING BY-LAW AMENDMENT & RELIEF FROM LAND USE RESTRICTIONS OF THE APPLIED FOR ZONING

#### SUBJECT PROPERTY:

PLAN 480 BLK T LOT 28 (Dundalk), Township of Southgate, County of Grey



OCTOBER 2023

#### Prepared by:



**Address:** 978 First Avenue West Owen  
Sound, ON N4K 4K5

**Tel:** 519-372-9790

**Fax:** 519-372-9953

**Email:** [cuesta@cuestaplanning.com](mailto:cuesta@cuestaplanning.com)

#### Prepared for:

1000124408 ONTARIO INC

Gabriel Leal Rocha

191 Hagan Street West

Dundalk

Southgate

NOC 1B0

File No. 23040

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## 1.0 BACKGROUND AND CONTEXT

### 1.1 Purpose of Report

Cuesta Planning Consultants Inc. (CPC) has been retained by the land owner, 1000124408 ONTARIO INC., to prepare, submit and facilitate the processing of an application for the three (3) consents to sever and an associated zoning by-law amendment. The said application is focussed on the following property:

- ❖ **PLAN 480BLK T LOT 28 (Dundalk), Township of Southgate, Grey County**

The following planning report provides a complete description of the relevant land parcel, the utilisation of the land, as well as surrounding land uses, all as the status quo baseline to the proposal. The report will furthermore seek justification in the relevant policy framework, and will in these terms be evaluated based on the following policies:

- ❖ The Provincial Policy Statement (PPS);
- ❖ The Grey County Official Plan (Recolour Grey);
- ❖ The Township of Southgate Official Plan (TSOP); and
- ❖ The Corporation of the Township of Southgate, By-law Number 19-2002.

This report and related materials are intended to satisfy the requirements of Sections 34 (10.1 & 10.2) of the Planning Act regarding the submission of a complete application.

### 1.2 Background and Description of the Proposal

The relevant property, PLAN 480 BLK T LOT 26, Township of (Southgate), is a through property, bordering on Gold Street towards the west and Hagan Street towards the east. The land owner intends to develop a fourplex on the subject property. Severed Areas 1 and 2 will front on Gold Street and Severed Area 3 and the Retained Area will front on Hagan Street West. In the event that this application should be approved and the proposal is implemented, it is recommended that the client apply for a foundation permit for the 4 units and then have an OLS survey completed once the foundation is in, to determine the internal lot lines.

The intention of the land owner is threefold, namely to:

1. Obtain three (3) consents to **sever**, resulting in the property being divided into 4 individual land units.
2. Obtain approval of a **zoning by-law amendment** (ZBLA), and to

3. Obtain approval for **relief** from the following land use restrictions, specific to Residential Type 3:
  - ✓ The minimum lot area shall be 182 sqm;
  - ✓ The minimum Interior Side yard shall be 0m; and
  - ✓ The minimum Rear Yard shall be 0m.

The following details are applicable to the to-be severed and retained lots:

**A. Severed Area 1 –**

- The lot area will be approximately 182 sqm in area;
- The lot will be located towards the western section of the property;
- It will have a frontage on Gold Street of approximately 7.65 metres;
- This property will require a ZBLA to rezone from Residential Type 2 Zone to Residential Type 3 Zone.
- Relief will be required from the minimum lot area, the minimum interior side yard and minimum rear yard restrictions of Residential Type Zone 3, as described under Section 1.2 (3) of this report.

**B. Severed Area 2 –**

- The lot are will be approximately 182 sqm in area;
- The lot will be located towards the western section of the property;
- It will have a frontage on Gold Street of approximately 7.65 metres;
- This property will require a ZBLA to rezone from Residential Type 2 Zone to Residential Type 3 Zone.
- Relief will be required from the minimum lot area, the minimum interior side yard and minimum rear yard restrictions of Residential Type Zone 3, as described under Section 1.2 (3) of this report.

**C. Severed Area 3 –**

- The lot area will be approximately 182 sqm in area;
- The lot will be located towards the eastern section of the property;
- It will have a frontage on Hagan Street of approximately 7.65 metres;
- This property will require a ZBLA to rezone from Residential Type 2 Zone to Residential Type 3 Zone.

- Relief will be required from the minimum lot area, the minimum interior side yard and minimum rear yard restrictions of Residential Type Zone 3, as described under Section 1.2 (3) of this report.

#### **D. Retained Area –**

- The lot area will be approximately 182 sqm in area;
- The lot will be located towards the eastern section of the property;
- It will have a frontage on Hagan Street of approximately 7.65 metres;
- This property will require a ZBLA to Residential Type 3 Zone.
- Relief will be required from the minimum lot area, the minimum interior side yard and minimum rear yard restrictions of Residential Type Zone 3, as described under Section 1.2 (3) of this report.

The **Site Development Plan** illustrates the proposed severance configuration and is, included in this submission as **Figure 1** on the next page.



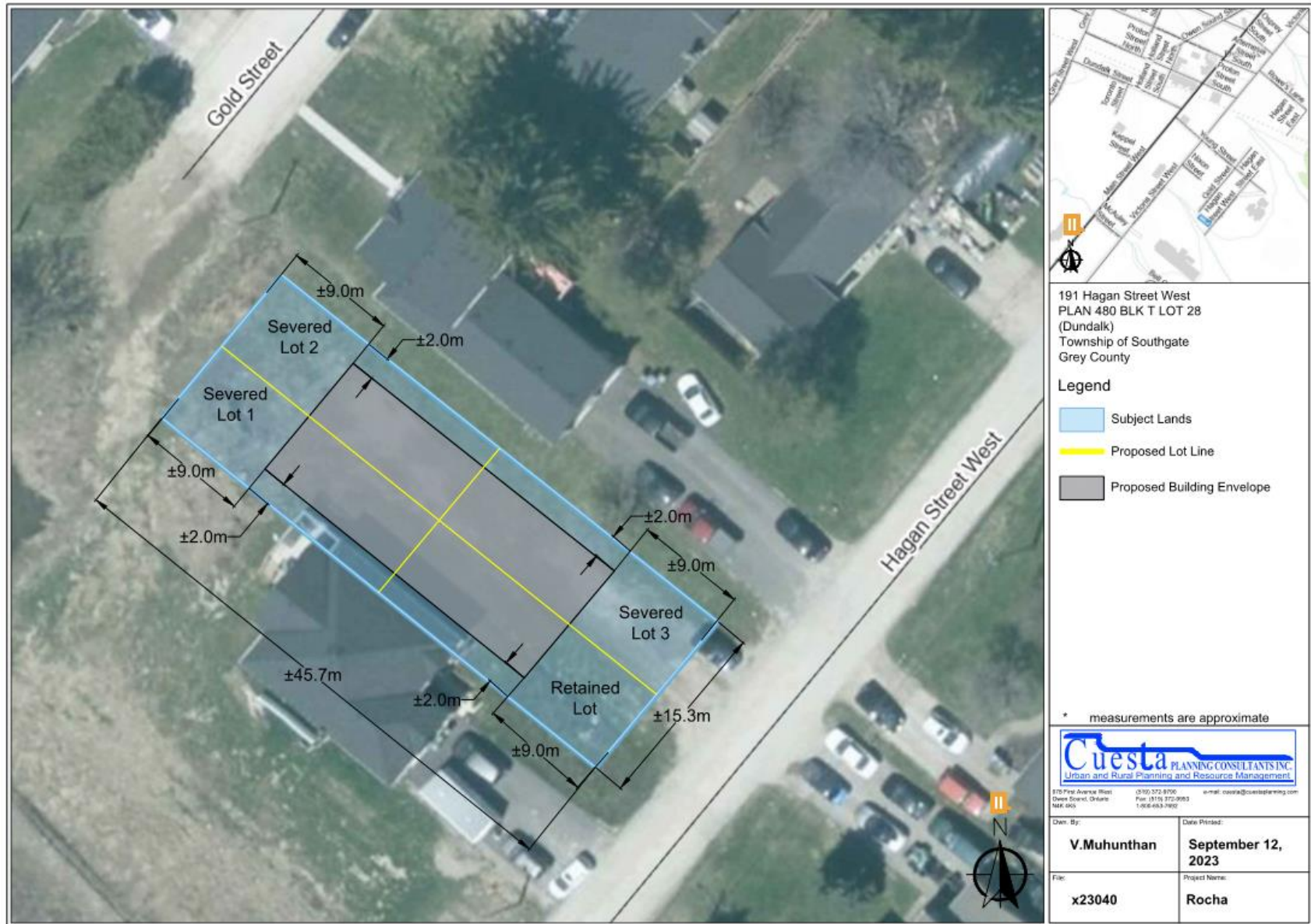


Figure 1: Site Plan – Proposed

### 1.3 Location, Description of Subject Lands and Surrounding Uses

The subject property is described as PLAN 480 BLK T LOT 28 (Dundalk), Township of Southgate and the street address thereof is 191 Hagen Street West, see **Figure 2** for the **Location Map**. The total property area is approximately 0.18 acres (728.43 sqm) and it is located within the southern residential sections of Settlement area of Dundalk. The property is zoned as Residential Type 2 Zone (see **Figure 3** for the **Zoning Map**), but is not formally developed at present, though it is indicated to be on water.

The general land use of the properties directly surrounding the subject property is residential in nature. Further towards the north and west of the property, the residential character persists for some distance. Towards the east there are some residentially developed properties, along with institutional uses (a school) and thereafter a large section of environmentally protected area is found. Towards the south there are only a couple of residences, thereafter a narrow strip of environmentally protected area is found, along with industrial uses further away from the property. See **Figure 4** for the **Land Use Map**.

The Settlement area of Dundalk is furthermore located within the Grand River Conservation Area (GRCA), after further assessment of the conservation areas relevant to the Dundalk area, some wet areas were noted, the subject property is however not located within any of these areas, nor within a distance of 120m thereof. See **Figure 5** for the relevant map in this regard. Our office has reached out to the GRCA and received confirmation from their office (from Chris Lorenz) that they do not deem it necessary to comment on this submission, due to the indications above.

The impact of the proposed severance, zoning by-law amendment and relief is not anticipated to have a detrimental effect on surrounding land uses, seeing as the general character will remain residential in nature.





Figure 2: Location Map



Figure 2:

Figure 3: Land Use Map



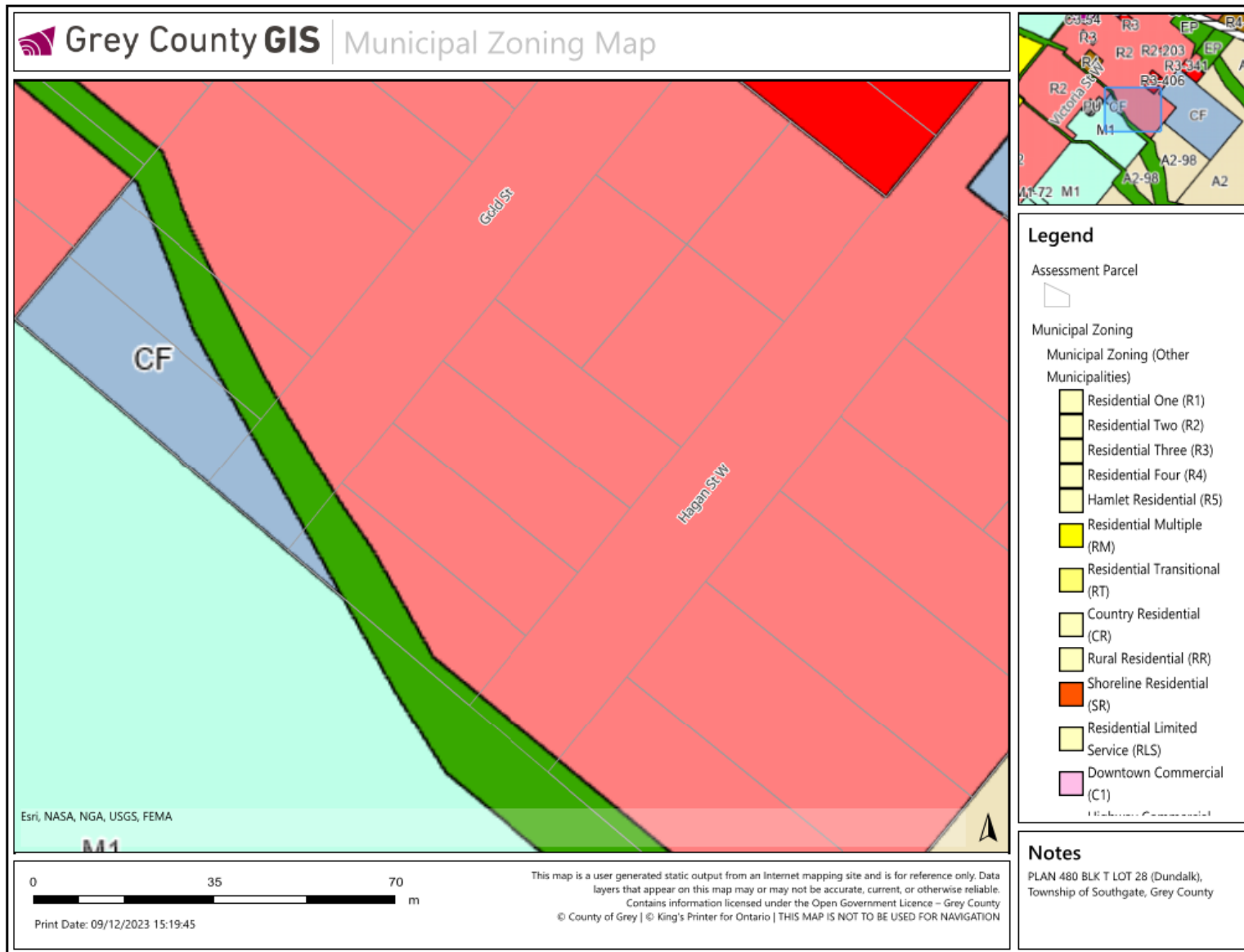


Figure 4: Zoning Map

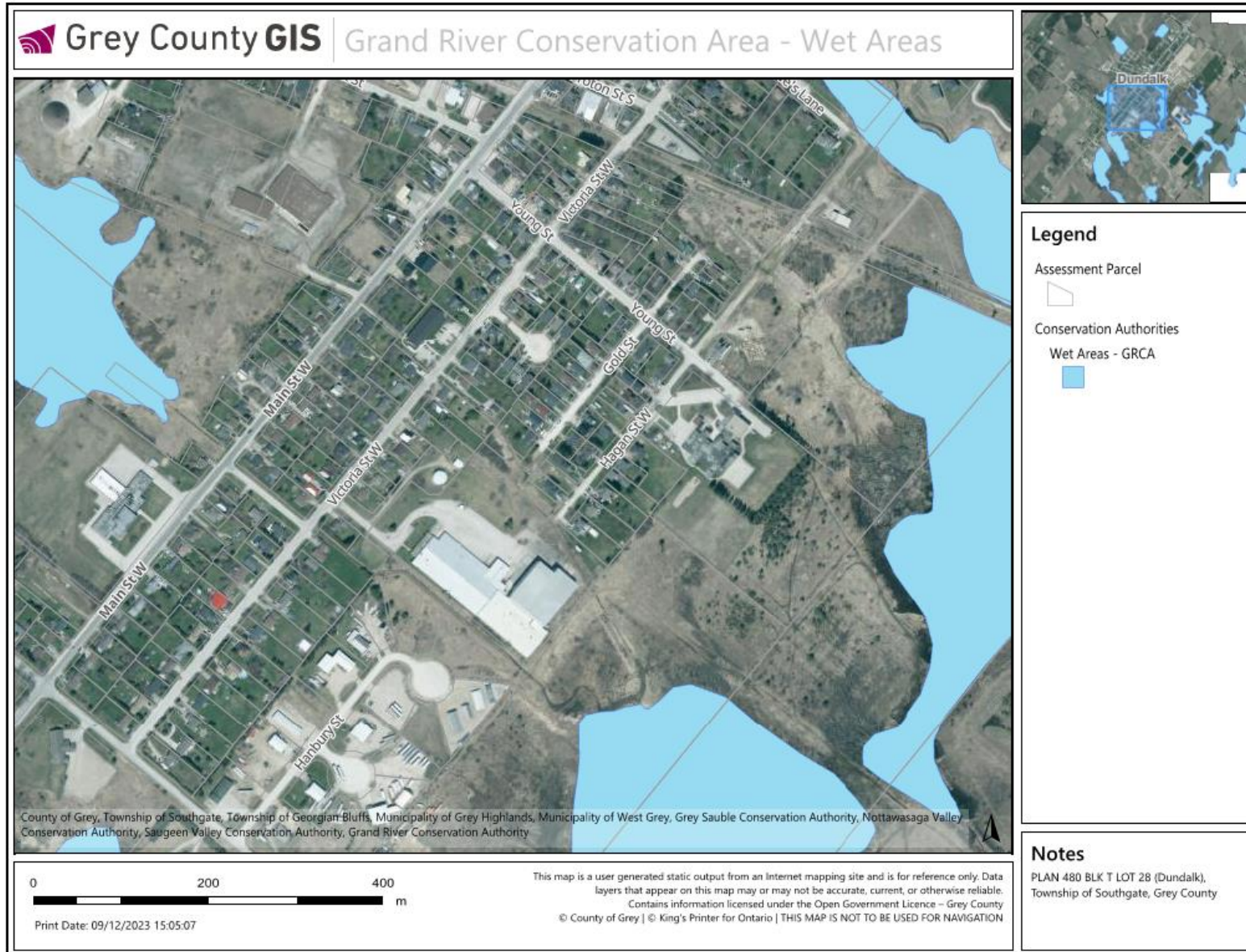


Figure 5: Grand River Conservation Area

## 1.4 Pre-Submission Consultation and Approvals Required

The client contacted our office in relation to this development proposal, at which time a preliminary assessment was completed. This assessment proved that there was merit to the proposal and thereafter the required pre-submission consultation process initiated with Southgate staff.

Municipal Planner, Clinton Stredwick, visited our office on 19 June 2023, at which time the proposed development was discussed. Mr Stredwick identified no concerns with the proposal and subsequently forwarded a recent rezoning example for review and use.

Secondly, our office contacted Jim Ellis from the infrastructure department at the Southgate and obtained preliminary confirmation in relation to the availability of adequate civil services capacity, in order to gain assurance as to the feasibility of implementation of this development proposal. Though will be expenses in terms of extending the nearby service infrastructure, for the development to connect thereto, these expenses will be the responsibility of the developer.

The GRCA was also contacted in order to obtain their fees for review of this application, upon which their (Chris Lorenz) feedback was that, given the location of the property (outside of and further than 120m from the relevant GRCA wet areas in Dundalk), they would not need to review and comment on this application.

The following documentation is provided as part of this complete application submission.

1. Planning Justification Report
2. Site plan/ sketch (*see Figure 1*)
3. Completed application form (*see Appendix A*)
4. Parcel Report (*see Appendix B*)
5. Company documentation & authority to sign (*see Appendix C*)
6. Payment of application fees (*to be provided upon submission*)

Based on the results of the consultation and a brief review of the applicable land use policy, the following approvals are required.

*Table 1: Approvals Required*

Applications	Approval Authority
1. To obtain three (3) <b>consents to sever</b> will be required in order to divide the subject property into four (4) land parcels.	Township of Southgate
2. To obtain approval for a <b>zoning by-law amendment</b> , in order to accommodate rezoning of the four (4) new land parcels, from Residential Type 2 Zone to Residential Type 3 Zone. - <u>Relief</u> will be required from the land use restrictions of Residential Type 3 Zone, specific to the minimum lot area, minimum interior side yard and the minimum read yard.	Township of Southgate



## 2.0 LAND USE POLICY CONSIDERATIONS

As stated under Section 3 of the Planning Act, all decisions by any authority that affects a land use planning matters, shall be consistent with the Provincial Policy Statement (PPS). On May 1, 2020, the Province of Ontario implemented an updated Provincial Policy Statement. Any decisions made, on or after this date, are to be consistent with the 2020 PPS. The following analysis will evaluate the proposal against applicable PPS policy.

In addition to the Provincial Policy Statement (PPS), the Grey County Official Plan (Recolour Grey), Southgate Official Plan (TSOP) and The Corporation of the Township of Southgate, By-law Number 19-2002, provide land use policy applicable to the proposal.

### 2.1 Planning Act R.S.O 1990

As it is referenced in the policies that is to be evaluated, a brief outline of the matters of provincial interest, specific to this submission, is provided. The table below provides a summary in this regard.

*Table 2: Planning Act Evaluation*

<b>POLICY EVALUATION</b>
<p><b>Provincial interest</b></p> <p><b>2. The Minister, the council of a municipality, a local board, a planning board and the Tribunal, in carrying out their responsibilities under this Act, shall have regard to, among other matters, matters of provincial interest such as,</b></p> <ul style="list-style-type: none"> <li><b>(a) the protection of ecological systems, including natural areas, features and functions;</b></li> <li><b>(c) the conservation and management of natural resources and the mineral resource base;</b></li> <li><b>(r) the adequate provision of a full range of housing, including affordable housing;</b></li> </ul>
<p><i>The proposed development of a fourplex on the subject property takes into account the Grand River Conservation Authority regulated areas and do not fall within these areas. The GRCA has provided confirmation that they do not deem it necessary to review and comment on this application, due to the location of the subject property. Furthermore, the proposed development will expand the existing amount and variety of housing available in Dundalk, and will also provide more affordable housing options. This will be done by providing a smaller housing type, of a medium density, which is likely to be more affordable.</i></p>

The proposed development is aligned with the relevant objectives of the Planning Act, as stipulated above and again referenced in the Southgate Official Plan evaluation, in Section 2.4 of this report.

## 2.2 Provincial Policy Statement, 2020

Any land use decision must be assessed against the applicable provisions of the PPS. Although the PPS is to be read in its entirety, the following provisions are the most applicable to the consideration of the proposal. The evaluation of the land use policy is shown in italics.

*Table 3: Provincial Policy Statement Evaluation*

POLICY EVALUATION
<p><b>1. BUILDING STRONG HEALTHY COMMUNITIES</b></p> <p><b>1.1 Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land Use Patterns</b></p> <p><b>1.1.1 Healthy, liveable and safe communities are sustained by:</b></p> <p><b>b) accommodating an appropriate affordable and market-based range and mix of residential types (including single-detached, additional residential units, multi-unit housing, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs;</b></p> <p><b>1.1.3.2 Land use patterns within settlement areas shall be based on densities and a mix of land uses which:</b></p> <p><b>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;</b></p> <p><b>1.1.3.3 Planning authorities shall identify appropriate locations and promote opportunities for transit-supportive development, accommodating a significant supply and range of housing options through intensification and redevelopment where this can be accommodated taking into account existing building stock or areas, including brownfield sites, and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs.</b></p>
<p><i>The proposed development of a fourplex on the subject property will continue to expand on the immediately surrounding residential character. The proposed development will utilise a</i></p>

*vacant, serviced property, within an existing settlement area, for residential development at a higher density (intensification) than that of the surrounding residential character.*

**1.4 Housing**

**1.4.1 To provide for an appropriate range and mix of housing options and densities required to meet projected requirements of current and future residents of the regional market area, planning authorities shall:**

**b) maintain at all times where new development is to occur, land with servicing capacity sufficient to provide at least a three-year supply of residential units available through lands suitably zoned to facilitate residential intensification and redevelopment, and land in draft approved and registered plans.**

**1.4.3 Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected market-based and affordable housing needs of current and future residents of the regional market area by:**

**b) Permitting and facilitating:**

**2. all types of residential intensification, including additional residential units, and redevelopment in accordance with policy 1.1.3.3**

*The proposed development of a fourplex on the subject property is aligned with the objectives above as it will utilise a vacant, serviced property, within an existing settlement area, for residential development at a higher density (intensification) than that of the surrounding residential character. This will provide more variety in terms of housing options in the relevant area and therefor a variety in housing affordability to the community.*

**1.5 Public Spaces, Recreation, Parks, Trails and Open Space**

*d) recognizing provincial parks, conservation reserves, and other protected areas, and minimizing negative impacts on these areas.*

*The settlement of Dundalk is located within the GRCA and upon closer inspection of the marked water areas within Dundalk (see Figure 5) it is clear that the proposed development site does not fall within these areas. The GRCA has provided confirmation that they do not deem it necessary to review and comment on this application, due to the location of the subject property.*

From the evaluation above it is concluded that the proposed development is consistent with the policy of the PPS. The PPS furthermore emphasises the importance of municipal official plans and zoning and development permit by-laws as vehicles for the implementation of the PPS. In the following sections of this report these policies, which are to be based on the PPS, will be evaluated by comparing the intention of this development proposal thereto.

**2.3 County of Grey Official Plan (Recolour Grey), 2019 & Amendment 11, 2022**

Our office is aware of the OPA 11 modifications that have been implemented, none of these modifications however have bearing on the sections that we have identified as having the most relevance to this development proposal, as described in Table 4 below.

The subject property has a designated zoning of Residential Type 2. The property is however not developed in any capacity at present, which is reflected in the land use description enclosed in the Parcel Report (Appendix B). Within the CGOP Dundalk is described as a Primary Settlement Area, which will be explored and evaluated further, in the table below.

*Table 4: Grey County Official Plan Evaluation (Recolour Grey)*

<b>POLICY EVALUATION</b>
<p><b>3. DEVELOP GREY</b></p> <p><b>3.3 Settlement Area Land Use Types</b></p> <p><b>Grey County is comprised of diverse areas, including Agricultural, Special Agricultural, Rural, and several different types of settlement areas. Growth within the County needs to be managed to minimize adverse effects on the natural heritage system, heritage resource features, and agriculture and be phased to coincide with the availability of appropriate types and levels of services. The protection of existing investments in infrastructure by maximizing their use, where possible, is desired. This is why the policies of this Plan position settlement areas as the focus of urban growth and encourage appropriate development in all municipalities. Development that does not negatively impact natural resources and is compatible with surrounding land uses is promoted.</b></p>
<p><i>As previously mentioned, the settlement of Dundalk is located within the watershed and upon closer inspection of the marked water areas within the town (see Figure 5) the GRCA has provided confirmation that they do not deem it necessary to review and comment on this application, due to the location of the subject property. This proposal therefor conforms to the conservation and land use compatibility objectives of the TSOP.</i></p>
<p><b>Policies of this Plan will promote development forms and patterns which minimize land consumption and servicing costs. This will help ensure development is compact in form and promotes the efficient use of land and provision of water, sewer and transportation, and other services. It will be important to encourage the development of mixed-use settlements and to create healthy, sustainable communities.</b></p>



**The vitality of settlement areas is critical to the long-term economic prosperity of our communities. Development pressures and land use change vary across the County. It is in the interest of all communities to use land and resources wisely, to promote efficient development patterns, protect and conserve resources, promote green spaces, ensure the effective use of infrastructure and public service facilities, and minimize unnecessary public expenditures.**

**Primary Settlement Areas – larger settlements with full municipal servicing, and a wide range of uses, services, and amenities which are intended to be the primary target for residential and non-residential growth.**

Primary Settlement Area	Secondary Settlement Area
-------------------------	---------------------------

*The proposed development will be established on a property that is located within a Primary Settlement Area, which is where residential development is supposed to be directed. The proposal represents a more compact and efficient housing form, which will contribute to fulfillment of the above noted policy goals in that, if only in a limited capacity, will lessen the need for township expansion and subsequent infrastructure expansions.*

**3.4 General Policies Affecting Settlement Area and Land Use Types:**

**3.4.1 Intensification:**

**2) In updating the local official plans to conform to this Plan, local municipalities will:**

**b) Develop policies and/or guidelines to ensure that new development does not conflict with the surrounding development;**

**3) Local official plans, secondary plans, plans of subdivision and condominium plans shall ensure a proper and orderly street pattern facilitating safe motor vehicle, bicycle and pedestrian travel, efficient use of services, and a variety of housing and development opportunities within Settlement Area land use types.**

**Consideration should also be given to the orientation of the streets and dwelling units in order to ensure energy efficiency, convenient access to retail facilities, schools, recreational facilities, and services via motor vehicle, bicycle and pedestrian travel. Street design and layout should also promote healthy community design.**

**9) It is the policy of this Plan to accommodate appropriate development in settlement areas in accordance with the servicing policies of this Plan as outlined in Section 8.9.**

*The proposed development of a residential fourplex, in an existing residential neighbourhood of a Primary Settlement Area, is aligned with the objectives above. The fact that a vacant (under-used) parcel will be used for medium density housing aligns with the intensification objectives of the GCOP. The street network and site accessibility are of such a nature that it contributes greatly to the suitability of the site for the intended development.*

From the indications above it has been determined that the proposed development is aligned with the intent of the CGOP, as this development is focussed on an existing, serviced property that is located within a Primary Settlement Area. The development proposal furthermore represents important intensification objectives that will lead to addressing larger provincial and even national level planning issues of housing variety, cost and shortages.

**2.4 Township of Southgate Official Plan (TSOP), 2022**

The Township of Southgate Official Plan indicates the following in relation to residential development, intensification, severances, services and conservation.

*Table 5: The Township of Southgate Official Plan Evaluation (TSOP)*

<b>POLICY EVALUATION</b>
<p><b>SECTION 1: INTRODUCTION</b></p> <p><b>1.6 RELATIONSHIP WITH THE GREY COUNTY OFFICIAL PLAN</b></p> <p><b>Section 27.1 of the Planning Act requires a lower-tier Official Plan to conform to the upper-tier Official Plan. In this regard, the Township Official Plan must conform to the County of Grey Official Plan, which came into effect on June 7, 2019.</b></p> <p><b>In some instances, this Official Plan is more restrictive than the Grey County Official Plan, as specifically intended by Township Council. That notwithstanding, the Township Official Plan is still deemed to conform to the upper-tier Official Plan.</b></p>
<p><i>The proposed development was, upon evaluation by and in the opinion of this office, deemed to be aligned with the policy of the CGOP and is therefore, in light of the TSOP excerpt above, anticipated to also conform to that of the TSOP. The TSOP will however be evaluated in the following (rows) in order to get more clarity of the conformity of this proposal thereto.</i></p>
<p><b>SECTION 3: GROWTH PROJECTIONS</b></p> <p><b>3.2 SETTLEMENT AREAS</b></p>

**3) Dundalk, on the other hand, offers full municipal services and has been experiencing significant growth over the last few years, and this is expected to continue as explained in Section 3.1. The demand for new homes will occur predominantly within this particular urban centre.**

**5) The Township supports the anticipated residential and employment population growth within Dundalk but also encourages new institutional and recreational opportunities in order to create a more complete community.**

*The excerpt above and the anticipated demand for housing and support shown for associated residential growth, provides an important basis upon which the justification of this development proposal rests and draws support from.*

**3.4 HOUSING**

**1) The Township will ensure that a variety of housing types is provided to satisfy the present and future social, health, safety, and well-being requirements of residents.**

**3.4.2 Intensification**

**1) Residential intensification shall be achieved by: developing vacant or underutilized lots within existing developed areas; allowing for a secondary dwelling unit (i.e., apartment) within new dwellings; converting or expanding existing residential buildings to create new residential dwellings; converting or expanding existing industrial, commercial and institutional buildings for residential use; and, redeveloping brownfield sites.**

**2) It is recognized that intensification may require relief from one or more provisions of the Township's Zoning By-law. Such relief shall be granted where Council is satisfied that proper land use planning is occurring.**

*This proposal will, upon implementation, entail the development of a vacant, serviced property, by means of intensifying the existing residential character of the relevant neighbourhood and will thereby contribute to the variety of housing types available in this area. Some relief is required from the zoning related land use restrictions and will be discussed in more detail in Section 2.5 of this submission.*

**3.7 SERVICES**

**3.7.1 Water Supply and Sanitary Sewage Disposal**

**3.7.1.1 Dundalk**

**1) New development within Dundalk shall be serviced with municipal water and sanitary sewers.**

**2) In certain cases, connecting new development to municipal water and sanitary sewers will require extensions and/or improvements to the existing piped systems. In these situations, the extensions and/or improvements will be financed by the developer for works that are not subject to Development Charges.**

**3) The Township shall not approve severance applications nor support a Plan of Subdivision or Condominium proposal unless adequate uncommitted reserve water and sewage treatment capacity is available or planned to accommodate the proposed development. Water and sewage treatment capacity shall be allocated at the Draft Approval stage for**

<p><b>Plans of Subdivision and Condominiums. The availability of uncommitted reserve capacity shall be based on the Ministry of the Environment, Conservation and Parks policies and guidelines.</b></p>
<p><i>Jim Ellis, from Southgate, has confirmed service availability for the purposes of the intended development. In Hagan Street, there are services available directly within the road reserve, next to the property line. In Gold Street however, services do not extend all the way up until next to the property boundary and there will therefore be expenses, for the account of the developer, in relation to extension of services (watermain, stormwater and sanitation) towards the property.</i></p>
<p><b>5.2 DUNDALK</b></p> <p><b>The land use designations for lands within Dundalk are provided on Schedule A Map 2 of this Official Plan.</b></p> <p><b>5.2.1 Neighbourhood Area Designation</b></p> <p><b>5.2.1.1 Permitted Uses</b></p> <p>1) Permitted uses in the Neighbourhood Area designation shall be predominantly residential dwelling units. The types of dwelling units permitted shall be: low density housing such as detached dwellings, semi- detached dwellings and duplexes; medium density housing such as triplexes, quadraplexes and townhouses; and, high density housing such as apartments. An additional residential unit (apartment) within a principal dwelling shall also be permitted.</p> <p><b>5.2.1.2 Development Policies</b></p> <p>1) New residential development shall occur by intensification, infilling and development of vacant greenfield areas.</p> <p>2) Residential development through intensification is strongly encouraged in order to increase the amount of residential accommodation and to utilize land and municipal infrastructure in an efficient manner. Residential intensification may occur through, among other means: the development of vacant or underutilized lots within previously developed areas: infilling; the conversion or expansion of existing residential buildings to create new residential units or accommodation, including accessory apartments, additional residential units and rooming houses; and, redevelopment, including the redevelopment of brownfield sites.</p> <p><i>The proposed development is strongly justified in the above requirements as intensification will be utilised as a means to establish a quadraplex (referred to in the CGOP and SGBL by-law as fourplex).</i></p>
<p><b>7. IMPLEMENTATION</b></p> <p><b>7.2 LAND DIVISION</b></p> <p><b>7.2.1 Plans of Subdivision and Severances</b></p> <p>1) All land division shall occur via Plan of Subdivision or, where deemed appropriate by the Township, through the severance (consent) process.</p> <p>2) The division of land may be permitted where:</p> <p>a) The proposed land division complies with the policies pertaining to the subject property’s land use designation and all other relevant policies of this Official Plan.</p>



<p><b>Consideration of an Official Plan Amendment may be given as required to facilitate the lot creation, where such an Amendment represents appropriate land use planning.</b></p> <p><b>b) The proposed land division complies with the applicable provisions of the Comprehensive Zoning By-law. Consideration of a Zoning By-law Amendment or Minor Variance may be given as required to facilitate the lot creation, where such an Amendment or Minor Variance represents appropriate land use planning.</b></p> <p><b>c) The proposed land division results in lots having frontage on a public road that is, or will be, opened and maintained year-round and is of a standard of construction acceptable to the Township, County or Province, where applicable.</b></p> <p><b>d) Safe and suitable vehicular access is available which meets Municipal, County or Provincial transportation objectives, standards and policies for safety and access. Access may also be restricted and/or prohibited along the Provincial Highway or County Roads if required to ensure safe traffic movement.</b></p> <p><b>e) It has been established that the site’s size, configuration and soil/drainage conditions are suitable for all parcels involved to permit the proper location of a building, driveway and other associated features.</b></p> <p><b>f) The division of land represents orderly and efficient use of land, and its approval would not hinder future development of the retained lands.</b></p> <p><b>3) The Township, in conjunction with the County of Grey, shall determine through pre-submission discussions with the developer whether a land division proposal shall proceed via Plan of Subdivision or through the severance process.</b></p>
<p><i>The proposed development was consulted upon with former planner, Clinton Stredwick, in June 2023, as indicated earlier in this report. The application alignment with the relevant policies and official plans were deemed to be in place and all general requirements for severance, as listed above, are met.</i></p>

From the above evaluation it is clear that the application is on par with the planning of the TSOP, in terms of its provisions for residential intensification and associated relief, as well as the requirements for severances.

## 2.5 The Corporation of the Township of Southgate, By-law Number 19-2002

The zoning designation of the proposed development site, per The Corporation of the Township of Southgate, By-law Number, 19-2002, is Residential Type 2 Zone. The proposed zoning is Residential Type 3 Zone. The following table provides a breakdown of the land use restrictions of Residential Type 3 Zone and an evaluation thereof, based on the proposed development.

*Table 6: Evaluation of the Restrictions in Residential Zones (R1, R2, R3, R4 & R5)*

<b>BY-LAW EVALUATION</b>	
<b>5.7 PARKING REGULATIONS</b>	
<b>a) <u>Parking Space Requirement</u></b>	<p>For every building or structure to be erected or enlarged in any Zone, off-street parking shall be provided and maintained in accordance with the following provisions:</p> <p>❖ <b>Fourplex:</b></p> <ul style="list-style-type: none"> <li>○ 1.25 per dwelling unit plus 1 visitor parking space per 2 dwelling units or part thereof.</li> </ul>
<b>b) <u>Parking Space Dimension</u></b>	<p>For the purpose of this Subsection, a parking space shall have a minimum length of 5.75 metres and minimum width of 2.75 metres measured at right angles to the length.</p>
<b>i) <u>Access</u></b>	<ul style="list-style-type: none"> <li>i. Access to the required parking spaces and parking areas shall be provided by means of unobstructed driveways or passageways at least 3 metres, but not more than 9 metres in width;</li> <li>ii. The aisles between parking spaces within a parking area shall have a minimum width of 6 metres;</li> <li>iii. The maximum width of any combined ingress and egress driveway, measured along the street line, shall be 9 metres;</li> <li>iv. The minimum distance between 2 separate driveways on one lot, measured along the street line shall be 9 metres;</li> <li>v. The minimum distance between a driveway and an intersection of street lines, measured along the street line intersected by such driveway, shall be 9 metres for all Residential uses in the R1 and R2 Zones and shall be 15 metres for all other uses in any zone.</li> <li>vi. The minimum angle of intersection between a driveway and a street line shall be 60 degrees</li> <li>vii. Every lot shall be limited to the following number of driveways: <ul style="list-style-type: none"> <li>a. two driveways, with a combined width not exceeding 30% of the lot frontage, for the first 30 metres of the lot frontage or portion thereof; and;</li> <li>b. one additional driveway for each additional 30 metres of lot frontage.</li> </ul> </li> </ul> <p>No driveway shall be established closer than 1 metre to a side lot line, provided this shall not apply to prevent the establishment of abutting driveways along a common lot line if their combined width does not exceed 9 metres.</p>

**5.16 Setback Requirement**

**(b) Through Lots**

Where a lot which is not a corner lot has frontage on more than one street, the setback requirements contained herein shall apply on each street in accordance with the provisions of the Zone or Zones in which such lot is located.

**Section 10: Residential Type 3 Zone (R3)**

**10.1 Permitted Uses**

- d) A fourplex dwelling

**10.2 Regulations for Uses Permitted in Subsection 10.1 (a), (b), (c), (d) and (e)**

All development must be on municipal water and sewer services.

**10.6 Regulations for Uses Permitted in Subsection 10.1 (d)**

- a) Minimum Lot Frontage 28.5 m. (94 ft.)
- b) **Minimum Lot Area 910 m2 (9795 ft2)**
- c) Maximum Lot Coverage 35%
- d) Minimum Front Yard 9.0 m. (30 ft.)
- e) **Minimum Interior Side Yard 3.0 m. (10 ft.)**
- f) Minimum Exterior Side Yard 6.0 m. (20 ft.)
- g) **Minimum Rear Yard 9.0 m. (30 ft.)**
- h) Minimum Gross Floor Area 79 m2 (850 ft2)
- i) Maximum Height 2 ½ storeys

**Off Street Parking See Subsection 5.7**

*Relief will be required from the restrictions as enumerated in Sections 10.6 (b), (e) and (g), as marked in red above. All other restrictions will be adhered to. Note that the TSOP makes specific provision for relief in instances such as these, in Section 3.4.2 2).*

Relief, as a manner in which to accommodate intensification is supported in the CGOP, on which the above TSOP was based. The above need for relief was discussed with the municipal planner (previous) and was found to be possible for consideration, by means of application.

### 3.0 SUMMARY AND CONCLUSIONS

Overall, the proposal for severance, zoning by-law amendment and relief required in support thereto, is supported by the Provincial Policy Statement and is in conformity with the County and Township Official Plans. The requested approvals are as follow:

- 1) **Consent to Sever** 3 parcels of the subject property, in order to create four (4) separate land units.
- 2) **Zoning by-law amendment** to obtain the land use rights related to Residential Type 3 Zone; and **relief** from certain land use restrictions of Residential Type 3 Zone, which will assist in obtaining the permits for this development proposal.

In consideration of the forgoing analysis, the following can be concluded:

- a. The proposal is consistent with the Provincial Policy Statement as it speaks to outlined objectives related to the provision of housing, intensification and conservation requirements as enclosed in the PPS.
- b. The proposal also meets the intent of the Grey County Official Plan and Southgate Official Plan, per the provisions made for intensification, housing provision, conservation and rendering of infrastructure services.
- c. An amendment to The Corporation of the Township of Southgate, By-law Number 19-2002, is required, by means of relief, in order to allow for this development proposal to be implemented in the proposed format, as it presently exceeds certain restrictions related to land use in the Residential Type 3 Zone designation.
- d. The proposal reflects appropriate settlement planning for the neighbourhood area in which it is situated, as well as the Township and County.

Respectfully submitted,



Prepared by Jani Bruwer  
B.A.Sc., Junior Planner



Approved by Genevieve Scott  
Hons. B.A., Senior Associate



## APPENDIX A: Completed Application form

## APPENDIX B: Parcel Report

## APPENDIX C: Company documentation & authority to sign