

TOWNSHIP OF SOUTHGATE
Planning Justification Report

Project: Surplus Cemetery Lands proposed to be included
to the Settlement area of Dundalk

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Prepared By



PIONEER PLANNING SOLUTIONS

2707th Ave. East

Owen Sound, ON N4K 2W9

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1.0 Subject Lands

The subject lands are described as Con 3 SWTSR Pt Lots 229 and 230; RP 17R1638 Pt 2 and RP 16R8057 Pt 1, geographic Township of Proton (figure 1). The subject lands are further described as 180199 Grey Road 9 and comprise 5.6 hectares (13.84 acres). A portion of the subject lands are currently used as a cemetery. (Figure 1)

1.1 Surrounding land Uses

To the north is a large parcel currently used for agriculture but a proposed concept plan has been brought to the Township where the lands would be developed as a plan of subdivision. The lands immediately to the east are large estate residential lots which have been proposed to be included as part of the subdivision. The lots to the west of the subject lands are also large estate residential lots.

Across Grey County Road 9 there is a place of worship and multiple large developed estate residential lots ranging in size from 1 acre to 10 acres.

2.0 Background

The Township is experiencing rapid growth within the Township and particularly within the settlement area of Dundalk. As a result of the growth and to accommodate future growth the Township's space needs have increased. The Township will need to expand its municipal services footprint to meet future growth demands. These space needs include expansions to services such as the Fire Department, Administration, Recreation facilities and Public Works.

A review of available lands within Southgate determined that there was not a Township owned parcel large enough and in the right location to accommodate new facilities. A review by public works of its facilities determined that the additional cemetery lands acquired in the early 2000's, adjacent to Dundalk would not be required over the short or medium terms. The rationale for this conclusion is the change in the burial market and how people are now buried. The use of the columbarium has become much more popular and is more cost effective for residents. As a result, the columbarium, which uses significantly less space, is becoming the main means for burials. Based on this, it was determined the additional lands could be traded or swapped with the nearby land owner to obtain lands with frontage on County Road 9. See figure 2.

These lands will form the foundation for meeting municipal space requirements for services and facilities within Southgate.

3.0 Proposal

The proposal is to redesignate a portion of the subject lands to be included within the settlement area of Dundalk and sever approximately 2.29 ha (5.67 acres) off of the back of the lands to be merged with the lands to the north in exchange for lands elsewhere with frontage on Grey Road 9. This land swop is accommodate current and future growth and foster the Township's desire to amalgamate lands to assemble a large enough parcel to accommodate new municipal buildings and uses. These buildings may include facilities such as an expanded accessible municipal administration office, a new public works building, new fire department buildings and or new recreation facilities. (See Figures 2 & 3)

3.1 Approvals Required

To enable the proposal to proceed, the following approvals will be required:

1. County of Grey Official Plan Amendment
The County amendment will redesignate the lands from rural to primary settlement area.
2. Township of Southgate Official Plan Amendment
The Local Official Plan Amendment will redesignate the lands from rural to Neighbourhood area and include them within the settlement area of Dundalk.
3. Township of Southgate Zoning By-law Amendment
The Zoning Amendment will zone the 2.29ha parcel (the severed lands) to match the current Ministers Zoning Order, that is adjacent to the site as it is proposed to be sold and merged with the adjacent lot which has the MZO on it.
4. Transfer the surveyed parcel into new ownership to create the new lot.

This step actually creates the new lot as the Township is exempt from the consent process under the planning act.

4.0 Policy Review

All planning decisions in Ontario should be consistent with the Provincial Policy Statement as well as the intent of the Official Plan of the upper and lower tier municipalities. The following section will review the relevant policies of the various policy documents to assess the proposals consistency with the relevant planning policies.

4.1 Provincial Policy Statement 2020

The Provincial Policy Statement (PPS) is issued under section 3 of the Planning Act RSO 1990 and is intended to provide direction on matters of Provincial Interest. The entire PPS has been reviewed however only the most relevant policies will be discussed below.

1.1 Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land Use Patterns

1.1.1 Healthy, liveable and safe communities are sustained by:

a) promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;

Comment: Allowing the proposal to proceed will allow for efficient street and lot patterns to be accommodated on the abutting parcel to the north. It will also allow for the efficient placement of municipal services that front on to a major east west road allowing for more efficient service delivery and access. As an example, the placement of a new fire hall or public works depot along County Road 9, would allow for faster response times during emergency events as they would be located directly on the major east west road.

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;

Comment: The proposal will foster the creation of recreational park and open space to be created elsewhere and connected with other municipal buildings creating a community hub where municipal services can be delivered and still allow for citizens to recreate in the same space.

c) avoiding development and land use patterns which may cause environmental or public health and safety concerns;

Comment: The proposal seeks to avoid land use patterns that could cause public safety concerns by enlarging the adjacent parcel so as not to create a "pinch point" where development and road patterns are constrained. The notch created in the parcel to the north when the additional lands were acquired by the Township significantly limits the development potential of that portion of the lot.

d) avoiding development and land use patterns that would prevent the efficient expansion of settlement areas in those areas which are adjacent or close to settlement areas;

Comment: The decision to purchase a portion of the land from the farm to add to the cemetery lands was a poor one from the perspective of efficient development of the farm parcel. At the time the Township was concerned with cemetery space, however that has become less of an issue as practices and trends have changed for burials. The growth along the west side of Dundalk has largely been fragmented and the proposal would begin to correct that by returning the vacant portion back to the farm parcel to the north.

g)ensuring that necessary infrastructure and public service facilities are or will be available to meet current and projected needs.

Comment: The proposal will enable the Township to address this policy by making municipal services available to meet the increasing demand as a result of growth. This will be accomplished in enlarging and locating municipal service buildings in a singular location as a result of the land swop following the addition of the lands to the settlement area.

1.1.2 Sufficient land shall be made available to accommodate an appropriate range and mix of land uses to meet projected needs for a time horizon of up to 25 years, informed by provincial guidelines. However, where an alternate time period has been established for specific areas of the Province as a result of a provincial planning exercise or a provincial plan, that time frame may be used for municipalities within the area.

Within settlement areas, sufficient land shall be made available through intensification and redevelopment and, if necessary, designated growth areas.

Nothing in policy 1.1.2 limits the planning for infrastructure, public service facilities and employment areas beyond a 25-year time horizon.

Comment: Currently, there is insufficient land available in large enough parcel sizes, in the correct loctions to accommodate the placement of public facilities to service the projected growth within the Township. The intent of the proposal is to plan for and provide public service facilities that will meet the needs of the growing population of Southgate and Dundalk specifically. The land swop will facilitate the development of these needed facilities in a suitable location. Bringing the small portion of land within the settlement area will help to make the transfer of land equal in that the land will have development potential once it is within the settlement area boundary. It will also assist with a more orderly development of the adjacent farm parcel.

1.1.3 Settlement Areas

Settlement areas are urban areas and rural settlement areas, and include cities, towns, villages and hamlets. Ontario's settlement areas vary significantly in terms of size, density, population, economic activity, diversity and intensity of land uses, service levels, and types of infrastructure available.

The vitality and regeneration of settlement areas is critical to the long-term economic prosperity of our communities. Development pressures and land use change will vary across

Ontario. It is in the interest of all communities to use land and resources wisely, to promote efficient development patterns, protect resources, promote green spaces, ensure effective use of infrastructure and public service facilities and minimize unnecessary public expenditures.

1.1.3.1 Settlement areas shall be the focus of growth and development.

Comment: The Township has witnessed this focused growth first hand, where much of the development has been within the settlement area of Dundalk. It is important now to be able to plan for infrastructure and services that are also within the settlement area to avoid inefficient development patterns.

1.1.3.2 Land use patterns within settlement areas shall be based on densities and a mix of land uses which:

a) efficiently use land and resources;

b) are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion;

Comment: The inclusion of this small portion of a parcel within the settlement area will use the land more efficiently by facilitating important services to be located within the settlement area of Dundalk on full services. The inclusion of the lands will directly allow for a more efficient street pattern to be laid out on the adjacent property by removing the "pinch point" in the lot allowing development on both sides of a road. This minor expansion of the settlement area boundary 0.87ha is very economical as it will not necessitate any additional expansion of services beyond what is already planned or contemplated for the area. It also will not require additional taxpayer dollars to acquire the lands.

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.

The proposal will aid in the Townships ability to accommodate projected needs by enabling the Township to develop public service facilities for future growth needs.

1.1.3.8 *A planning authority may identify a settlement area or allow the expansion of a settlement area boundary only at the time of a comprehensive review and only where it has been demonstrated that:*

a) sufficient opportunities to accommodate growth and to satisfy market demand are not available through intensification, redevelopment and designated growth areas to accommodate the projected needs over the identified planning horizon;

b) the infrastructure and public service facilities which are planned or available are suitable for the development over the long term, are financially viable over their life cycle, and protect public health and safety and the natural environment;

c) in prime agricultural areas:

1. the lands do not comprise specialty crop areas;

2. alternative locations have been evaluated, and

i. there are no reasonable alternatives which avoid prime agricultural areas; and

ii. there are no reasonable alternatives on lower priority agricultural lands in prime agricultural areas;

d) the new or expanding settlement area is in compliance with the minimum distance separation formulae; and

e) impacts from new or expanding settlement areas on agricultural operations which are adjacent or close to the settlement area are mitigated to the extent feasible.

Comment: The proposal will accommodate growth pressures that have increased space and other municipal service needs in Dundalk. The proposed Settlement Area boundary expansion and subsequent land swap will facilitate the planned expansion of public services within Dundalk.

The lands are rural and do not comprise Prime Agricultural or Specialty Crop lands. There are no MDS concerns as a result of the minor expansion to the settlement area and there are no agricultural operations within 1km of the proposed expansion.

In undertaking a comprehensive review, the level of detail of the assessment should correspond with the complexity and scale of the settlement boundary expansion or development proposal.

Comment: The scale of this proposal is very minor and for this reason in consultation with the County of Grey Planning Staff, it was determined a full comprehensive review is not required. A detailed planning report is necessary, however, to justify the requested change. It is not good planning to have the settlement area boundary lines go through the middle of a parcel. The area to be included within the settlement area 0.87ha represents one third of proposed lands to be merged because the lands are already designated within the settlement area.(see figure 3)

1.1.3.9 Notwithstanding policy 1.1.3.8, municipalities may permit adjustments of settlement area boundaries outside a comprehensive review provided:

a) there would be no net increase in land within the settlement areas;

b) the adjustment would support the municipality's ability to meet intensification and redevelopment targets established by the municipality;

c) prime agricultural areas are addressed in accordance with 1.1.3.8 (c), (d) and (e); and

d) the settlement area to which lands would be added is appropriately serviced and there is sufficient reserve infrastructure capacity to service the lands.

Comment: This policy does permit minor adjustments of settlement areas and the proposal would meet these requirements with the exception of a

very small increase of 0.87ha as a result of the boundary being two thirds of the way through the parcel to begin with.

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:

a) maintain at all times the ability to accommodate residential growth for a minimum of 15 years through residential intensification and redevelopment and, if necessary, lands which are designated and available for residential development; and

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.

Comment: while not the primary goal of the township, the proposal will assist with the development of homes on the abutting parcel of land to the north once the lands have been merged with the farm parcel. As stated previously the main goal of this proposal is to add the lands to the settlement area so that a land swop can be initiated to build facilities on with access to County Road 9.

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

1.5.1 Healthy, active communities should be promoted by:

a) planning public streets, spaces and facilities to be safe, meet the needs of pedestrians, foster social interaction and facilitate active transportation and community connectivity;

b) planning and providing for a full range and equitable distribution of publicly-accessible built and natural settings for recreation, including facilities, parklands, public spaces, open space areas, trails and linkages, and, where practical, water-based resources;

Comment: The proposal will facilitate public and recreational space if it is approved by allowing the land exchange to proceed with the neighbouring land owner. It is the Township's intention to include recreational space along with municipal service buildings should the proposal proceed. If the land exchange does not proceed the inclusion of the lands within the settlement area would not offend this policy.

1.6 Infrastructure and Public Service Facilities

1.6.1 Infrastructure and public service facilities shall be provided in an efficient manner that prepares for the impacts of a changing climate while accommodating projected needs.

Planning for infrastructure and public service facilities shall be coordinated and integrated with land use planning and growth management so that they are:

a) financially viable over their life cycle, which may be demonstrated through asset management planning; and

b) available to meet current and projected needs.

Comment: All development within the settlement area of Dundalk is to be on full municipal services. Once the lands are inside the settlement area boundary of Dundalk, all development is required to be on full services.

1.6.4 Infrastructure and public service facilities should be strategically located to support the effective and efficient delivery of emergency management services, and to ensure the protection of public health and safety in accordance with the policies in Section 3.0: Protecting Public Health and Safety.

Comment: If the proposal proceeds and the land exchange is completed it will allow the Township to build public service facilities along a major east west road allowing for better access and response for public health and safety. Should the land exchange not progress the inclusion of the lands within the settlement area would still allow for the lands to continue to be used as cemetery.

1.6.5 Public service facilities should be co-located in community hubs, where appropriate, to promote cost-effectiveness and facilitate service integration, access to transit and active transportation.

Comment: It is the intent that more than one type of public service will be located on the exchanged lands to create a small community hub.

1.6.6 Sewage, Water and Stormwater

1.6.6.1 Planning for sewage and water services shall:

a) accommodate forecasted growth in a manner that promotes the efficient use and optimization of existing:

Comment: All development within the settlement area of Dundalk will be on full municipal services.

2.1 Natural Heritage

Comment: Natural Heritage features will be examined in more detail at the development stage however there does not appear to be any significant natural heritage features noted for the site.

2.6 Cultural Heritage and Archaeology

Comment: At this stage of the development consideration is placing the lands within the settlement boundary. An Archaeology study would be required prior to development proceeding. The lands currently permit burials however the Township has not interred anyone on these lands since they were acquired. The lands to be added to the settlement area were purchased in the early 2000's and the Township has not had need to utilize this area for burials. This area is not a concern for burials outside the fence line. An Archaeology study may have been done when the lands were acquired however Township staff were unable to locate one. If one has not been done, one may be done prior to any redevelopment of the site.

3.1 Natural Hazards

Comment: The minor drainage course in the Northwest of the site is recognized in the County and Local Official Plan and current Zoning By-law but the adjacent MZO lands do not recognize it. It is suggested that with the inclusion of the lands with the parcel to the north it will allow for better more

comprehensive stormwater management for the entire area. This would be completed for the site before any development was to occur.

Based on the comments above it is clear that the proposal is generally consistent with the Provincial Policy Statement.

4.2 County of Grey Official Plan

In reviewing the designations on the subject lands it is noted that there is a split designation on the property. Two thirds of the property, 1.42ha (3.52acres), is already designated as primary settlement area within the County Official Plan. The remaining one third, 0.87 (2.15acres), is designated as Rural and Hazard lands. See Figure 2. The small portion of Hazard area noted in the northwestern corner of the lot is proposed to be designated as neighbourhood area and addressed through a stormwater management plan when the lands are developed. It will remain unchanged until that time.

3.3 Settlement Area Land Use Types

The majority of growth will be directed to settlement areas. Development within settlement areas will occur on full municipal services, where available. For the purposes of this Plan, the County Plan establishes five main land use types for areas of concentrated development:

1) 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.

Comment: The proposal seeks to continue to have all development and growth within the settlement area.

3.4 General Policies Affecting Settlement Area Land Use Types

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.

Comment: The proposed amendment will facilitate proper and orderly street pattern development on the adjacent farm parcel by enlarging the parcel to allow for a more efficient street pattern.

8) Urban development land use patterns will not be permitted in areas adjacent to a Settlement Area land use type without the expansion of a settlement area boundary. Expansion of a settlement area on partial services and private services will be discouraged.

Comment: This policy is the primary reason a County Official Plan Amendment is required. If the parcel was exchanged Lot 1 for Lot 2 as shown on Figure 2, it would not be able to be developed based on this policy. The amendment is required to allow for the lands to be included within the settlement area.

10) Growth should be compatible with historic features or areas, archaeological sites, and properties with potential or identified as having significant cultural heritage value or interest, cultural heritage landscapes, or areas of archaeological potential by ensuring adverse impacts to heritage resources are mitigated through conservation or preservation in advance of development.

Comment: Prior to development on the site or the adjacent site an archeological investigation will be required to be conducted if one has not been conducted previously.

11) Where growth is proposed in the vicinity of licensed Mineral Resource Extraction Areas, where appropriate, methods of minimizing land use conflicts should be applied.

Comment: There are no aggregates in this part of the Township that are mapped or identified.

12) New non-farm sized lot creation within 500 metres of a Primary Settlement Area boundary will not be permitted. Minimum farm lot sizes are included in Section 5 and defined in section 9.18 of this Plan.

Comment: Lot 1 of the proposed land exchange is outside of the settlement area and could be considered a new lot as it would not be developable if it remains outside of the settlement area boundary. The proposed lot 1 should be entirely within the settlement area if it is going to be merged with the farm parcel to the north. This policy is a primary reason for the lands to be designated within the settlement area. (see figures 2 and 3)

18) In areas where the establishment, operation, or maintenance of a septic system would be a significant drinking water threat (see Section 8.11 and Appendix A), new lots created either through severance or subdivision under the Planning Act shall only be permitted where the lots will be serviced by municipal services.

Comment: All new development within the settlement area of Dundalk would be on full services.

20) To accommodate growth within settlement areas, intensification (Section 3.4.1) should be considered prior to considering comprehensive reviews (Section 3.4.2) and municipal boundary restructuring (Section 3.4.3).

The proposed amendment will allow for the farm lot to be more uniform in size allowing for a higher concentration of development. The proposed land exchange will also allow for a greater density of Municipal services to be located together to create a small community hub.

21) Where new residential development is occurring on larger landholdings, it must be demonstrated that short-term development projects do not unduly prejudice the efficient use of the lands for future development purposes. Lot creation occurring on larger landholdings may require the completion of concept plans to demonstrate the efficient development of the remainder of the lands.

Comment: The proposal will rectify a previous decision which did prejudice the efficient use of the farm parcel for future development.

3.4.2 Settlement Area Expansions (Comprehensive Reviews):

Comment: Prior to preparing a submission for consideration the Township discussed the proposal with County Staff and it was indicated that the proposal was considered minor enough not to warrant a full comprehensive Review. A Planning Justification Report was requested however to explain the proposal and benefits of the proposed minor boundary expansion.

1) The County may identify a settlement area or allow the expansion of a settlement area designation only at the time of a comprehensive review or an updated comprehensive review and only where it has been demonstrated that:

a) It is based on a review of population and growth projections and which reflect projections and allocations by the County; and considers alternative directions for growth; and determines how best to accommodate this growth while protecting provincial, County, and local interests;

b) Sufficient opportunities for growth are not available through intensification, redevelopment and designated growth areas to accommodate projected needs over the identified planning horizon;

c) The infrastructure and public service facilities which are planned or available are suitable for the development over the long term, are financially viable over their life cycle, which may be demonstrated through asset management planning; and protect public health and safety and the natural environment;

d) Expansion will be considered primarily in the Rural land use type; and where it can be demonstrated that no alternative exists, expansion into other land use types may be permitted. No expansion will be permitted into Special Agricultural land use type areas. In the case of Agricultural land use type areas, it must be demonstrated that there are no reasonable alternatives which would avoid prime agricultural areas, and no alternatives exist on lower priority agricultural lands;

e) The area of the proposed development can be adequately serviced;

f) Impacts on agricultural operations adjacent or close to settlement area expansions are mitigated to the extent feasible and expansion of the new or expanding settlement area is in compliance with the provincial minimum distance separation formulae;

g) Impacts on licensed aggregate operations, and Aggregate Resource Areas are mitigated to the extent feasible;

h) Growth can be accommodated without unacceptable impacts on the natural environment as defined in Section 7 of this Plan, surrounding land uses, and within the constraints imposed by servicing;

i) Cross jurisdictional issues are considered, where cross jurisdictional is interpreted to mean neighbouring municipalities both within Grey County, as well as neighbouring counties; and

j) Sufficient water quality, quantity and assimilative capacity of receiving surface watercourse / water body and/or aquifer are available to accommodate the proposed development.

Comment: The above policies were addressed in the Provincial Policy Section of this report and it was determined that the proposal is consistent with the policies of the PPS. As discussed previously, the proposal is minor in nature as the required amount of land to be included is 0.87ha. This represents approximately 1 third of lot 1 on Figure 2. Therefore, a Comprehensive review was not undertaken.

2) Where settlement area designation expansions are needed to meet projected development needs as outlined above, the decision on direction or location of settlement area expansions must be based on:

a) An analysis of servicing and transportation facilities, ensuring the efficient use and expansion of servicing infrastructure including potable water, sanitary sewage collection and treatment, sidewalks, trails, and transit;

Comment: 0.87ha will only minimally affect the demand for servicing for the larger farm parcel to the north. As noted previously, all development will be on full municipal services as required by the Township Official Plan.

b) Assessing land availability, where Rural land use types are the preferred lands for expansion, and if there are no reasonable alternatives, Agricultural land use types can be considered. In determining the most appropriate directions for an expansion into an Agricultural land use type, an Agricultural Impact Assessment should be undertaken that evaluates the potential impacts on agriculture, including agricultural operations, agricultural uses, and prime agricultural areas and recommends ways to avoid or, if avoidance is not possible, minimize and mitigate adverse impacts. Expansion into Special Agricultural land use types is not permitted;

Comment: The lands to be included are Rural lands and do not represent Agricultural or Aggregate potential of any kind.

c) Protecting natural features and ecological functions within the natural heritage system;

Comment: There are no natural heritage features present on the site that have been observed.

d) Avoiding hazardous lands and hazardous sites;

Comment: As stated previously, The natural hazards in the form of a potential drainage area in the north west of the site is best left to be addressed at the time of a comprehensive stormwater management plan for the entire site. If the lands are merged this would be a requirement of development. If the lands are redesignated but not merged the lands will remain as is.

e) Ensuring that aggregate and agricultural resource development potential is not compromised by the expansion;

Comment: There are no Aggregate resources or Agricultural operations within 1km or more of the subject lands. Lot 1(see figure 2) which is proposed to be added to the settlement area boundary is surrounded on three sides which limits its impact on neighbouring uses and the expansion will have zero impact on any future expansion plans of agricultural or aggregate operations.

f) Evaluating potential cultural heritage resources and conservation of significant built heritage resources, significant heritage landscapes and significant archaeological resources, all in keeping with the policies of this Plan.

Comment: If an archeological study has not been done in the past, prior to new development proceeding an archeological study should be a requirement.

3) In undertaking a comprehensive review or an updated comprehensive review, the level of detail of the assessment should correspond with the complexity and scale of the proposed settlement area boundary alteration. To re-establish previously designated settlement area lands, a scoped comprehensive review or scoped update to a comprehensive review will be considered.

Prior to undertaking this project discussions were had with County Planning Staff and it was determined that a comprehensive review was not required and that the proposal was relatively minor in nature. A justification report will be required to review the merits of the proposal.

5) Notwithstanding policies of section 3.4.2 of this Plan, municipalities may permit adjustments of settlement boundaries outside of a comprehensive review provided:

a) There would be no net increase in the land within the settlement area;

Comment: As indicated the increase is very minor with the parcel being two thirds within the settlement area and one third outside the settlement area.

b) The adjustment would support the municipality's ability to meet intensification and redevelopment targets established by the municipality;

Comment: The proposal will support the more orderly development of the adjacent farm parcel and facilitate the location of important services needed as a result of the continued growth within the area.

c) Agricultural policies are addressed as per section 5 of this Plan; and

Comment: There are no agricultural concern with the proposed development. The lands are designated rural and there are no Barns or MDS issues in close proximity to the subject lands.

d) The settlement area to which lands would be added is appropriately serviced and there is sufficient reserve infrastructure capacity to service the lands.

Comment: The lands when developed would be fully serviced as per the Township Official Plan Requirements.

The proposal is consistent with the Policies of the County of Grey Official Plan.

4.3 Township of Southgate Official Plan

The subject lands are designated as Rural, Hazard and Neighbourhood Area. The Hazard area identified in the County Plan is reflected in the new Township Official Plan mapping but it is extremely small. It is again noted that two thirds of the subject lands are included within the settlement area, Neighbourhood designation, of Dundalk and one third is under the Rural and Hazard designations.

If the lands are included within the settlement area it is proposed to be designated as Neighbourhood Area.

When Amending the Township Official Plan all applications must address section 7.12 of the Official Plan.

7.12 OFFICIAL PLAN AMENDMENTS

1) This Official Plan is intended to serve as the basis for managing growth in the Township across the planning horizon. A considerable amount of time and effort has gone into the preparation of this Official Plan to ensure that a sufficient amount of land is designated to accommodate residential, commercial, industrial, institutional and recreational development over the horizon to ensure that the policies are appropriate to achieve the desired goals and objective of this Official Plan.

2) Circumstances may arise, however, where a development does not conform to this Official Plan. In order for such a development to be allowed, the land owner must submit an application to amend this Official Plan. The application shall be accompanied by a Planning Report which addresses the following questions:

- If the amendment is proposing a change in land use designation, is there a demonstrated need in the Township for additional lands to be brought into the new land use designation? This policy does not apply to Official Plan Amendments involving new or expanding pits and quarries.

Comment: The small size of the parcel does little to address any need in terms of demand but it does enable other actions to be taken on the land which are needed. Placing the lands within the neighbourhood area and then transferring them to the neighbouring property would allow that parcel to develop housing in a more efficient manner at a higher density. This is a provincial need that would be addressed. Secondly it would enable the Township to properly plan and deliver its services to meeting existing and future growth pressures. This would be accomplished by creating a larger parcel with frontage onto County Road 9 creating an ideal spot to locate municipal services close to the growth area.

- If the amendment is proposing a change in land use designation, will a sufficient amount of land remain in the current land use designation within the Township as required to accommodate development within the planning horizon of the Township's Official Plan? This policy does not apply to Official Plan Amendments involving new or expanding pits and quarries.

Comment: There will be enough Rural land available elsewhere in the Township to meet future demands. If growth is to be focused to fully serviced settlement areas, then more land being added to the settlement area is appropriate. Currently there is not enough designated land (in large enough sizes to accommodate the Township's plan to have a small community hub of municipal buildings and services.

- Is there appropriate justification of the amendment that justifies good land use planning and such justification may include demonstrating the need for the proposed development?

Comment: There is appropriate justification of the amendment which this report has set out to demonstrate. As indicated later in this report, designating part of a parcel is in appropriate and counts against the municipality when calculating the amount of lands designated for a particular use. In order to develop properly the entire parcel must be within the settlement area designation.

- Is it desirable and appropriate to change the Official Plan to accommodate the proposed use?

Comment: The inclusion of the entire parcel to a neighbourhood area designation is appropriate and desirable as it matches the uses of abutting properties.

- What impacts will the proposed development have on the surrounding land uses, municipal servicing, traffic movements, built heritage and natural environment? How can these impacts be eliminated or minimized?

Comment: As the parcel is so small the impacts will likewise be minimal. The parcel when transferred will form part of the broader development of the MZO lands and will be planned and serviced accordingly. The bigger positive impact will come from the opportunity for the municipality to be able to provide other services and buildings to accommodate current and future growth.

- Does the proposed amendment maintain the general intent of this of this Official Plan? • Does the proposed amendment conform with the County of Grey Official Plan?

Comment: The previous policy review of the County and Township Official Plans does indicate that the proposal is consistent with the general intent of the Plans and represents good planning.

- Is the proposed amendment consistent with the Provincial Policy Statement?

Comment: The review of the Provincial Policy Statement has indicated that the proposal is consistent with the PPS.

3) An application to amend this Official Plan may also require other technical studies to be conducted prior to the application being filed.

4) An application to amend this Official Plan for the purposes of changing industrial lands within an employment area to another land use designation shall be subject to the Comprehensive Review requirements of the Provincial Policy Statement.

4.4 Township of Southgate Zoning Bylaw

The subject lands are currently zoned as Community Facility (CF) with a small portion of the top westerly corner zoned as Environmental Protection (EP). The parcel is proposed to be rezoned to match the MZO zoning for Ontario Regulation 161/22. The zone symbol for this will be the R7-516 exception zone which is the same as that used in the Ontario Regulation 161/22. The EP zoning on the property is proposed to be removed to match the MZO zoning on the parcel to the north. It is expected that the drainage will be address on a more comprehensive basis for the entire parcel to the north in the form of a storm water management report.

5.0 Discussion and Analysis

The essence of the proposed land swop is to more efficiently align the parcel fabric which provides multiple benefits. It gets rid of the pinch point or notch in the parcel to the north which limits design choices for efficient development. Most importantly, it allows the municipality to obtain a large parcel (lot 2 figure 2) with frontage onto Grey Road 9. Obtaining a large parcel with frontage is essential for the Township to build and provide services for the growing population of Dundalk and start a small community hub of multiple services and activities. It should be made very clear that even if the land swop does not proceed and the lands remain with the Township, the proposed boundary expansion is still appropriate.

When settlement boundaries fall partway through a parcel it places the Municipality at a disadvantage from a growth justification perspective. The area within the settlement area is considered as potential development lands and counts against the calculation to justify the need for additional lands. These partially designated lands cannot be developed effectively until the entire parcel is placed within the settlement boundary as policies such as no lot creation adjacent to the settlement area make it impossible to accomplish without an amendment to the various Planning documents. For these reasons it makes a lot of sense to include or exclude entire parcels rather than partial ones within a settlement area.

The frontage and access to Grey Road 9 is very important. It offers quick east west access for emergency response for fire and public works to all parts of the Township.

To achieve this land swop however, the lands (lot 1 figure 3) must first be brought into the settlement area of Dundalk. Once they are within the settlement area they can be transferred by the Township to the neighbouring parcel to the north in exchange for lands elsewhere on the parcel.

The portion to be added is surrounded on three sides by settlement area as a result of the MZO that was recently approved by the province. In addition, Lot 1 (Figure2) is partially within the settlement area already. The parcel is approximately 2.29ha (5.67acres) and only 0.87ha (2 acres) remains outside of the settlement area. So the 0.87ha is the portion the Township is requesting to be included within the settlement area. Including part parcels within settlement areas comes partly from historical mapping techniques that were less accurate and often meant to be a generalization rather than specific. Within today's digital world and the use of computers mapping can be made very precise.

The policy review also revealed that there will be zero impact on neighbouring agriculture or aggregates as there are none in the immediate area. The review of the surrounding land uses which are primarily large estate residential lots would indicate that it is appropriate and desirable to include these lands within the settlement area for future residential development.

With the potential sale of the cemetery lands it is also very important that the needs of the current cemetery use are taken into consideration. As explained in this report the Public works director has reviewed the demand for burial sites and determined that additional lands will not be needed for the short or medium term.

The demand for land for burials sites has decreased with the introduction and provision of the columbarium. Columbarium's are much more space efficient and cost effective for families compared to burial sites. As a result, the additional space purchased for the cemetery expansion in the early 2000's is not required for the short or medium term demands of the Township.

From an overall perspective, the proposed boundary expansion of 0.87ha is beneficial for the Township of Southgate and its residents. The lands are not required by the Township for the short or medium term, and it allows the Township to leverage these lands to obtain lands elsewhere that have road

frontage and are in the right location, (i.e. in close proximity to the growth area of Dundalk). This leveraging is very important because it does not require an increase in taxes or the use of additional taxpayer dollars to purchase lands. It also provides a large parcel of vacant land which is a scarce resource within Dundalk. If approved, this proposal will facilitate the expansion of services the growth area of Dundalk as well as the surrounding Rural Township.

6.0 Conclusions and Recommendations

The conclusions from this report have been summarized below in point form.

1. From the policy review we have established that it was inappropriate to designate 2 thirds of a parcel within the settlement area. The entire parcel should have been included within the settlement area. It is important to note that if the land swop does not take place, the inclusion of the lands within the settlement area is still appropriate rather than leave a partially designated parcel of land.
2. The surrounding uses are compatible with the proposed neighbourhood use designation of the lands to be added to the settlement area (lot 1 figure 2).
3. In discussions with the County it was agreed that due to the small size and minor nature of the expansion it is inappropriate for a full comprehensive review to be completed.
4. The Land Swop that may occur as a result of the inclusion of these lands within the settlement area, allows for growth to occur in a more appropriate manner within the MZO lands but also facilitates appropriate street patterns, and larger holdings for municipal facilities and services.
5. The report analysis has demonstrated that there is no need for additional cemetery lands in the short or medium term with the use of columbarium's.
6. The development of any and all lands within the settlement area will be on full municipal services.
7. The zoning will mirror that of the MZO lands.
8. The proposal will promote the creation of a municipal hub where multiple services can be accommodated within the same area because of the large lot size.

9.It will not require additional taxpayer dollars to acquire the additional lands with frontage on County Road 9 as a result of the leveraging of lot 1 (figure 2).

10. Zero Impact on Aggregate or Agricultural lands

Recommendations

Based on the above policy review the proposal has merit and is consistent with the intent of the Provincial Policy Statement, County of Grey Official Plan and Southgate Official Plan. The Official Plan Amendment to the County and Township Official Plan represents good planning and should be approved. Similarly, subject to the Official Plan Amendments being approved, the proposed Zoning Bylaw amendment is appropriate and should be approved subject to the Official Plan Amendments being approved.

Figure 1 The Subject Lands
180199 Grey Road 9

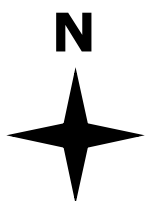
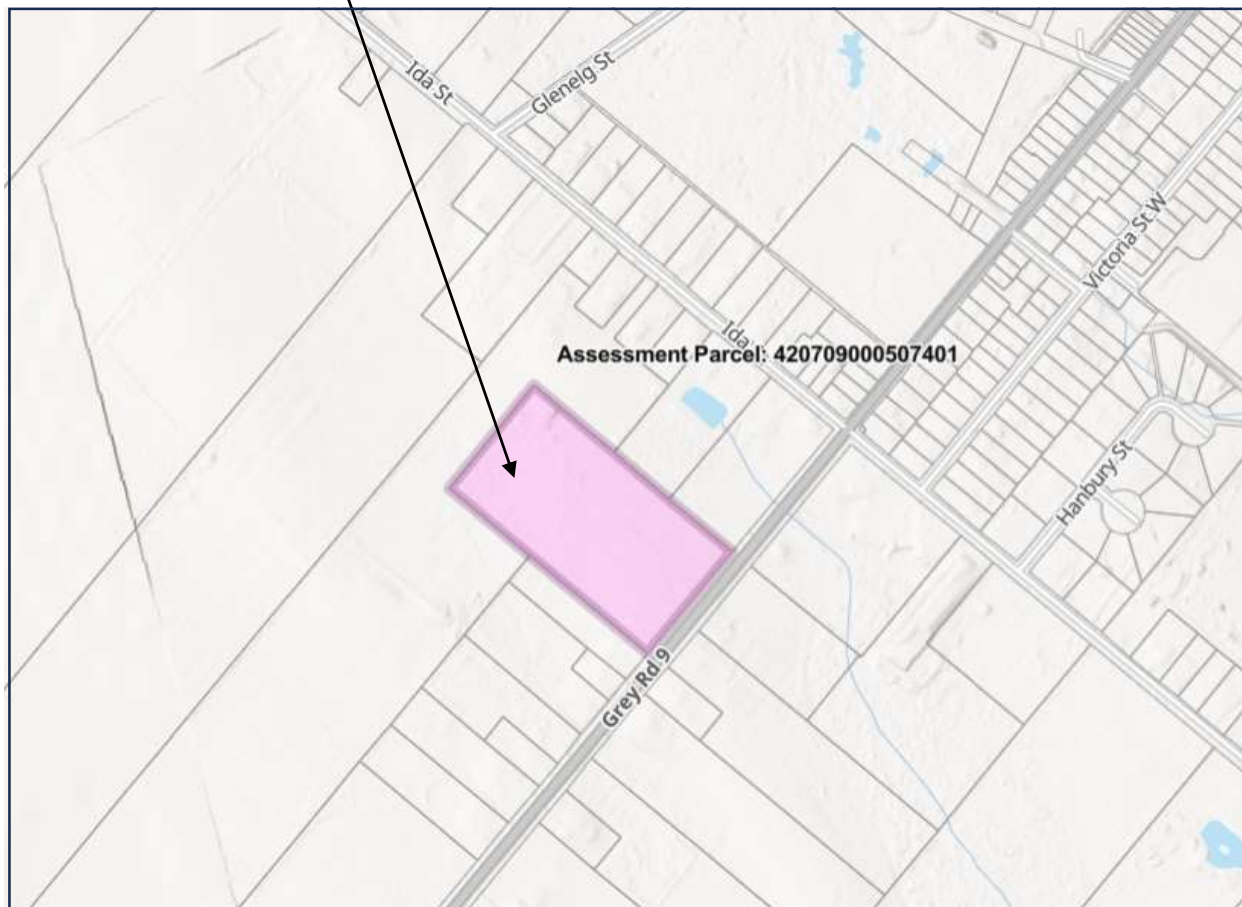
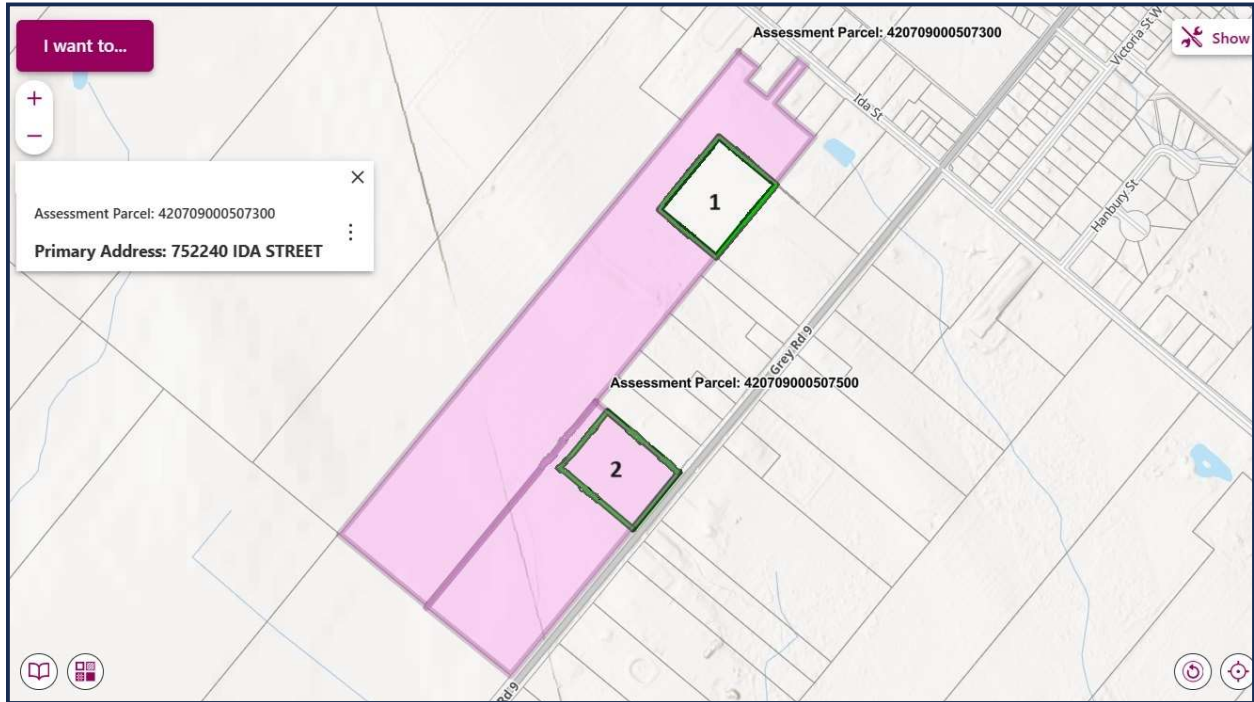


Figure 2 Proposed Land Exchange



It is proposed that once parcel 1 has been included within the settlement area boundary, that it will be exchanged or swoped for parcel 2 which is already within the settlement area boundary and has frontage on Grey Road 9. The area in pink is all owned by one owner.

Figure 3. The proposed lands to be added to the Settlement Area Area to be included within the settlement area.

