

Township of Southgate

Administration Office

185667 Grey Road 9, RR 1
Dundalk, ON N0C 1B0

Phone: 519-923-2110

Toll Free: 1-888-560-6607

Fax: 519-923-9262

Web: www.southgate.ca

Staff Report CAO 2020-059

Title of Report: Flato Glenelg Carriage House Development Project Site
Alteration Agreement

Department: Administration

Council Date: October 7, 2020

Council Recommendation:

Be it resolved that Council receive staff report CAO2020-059 as information; and
That Council approve the Flato Glenelg Carriage House Development Project Site
Alteration Agreement dated October 7, 2020; and

That Council consider approving the Flato Glenelg Carriage House Development
Project Site Alteration Agreement dated October 7, 2020 by Municipal By-law 2020-
112.

Background:

The Flato Glenelg Carriage House Development Project require a Site Alteration Agreement for their project. This agreement has been created as a template document we used for other Flato Site Alteration projects, that was reviewed by our lawyer, our engineers and approved by Southgate Council at the March 16th, 2016 meeting for the Flato West project.

This Site Alternation Agreement has been created to deal with the movement and placement of soils on the development properties. They have indicated that they will be moving soils and placing a granular layer as part of the project work.

Staff Comments:

The Flato Glenelg Carriage House Site Alteration Agreement is included in Council agenda as part of the By-law 2020-112 for approval. Other supporting technical materials included in this staff report is the Site Plan (Attachment #1) and a document titled "Fill Control Report" has been reviewed by Triton Engineering. A copy of the Fill Control Report is included in this report as Attachment #2.

Triton's staff reviewed the Fill Control Plan, which includes the Geo-Environmental Guidelines for Earth Fill Importation and the Placement Plan and the Procedures and Requirements for Construction of Engineered Fill. The securities calculations and these project materials have been reviewed by Triton to assess the scope of work to confirm the required securities for the project, which amounts to \$387,915.00, and this number is reflected in the Site Alteration Agreement, Section 2.2 titled, "Security Requirements".

Staff recommends approval of the Flato Glenelg Carriage House Development Site Alteration Agreement based on the positive Engineering review of their plans and to allow the developer the benefit of the summer and fall weather to complete this work.

Financial Impact or Long Term Implications

There is no financial impact to the municipality as a result of this report as all costs to create this agreement, project securities and mitigation will be paid for or posted by the owner of the property as a condition of the agreement for the project to proceed.

Communications & Community Action Plan Impact:

This report has been written and presented to Council to communicate accurate information to the public.

Goal 3 - Promoting Health Services and Housing Choices

Action 3: The residents and businesses of Southgate envision a caring community which meets the needs of all ages and incomes for a healthy and comfortable life, even as our population grows and changes.

Strategic Initiatives 3-A (2019-2023): By means of appropriate policies, incentives and development partners, the Township will facilitate a significant increase in the supply and variety of both rental and purchase housing/accommodation within Southgate.

Concluding Comments

1. That Council receive this staff report as information.
2. That Council approve the Flato Glenelg Carriage House Site Alteration Agreement at the October 7, 2020 Council meeting.
3. That Council consider approval the Flato Glenelg Carriage House Site Alteration Agreement by Municipal By-law 2020-112 at the October 7, 2020 Council meeting.

Respectfully Submitted,

CAO approval: Original Signed By

Dave Milliner – CAO

dmilliner@southgate.ca

519-923-2110 x210

Public Works Mgr.: Original Signed By

Jim Ellis – PW Mgr.

jellis@southgate.ca

519-923-2110 x250

- Attachment #1 – Flato Glenelg Carriage House Site Plan dated September 3, 2020
- Attachment #2 – Flato Glenelg Carriage House Site Alteration File Control Report dated March 2020