

## **Township of Southgate**

### **Administration Office**

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## **Staff Report CAO2022-004**

**Title of Report:** Southgate Ministers Zoning Order and Flato-Southgate  
MZO Development Agreement Approval Report

**Department:** Administration

**Council Date:** February 16, 2022

### **Council Recommendations:**

**Be it resolved that** Council receive staff report CAO2022-004 as information; and

**That** Council approve Township of Southgate support resolution for a Participating Provincial Municipal Zoning Order for Flato Lands proposed around Dundalk settlement area identified as Flato Northeast, Flato Northwest and Flato Southeast development projects by By-law 2022-020; and

**That** Council approve the Township of Southgate Draft MZO Provincial document for the Ministers consideration, review and approval; and

**That** Council approve the Southgate Mayor John Woodbury's letter requesting Minister of Municipal Affairs and Housing Steve Clark request Ministry of Transportation to provide Provincial Highway #10 access from the Dundalk Northeast and the Dundalk Southeast development properties; and

**That** Council approve the Flato-Southgate Municipal Zoning Order Development Agreement by Municipal By-law 2022-020 at the February 16, 2022 Council meeting.

### **Background:**

Flato Developments and their Planning Consultant MHBC presented as a delegation at the January 19, 2022 Council meeting. Flato and their Planning consultant staff met with the Affordable Attainable Housing Committee on January 25, 2022 and they also hosted a Virtual Public Meeting on January 27<sup>th</sup>, 2022 at 6:00pm to discuss the process and actions with the community. Flato also attended the February 2<sup>nd</sup>, 2022 Council Committee of the Whole meeting to support Council and staff discussions on their MZO proposal and Flato's commitments to a Development agree with the Township for a Province of Ontario Municipal Zoning Order (MZO) approval by the Minister of Municipal Affairs & Housing Steve Clark to consider approving.

Staff presented staff report CAO2022-003 for discussion of the Flato proposal request for support to seek a Ministry Zoning Order and Draft MZO Development Agreement Report for Council to discuss in a COW meeting of February 2<sup>nd</sup>, 2022 with the following motion being approved.

Mayor Woodbury requested a recorded vote on the main motion.

**Moved By** Deputy Mayor Milne; **Seconded By** Councillor Shipston;

**Be it resolved that** Council receive staff report CAO2022-003 as information; and  
**That** Council approve to proceed with a Township of Southgate support resolution for a Participating Provincial Municipal Zoning Order for Flato Lands proposed around Dundalk settlement area identified as Flato Northeast, Flato Northwest and Flato Southeast development projects; and

**That** Council approve the draft Southgate Municipal Zoning Order Development Agreement for Flato projects identified as Flato Northeast, Flato Northwest and Flato Southeast as presented and for possible further amendments; and

**That** Council consider approval of supporting the Participating Provincial Municipal Zoning Order for Flato Lands proposed around Dundalk settlement area and the Southgate Municipal Zoning Order Development Agreement by Municipal By-law 2022-020 at the February 16, 2022 Council meeting.

**Yay (6):** Mayor Woodbury, Deputy Mayor Milne, Councillor Dobreen, Councillor Rice, Councillor Frew, and Councillor Shipston

**Nay (1):** Councillor Sherson

Carried (6 to 1) No. 2022-043

#### **Staff Comments:**

Staff since the February 2<sup>nd</sup>, 2022 Council meeting have received correspondence from the Bluewater District School Board (Attachment #1) and finalized the Flato-Southgate MZO Development Agreement. The latest discussion to seek input of the Development Agreement was with Municipal Affairs & Housing (MMAH) Regional Planners, as well as Grey and Southgate planners in the virtual meeting to refine the Schedule B section of the agreement document. Following MMAH meeting we moved 6 sections from Schedule B to Schedule C. Southgate staff also reviewed the document with Triton, adding one sentence at the end of Section 9 in Schedule C.

The latest changes in the Flato-Southgate MZO Development Agreement (Attachment #2) is dated February 9<sup>th</sup>, 2022 with all the changes or additions reflected in red type.

The changes we have made to the Development Agreement are:

1. Schedule B Section 6 moved to create new Schedule C Section 1 condition.
2. Schedule B Section 1 moved to create new Schedule C Section 2 condition.
3. Schedule B Section 7 moved to create new Schedule C Section 4 condition.

4. Schedule B Section 10 moved to create new Schedule C Section 5 condition.
5. Schedule B Section 3 moved to create new Schedule C Section 6 Subsection (i) condition.
6. Schedule B Section 4 moved to create new Schedule C Section 6 Subsection (ii) condition.
7. Added a sentence to Section 9 to reflect on a requirement for the Developer and their consultant that they shall pre-consult with Township's Engineers in relation to the future servicing strategy for the 3 projects.
8. Create a new Section 12 condition to deal with MZO Amendments and Revoking an MZO if required.

The Township has also received from Flato's Planners a draft Southgate Municipal Zoning Order Regulation document and is also included as Attachment #3 in this report.

It has been recommended that the Township request from the Minister of Municipal Affairs & Housing access to Hwy #10 by sending a letter from Southgate's Mayor with our MZO submission. The Mayor's letter is included as Attachment #4 in this report. Provincial Planning staff have been very clear during the discussions with Township staff that the Hwy #10 access request is not part of the MZO process.

### **Financial Impact or Long Term Implications**

There is no financial impact as a result of this report as Flato will be required to complete the work to support the MZO request, the Planning work and the costs related to any Public Meeting(s).

### **Communications & Community Action Plan Impact:**

This report has been written and presented to Council to communicate accurate information to the public. Southgate CAP Goal – Trusted, Timely, Transparent, Decision Making.

### **Goal 1-Attracting New and Supporting Existing Businesses & Farms**

**Action 1:** The residents and businesses of Southgate envision a growing and diverse local economy, which respects our agricultural background while also attracting new businesses and new employment opportunities in keeping with the renewed growth of our population.

### **Strategic Initiatives 1-A (2019-2023):**

By 2023, together with existing businesses and other partners, the Township will have identified the types of new business opportunities that are likely to have emerged when Dundalk's 10-15 year growth has taken place and the Dundalk population approaches 4500 people. This business opportunity projection should project the likely demographic make-up of that future population and its likely work, travel, and shopping patterns. It should also identify possible municipal incentives that could facilitate the emergence of these future business opportunities

**Strategic Initiatives 1-C (2019-2023):**

By 2023, the Township will have entered into an appropriate agreement to sell its Hwy 10 frontage for the purposes of commercial development, and development will be underway.

**Strategic Initiatives 1-E (2019-2023):**

By 2023, the Township will have updated the Official Plan and zoning bylaw to provide flexibility for business, help to reduce processing requirements, and help to provide more opportunity for success.

**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 facilitated a significant increase in the supply and variety of both rental and purchase housing/accommodation within Southgate.

**Concluding Comments**

1. That Council receive this report as information.
2. That Council approve the resolution of support for a Participating MZO for the 3 Flato Development properties referred to as Flato North East, Flato North West and Flato South East by Municipal By-law 2022-020.
3. That Council approve the Township of Southgate the Draft MZO Provincial document for the Ministers approval.
4. That Council approve the Flato-Southgate Municipal Zoning Order Development Agreement by Municipal By-law 2022-020.

Respectfully Submitted,

**Planner approval:** Original Signed By Clint Stredwick – Municipal Planner  
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**CAO approval:** Original Signed By Dave Milliner – CAO  
[dmilliner@southgate.ca](mailto:dmilliner@southgate.ca) 519-923-2110 x210

- Attachment #1 – Bluewater District School Board Correspondence
- Attachment #2 – Southgate Municipal Zoning Order Development Agreement, dated February 9, 2022
- Attachment #3 – Draft Southgate Provincial MZO document
- Attachment #4 – Southgate Mayor John Woodbury Letter to the Minister of Municipal Affairs & Housing Steve Clark to request support for MTO access to Highway #10