

Township of Southgate
RR #1, 185667 Grey Road 9
Dundalk ON
N0C 1B0



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February 10, 2022

Minister of Municipal Affairs & Housing
Minister Steve Clark
777 Bay Street, 17th Floor
Toronto, ON
M5G 2E5

Dear Minister Steve Clark,

I am writing to you to seek your assistance as part of the Flato Development Inc.'s Ministry Zoning Order Requests that the Township of Southgate is supportive of. By working with Flato Developments on the MZO requests, we would be supporting the planned residential, commercial, and industrial development growth in the Township of Southgate.

The Village of Dundalk is a growing community in our Township that is seeing significant managed residential housing averaging 200 residential units per year. This is planned development, supported by timely investments in municipal servicing and a 10-year capital plan of projects to support this growth. We now have commercial and industrial growth increasing substantially with accelerated interest lagging 3 years behind to support the increased residential development. Our MZO request is requesting residential, commercial and employment land zoning in balance to support the community needs. We are making it a priority for these residential developments as they will provide affordable rental housing stock and attainable residential units priced for sale with back-to-back condo units. Developers will be working with our Affordable Attainable Housing Committee to achieve success and serve the needs of our community for living space for those in need of subsidized residential accommodations.

One of the challenges with the Village of Dundalk is the entire settlement area sits on the west side of Hwy #10 with only one access onto Hwy #10 at Main Street. The intersection has access challenges and risk in times of emergencies as the next available access is 4 km to the north or south of Dundalk. An additional access to/from Hwy 10 is planned to the south of Main Street as part of the Flato East subdivision when it is built out. We are

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requesting your assistance and support of additional MTO roadway access points onto Hwy #10 from the proposed Dundalk Northeast development project, about 1 kilometer north of Main Street, and another access point 2 kilometers from the proposed Dundalk Southeast development project. The Southeast access will be to accommodate a truck by-pass route and direct access to our new Eco Industrial Park development as a commercial service roadway.

Thank you for your past support of our community and we look forward to working through this MZO process to support our development and process to reduce red tape and support our community growth.

Sincerely,

Township of Southgate



John Woodbury - Mayor