

## **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](http://www.southgate.ca)

## **Staff Report CAO 2022-034**

**Title of Report:** White Rose Phase III Development Project Site  
Alteration Agreement Approval Report

**Department:** Administration

**Council Date:** July 6, 2022

### **Council Recommendation:**

**Be it resolved that** Council receive staff report CAO2022-034 as information; and

**That** Council approve the White Rose Phase III Development Project Site Alteration Agreement dated July 6, 2022; and

**That** Council consider approving the White Rose Phase III Residential Development Site Alteration Agreement dated July 6, 2022 by Municipal By-law 2022-091.

### **Background:**

The White Rose Phase III Residential Development Project requires a Site Alteration Agreement for their project. This agreement has been created as a template document we used for past Site Alteration projects for residential developments. This document is a template that was reviewed by our lawyer, our engineers and approved by Southgate Council at the March 16th, 2016 meeting.

This Site Alternation Agreement has been created to deal with the movement and placement of soils on a residential development site project. They have also indicated that they will be moving soils on the site and importing soils from non-aggregate licensed sources and placing a granular material for road construction as part of the project work. When importing fills in large quantities from a location other than a licensed gravel pit a Southgate Fill Permit is also required to manage the material to ensure the soils are environmentally safe and in compliance with provincial soils guidelines.

The White Rose Phase III Residential Development Project has already received Council approval for a Fill Permit by Council approval. At the March 2, 2022 meeting Council received staff report CBO2022-001 titled "Soils Permit Request as per Fill Bylaw 2017-049",

**Moved By** Councillor Shipston; **Seconded By** Councillor Sherson

**Be it resolved that** Council receive Staff Report CBO2022-001 for information; and

**That** Council approve the proposed Soils Permit as per Bylaw 2017-049 request

received from 2570970 Ontario Inc. as the permit applicant has met all requirements required in By-law and recognizes the Provincial regulations.

Based on the Council discussion Mayor Woodbury requested a recorded vote on the main motion.

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

Nay (1): Councillor Rice

Carried (6 to 1) No. 2022-112

### **Staff Comments:**

The White Rose Phase III Site Alteration Agreement is included in Council agenda as part of the By-law 2022-091 for approval. Other supporting materials that support the Site Alteration Agreement that is included in this staff report is the B-1 Site Alteration Plan drawings (Attachment #1), that identifies the development project as planned and the technical document that is titled "B-2 Fill Control Report" (Attachment #2). The White Rose Phase III, also received a GRCA Permit as part of the Fill By-law approval process that is also required for this project work and is included in this report as Attachment #3

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 (Attachment #4) provided by and reviewed by Triton to assess the scope of work to confirm the required securities for the project. The amount of securities for this project is \$213,599.61 and this number is reflected in the Site Alteration Agreement, Section 2.2 titled, "Security Requirements".

Staff recommends Council approval of the White Rose Phase III Development Site Alteration Agreement based on the positive engineering review document (Attachment #5) by Triton of the site alteration plans and the securities required to approve and secure this project.

The consultants have provided and Triton has reviewed the Fill Management Plan Report (Attachment #6) prepared by Peto MacCallum Ltd., dated October 4, 2021.

Staff also reviewed the original haul route and have updated the document to restrict access to Artemesia (south of Grey St.), Osprey and Owen Sound Streets for entry and exiting the fill site. The designated haul route is Main Street to Dundalk Street to Grey Street to Artemesia Street (north from Grey) to Todd Crescent to enter the Phase III site. The plan also permits exiting or entry from Bradley Street north of Grey Street. The project haul route map is included in this report as Attachment #7.

### **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 and project securities will be posted by the owner of the property as a condition of releasing 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 White Rose Phase III Site Alteration Agreement at the July 6, 2022 Council meeting.
3. That Council consider approval the White Rose Phase III Site Alteration Agreement by Municipal By-law 2022-091 at the July 6, 2022 Council meeting.

Respectfully Submitted,

**Planning approval: Original Signed By**

Clinton Stredwick – Planner

[cstredwick@southgate.ca](mailto:cstredwick@southgate.ca)

519-923-2110 x235

**Public Works Mgr. approval: Original Signed By**

Jim Ellis – PW Mgr.

[jellis@southgate.ca](mailto:jellis@southgate.ca)

519-923-2110 x250

**CAO approval: Original Signed By**

Dave Milliner – CAO

[dmilliner@southgate.ca](mailto:dmilliner@southgate.ca)

519-923-2110 x210

### **Attachments:**

- Attachment #1 – White Rose Phase III Schedule B-1 Site Alteration Plan dated April, 2022

- Attachment #2 – White Rose Phase III B-2 Site Alteration Fill Control Report prepared by Peto MacCallum Ltd. dated October 4, 2021
- Attachment #3 – White Rose Phase III GRCA Permit Permission
- Attachment #4 – White Rose Phase III Project Securities Report
- Attachment #5 – White Rose East Phase III Project Site Alteration & Securities - Triton Review Report dated June 27, 2022
- Attachment #6 – White Rose Phase III Project Fill Management Plan prepared by Terraprobe Geotechnical & Environmental Engineers, dated October 14, 2021
- Attachment #7 – White Rose Phase III Project Haul Route Map