

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 CAO2022-035

Title of Report: Township of Southgate Residential Development Securities & Maintenance Policy D-14 Approval Report

Department: Administration

Council Date: July 6, 2022

Council Recommendation:

Be it resolved that Council receive staff report CAO2022-035 as information; and

That Council approve the Southgate Residential Development Securities & Maintenance Policy D-14 as presented; and

That Council consider approving the Southgate Residential Development Securities & Maintenance Policy D-14 by municipal By-law 2022-092 at the July 6th, 2022 Council meeting.

Background:

Southgate have been working on a securities and maintenance policy that will clearly define the security requirements and roadway maintenance responsibilities for maying all stages of a residential development project. A new policy is needed to define clearly for Developers their responsibilities during site alteration, pre-servicing and subdivision agreement phases of a residential development project. This policy also supports the municipal criteria for all the project milestones of a residential development and subdivision agreement must be met before the Township will take on the responsibility of assuming the maintenance and infrastructure assets.

The policy also provides the conditions where a developer may qualify and apply for the aggregating of and reductions of 20% in total securities to be posted based on the following criteria being:

- Multiple Southgate residential development projects;
- Requested by the developer in writing to the Township;
- The developer has 5 years of history with the Township of Southgate not having to draw on the developer's project securities;
- The developer's required posted securities are in excess of \$4,000,000.00; and
- The developer has in excess of \$10,000,000.00 in infrastructure installed with or without preliminary acceptance within their Southgate projects.

Staff presented staff report CAO2022-031 related to the Flato Dundalk Meadows Inc. Phase 7, 8 and 10 Subdivision Agreement for draft approval and discussion related to Flato Developments request for security reduction consideration based on their project history of infrastructure reliability and resolving issues without Township drawing on securities. For these reasons staff created this policy for Council to consider.

Motion as Amended: No. 2022-398

Moved By Councillor Dobreen; **Seconded By** Councillor Sherson;

Be it resolved that Council receive staff report CAO2022- 031 as information; and **That** Council approve the Flato Dundalk Meadows Inc. East Phase 7, 8 & 10 Subdivision Agreement as presented; and

That Council consider approval of the final Flato Dundalk Meadows Inc., Flato East Phase 7, 8 & 10 Subdivision Agreement by municipal By-law 2022-090 at the July 6, 2022 Council meeting; and

That Council direct staff to bring back a policy for consideration for subdivision agreements in relation to security requirements.

A recorded vote was requested.

Yay (5): Deputy Mayor Milne, Councillor Dobreen, Councillor Sherson, Councillor Frew, and Councillor Shipston

Nay (1): Councillor Rice

Absent (1): Mayor Woodbury

Carried (5 to 1)

Staff Comments:

Staff recommend that Council approve the Southgate Residential Development Securities & Maintenance Policy D-14, to provide consistency and clarity to establish guidelines for developers and staff to follow. The Policy D-14 is included in this Council agenda as part of the municipal By-law for Council approval.

Financial Impact or Long Term Implications

There is no financial cost impact to the municipality as a result of this report as new taxation from 75 percent of the residential development project must be received by the Township of Southgate before we assume any maintenance costs.

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 CAO2022-035 as information.
2. That Council approve the Southgate Residential Development Securities & Maintenance Policy D-14 as presented.
3. That Council consider approving the Southgate Residential Development Securities & Maintenance Policy D-14 by municipal By-law 2022-092 at the July 6th, 2022 Council meeting.

Respectfully Submitted,

Planning approval: Original Signed By

Clint Stredwick – Planner

planning@southgate.ca

519-923-2110 x235

PW approval: Original Signed By

Jim Ellis – Public Works Mgr.

jellis@southgate.ca 519-923-2110 x250

CAO approval: Original Signed By

Dave Milliner – CAO

dmilliner@southgate.ca 519-923-2110 x210