

**Township of Southgate**  
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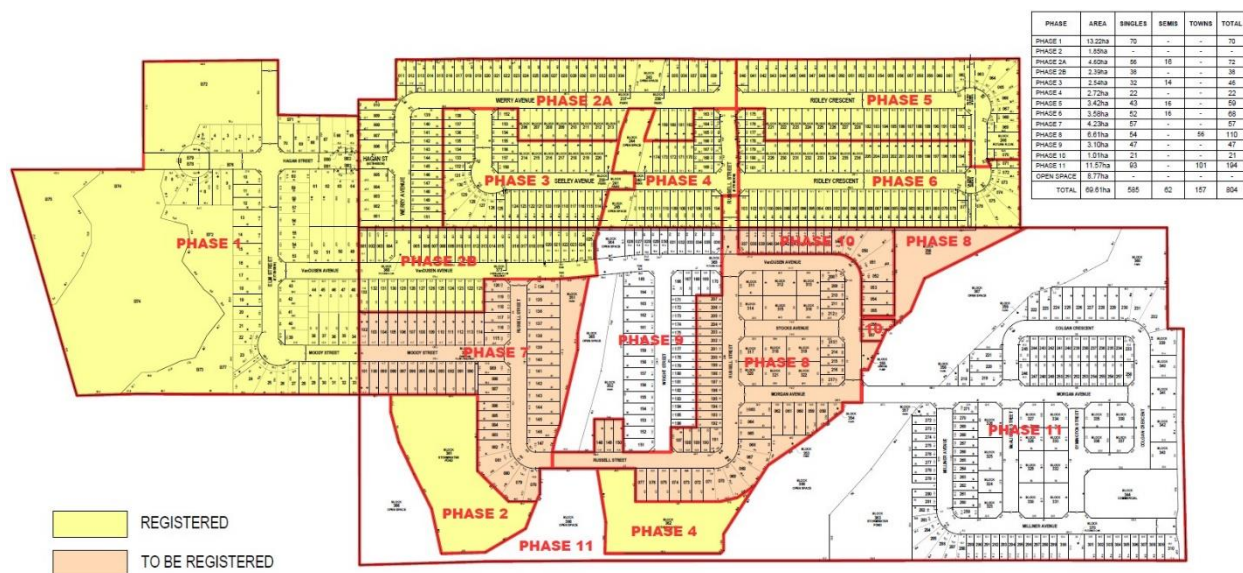
## Staff Report PL2022-048

**Title of Report:** PL2022-48-C1-22-Flato Phases 7,8 & 10 removal of H  
**Department:** Planning  
**Branch:** Planning Services  
**Council Date:** July 6, 2022

### Recommendation:

**Be it resolved that** Council receive Staff Report PL2022-048 for information; and  
**That** Council Consider Approval of By-law 2022-094

### Property Location: Phases 7, 8 & 10



### Subject Lands:

The subject lands are legal described as CON 1 SWTSR PT LOTS;233 AND 234 RP 16R10668 PT;PART 1 RP 16R11089 PARTS 1;TO 3 5 PT PART 4 RP 16R10924;PART 2 RP 16R11251 PART 4 RP Geographic Township of Proton, in the Township of Southgate. Specifically the proposal is to remove the Holding from phases 7,8 & 10 of the draft plan approved subdivision know as Edgewood Green. The approved draft plan has been included as attachment 1.

**The Proposal:**

The proposal is to remove the H provision from the subject lands on phases 7,8 & 10 of the subdivision to allow for the lots to be registered and building permits to be issued for the homes.

**Background:**

The implementing zoning bylaw has the subject lands zoned as R1-378-H and R1-379-H with a small portion of Open Space (OS) and Environmental Protection (EP). The H is to be removed upon entering into a subdivision agreement to the Townships satisfaction and upon the passing of a sewer and water allocation bylaw to ensure that servicing is available.

A subdivision agreement has been approved by the Township and in my opinion satisfies the first condition to have the holding provision removed. The second condition requiring an allocation by-law for water and sewer servicing was satisfied during the December 16, 2020 Council meeting when an Allocation By-law (By-law 2020-150) was approved for the subject lands. Once the holding provision has been removed and once the Subdivision conditions are cleared and the lots registered the developer can proceed with building on the lots that have been allocated servicing.

**Concluding Comments:**

Based on the above the conditions for the removal of the H on the subject lands have been met. It is therefore, recommended that By-law 2022-094 be approved.

Respectfully Submitted,

**Municipal Planner:** *Original Signed By*  
Clinton Stredwick, BES, MCIP, RPP



**CAO Approval:** *Original Signed By*  
Dave Milliner, CAO

**Attachments:**

1. Draft Plan of Subdivision.