

## **Township of Southgate**

### **Administration Office**

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## **Staff Report CAO2022-061**

**Title of Report:** Flato Dundalk Meadows Inc. East Phase 2B Subdivision  
Preliminary Acceptance Report

**Department:** Administration

**Council Date:** September 7, 2022

### **Council Recommendation:**

**Be it resolved that** Council receive staff report CAO2022-061 as information; and

**That** Council approve the Flato Dundalk Meadows Inc., Flato East Phase 2B Subdivision Preliminary Acceptance of the Stages III & IV infrastructure services for this development.

### **Background:**

A Subdivision Agreement (SDA) is required by the Township of Southgate for all residential development projects where the lands being developed with roads and normal municipal services (lighting, sidewalks, stormwater, wastewater and water) and public servicing (cable TV, electricity, internet, natural gas, telephone, etc.) infrastructure. Subdivision development agreements establish the required infrastructure for the project, inspection of the assets installed, initial maintenance of assets, preliminary acceptance, warranty period, final acceptance and ownership transfer of the assets to the municipality.

### **Staff Comments:**

Crozier Engineering are requesting the Flato Meadows Inc., Flato East Phase 2B development receive Preliminary Acceptance of this phase of the subdivision. The letter request is included in this staff report as Attachment #1. The Crozier letter is dated February 8<sup>th</sup>, 2022 and spells out the details of their Preliminary Acceptance.

Triton Engineering staff have completed site inspections and reviewed the Flato East Phase 2B subdivision infrastructure installed to attain the preliminary acceptance requirements. Triton in their letter report dated February 23<sup>rd</sup>, 2022 have confirmed by their inspections the required works completed, identified services to be repaired and approved preliminary acceptance to start the guarantee and maintenance period on February 8, 2022. The Triton letter is included in this report as the Attachment #2 document.

The purpose of this report is for the Township to approve by resolution, the Preliminary Acceptance of Flato Phase 2B for our record for the purpose to trigger any applicable security reductions.

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

There is no financial impact to the municipality as a result of this report. The engineering costs to review the servicing for preliminary acceptance of the Flato East Phase 2B project will be charged to the developer.

## **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 comfortable life, even as our population grows and changes.

## **Concluding Comments:**

1. That Council receive this staff report as information.
2. Triton staff has reviewed the Flato East Phase 2B subdivision public infrastructure installed, the subdivision agreement preliminary acceptance and recommend Township approval.

Respectfully Submitted,

**CAO approval:** Original Signed By

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**PW approval:** Original Signed By

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**Planning approval:** Original Signed By

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## **Attachments:**

- Attachment 1 – Crozier request letter for Flato East Phase 2B Residential Development Preliminary Acceptance of Substantial Completion dated September 8, 2022
- Attachment 2 – Triton Report letter for the Flato East Phase 2B Residential Development recommending Preliminary Acceptance Approval dated February 23, 2022