

## **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 CAO2022-079**

**Title of Report:** Flato Dundalk Meadows Inc. East & North Subdivision  
Security Reductions Report

**Department:** Administration

**Council Date:** December 7, 2022

### **Council Recommendation:**

**Be it resolved that** Council receive staff report CAO2022-079 as information; and

**That** Council approve the Flato Dundalk Meadows Inc., Flato North Phase 2A & 3 Subdivision Preliminary Acceptance of the Stages III & IV servicing work with the warranty period to begin December 1<sup>st</sup>, 2022; and

**That** Council approve the Flato Dundalk Meadows subdivision developments' request for a security reduction of \$373,934.97 based on work completed in the Flato North residential project.

### **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, progress work reductions, preliminary acceptance, warranty period, final acceptance and ownership transfer of the assets to the municipality.

### **Staff Comments:**

The purpose of this report is for the Township to consider by resolution, the security reductions requested by Flato Developments and to approve Flato North Phase 2A & 3 Preliminary Acceptance of Stage III & IV works as reviewed by Triton Engineering.

Crozier Engineering on behalf of the developer has now requested security reductions for the Flato Meadows Inc., Flato North Phase 2A & 3, Stage III & IV Preliminary Acceptance and the Flato North Phases 4, 5 & 6 developments receive updated Stage II Preliminary Acceptance of these phases of the subdivision. The Crozier letter request is included in this staff report as Attachment #1, dated November 29<sup>th</sup>, 2022 and spells out the details of their security reduction request.

The second letter from Crozier is requesting Preliminary Acceptance of Stage III & IV servicing work in the Flato North Phase 2A & 3 residential project. This letter request is included in this staff report as Attachment #2, dated December 1<sup>st</sup>, 2022.

Crozier also prepared the Flato North Required Securities Summary for Phase 2A & 3 (Attachment #3) and for Phase 4, 5 & 6 (Attachment #4). Crozier has also prepared Securities Summary for all of the Flato projects in Dundalk, included in this staff report as Attachment #5.

Triton Engineering staff have completed site inspections and reviewed the Flato North Phase 2A & 3 and Phases 4, 5 & 6 subdivision infrastructure installed to attain the security reductions and acceptance of works. Triton in their first letter report (Attachment #6) dated November 30<sup>th</sup>, 2022 have confirmed the securities required for all the projects in Dundalk is now \$4,745,670.99.

Triton Engineering have completed the Flato North Phase 2A & 3 project inspections and review of the required works have been completed for the Preliminary Acceptance of Stage III & IV approval. The Triton letter is included in this report as the Attachment #7 document and states that the warranty period should begin December 1<sup>st</sup>, 2022.

### **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 and inspection of the project work is paid by the developer.

The new security requirement by Flato Development for their Southgate residential projects is \$4,745,670.99 in letter of credit securities.

### **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. Staff recommend for Council approve the Flato Dundalk Meadows Inc., Flato North Phase 2A & 3 Subdivision Preliminary Acceptance of the Stages III & IV servicing work with the warranty period to begin December 1<sup>st</sup>, 2022.
3. Staff recommend Council approve the securities based on Triton staff review and their letter report on the Flato North Phase 2A & 3 subdivision servicing infrastructure installed and is recommending security reductions of \$373,934.97 and to maintain Flato development securities of \$4,745,670.99 and they recommend Township Council approval.
4. Staff have provided a copy of the Flato East, North & West Phasing Plan for information as Attachment #8.

Respectfully Submitted,

**CAO approval: Original Signed By**

Dave Milliner – CAO  
[dmilliner@southgate.ca](mailto:dmilliner@southgate.ca)  
519-923-2110 x223

**PW approval: Original Signed By**

Jim Ellis – Public Works Mgr.  
[jellis@southgate.ca](mailto:jellis@southgate.ca)  
519-923-2110 x224

**Planning approval: Original Signed By**

Clint Stredwick – Municipal Planner  
[planning@southgate.ca](mailto:planning@southgate.ca)  
519-923-2110 x228

**Attachments:**

- Attachment 1 – Crozier request letter for Flato Development Security Reductions dated November 29, 2022
- Attachment 2 – Crozier request letter for Flato Development Phases 2A & 3 for Preliminary Acceptance for Stage III & IV servicing, dated December 1, 2022
- Attachment 3 – Flato Dundalk Meadows North Phases 2A & 3 Securities Summary Report dated November 29, 2022
- Attachment 4 – Flato Dundalk Meadows North Phases 4, 5 & 6 Securities Summary Report dated November 16, 2022
- Attachment 5 – Flato Dundalk Meadows Securities Summary Report dated November 29, 2022
- Attachment 6 – Triton letter reporting on the Flato Development Total Security requirement dated November 30, 2022
- Attachment 7 – Triton letter reporting on the Flato Development Phases 2A & 3 Preliminary Acceptance of Stage III & IV servicing, dated December 1, 2022
- Attachment 8 – Flato East, North & West Phasing Plan