



105 Queen Street West, Unit 14
Fergus
Ontario N1M 1S6
Tel: (519) 843-3920
Fax: (519) 843-1943
Email: info@tritoneng.on.ca

ORANGEVILLE • FERGUS • HARRISTON

November 30, 2022

Township of Southgate
185667 Grey County Road 9
Dundalk, Ontario
N0C 1B0

Attention: Dave Milliner
Chief Administrative Officer

RE: TOWNSHIP OF SOUTHGATE
FLATO DEVELOPMENTS
TOTAL SECURITY
REVIEW & RECOMMENDATION
OUR FILE: A4154A

Dear Mr. Milliner:

Further to the request and supporting documents from Crozier & Associates (Crozier) dated November 29, 2022 (attached) and based on site inspections completed by Triton Engineering Services Limited, Crozier and Municipal staff, we have confirmed the provided security summary for the Flato Developments within Dundalk.

Based on this, we recommend that the current securities held by the Township be reduced to **\$4,745,670.99**

Security adjustments are subject to the Township confirming that all outstanding accounts with respect to the various Flato Developments have been paid in full and that the Developer is not in default of their obligations pursuant to its agreements(s) with the municipality.

We trust that this information is satisfactory and should you have any questions, please do not hesitate to contact the undersigned.

Respectfully,
Triton Engineering Services Limited

Dustin C. Lyttle, P. Eng.

cc: Jim Ellis, Public Works Manager, Township of Southgate



NOVEMBER 29, 2022

PROJECT NO: 1060-

4150/4892

SENT VIA: EMAIL

Township of Southgate
185667 Grey County Rd. 9 RR 1
Dundalk, Ontario N0C 1B0

Attention: Mr. David Milliner, CAO

RE: **DUNDALK MEADOWS EAST (PHASE 2a & 3) & NORTH (PHASE 456)**
SECURITIES REDUCTION REQUEST
TOWNSHIP OF SOUTHGATE

Dear Dave,

Please consider this letter as a formal request that the Township of Southgate grant a securities reduction for the Flato North Phases 2a and 3 based on completion of work and staged approvals recently granted in the Edgewood Greens Subdivision.

On behalf of the Owner, Flato Dundalk Meadows Inc, our firm respectfully requests that the Township release \$373,934.97 from the Flato North Phase 2a & 3 development as this file has more in posted securities than is required. If there is any additional documentation or clarification required, please do not hesitate to contact our office.

Yours truly,

C.F. CROZIER & ASSOCIATES INC.



Brittany Robertson, P.Eng.
Associate, Manager of Land Development

c.c. Shakir Rehmatullah, Flato Developments Inc.
Dustin Lyttle, Triton Engineering

J:\1000\1060-Flato Dev\5771-Dundalk Ph.11\OPCs and Securities\Flato Securities Dundalk Master File\2022.11.09 - North Securities Backup\2022.11.16 Security Reduction Request.docx



Project: Flato West/East/North/Glenelg
Project No.: 1060-4057/4066/4150/4892/4410/4171/5177
Date: 2022.11.29
By: JL'A/BR

Flato Dundalk Meadows Securities Summary

	Stage of Work/ Acceptance	115% of Remaining Works (100% for Block 75 Site Plan, and 75% of SPS)	10% of Completed Works	Subtotal	HST (13%-11%)	Total	80% of Total	Securities in Place (September 2022)	Proposed Securities change	Total Securities December 2022
Flato West Securities	Accepted		\$ -	\$ -		\$ 50,000.00	\$ 50,000.00	\$ 50,000.00		\$ 50,000.00
Flato East Securities	Stage 3 and 4		\$ 50,000.00	\$ 50,000.00		\$ 50,000.00	\$ 50,000.00	\$ 50,000.00		\$ 50,000.00
Flato North Securities	Stage 3 and 4	\$ 32,945.20	\$ 44,314.14	\$ 77,259.34	\$ 1,545.19	\$ 78,804.53	\$ 63,043.62	\$ 675,000.00	\$ (373,934.97)	\$ 301,065.03
Flato North Externals		\$ -	\$ 500.00	\$ 500.00	incl.	\$ 500.00	\$ 400.00			
Flato 4 5 and 6 Securities	Stage 1 and 2	\$ 225,070.36	\$ 285,422.09	\$ 510,492.45	\$ 10,209.85	\$ 520,702.30	\$ 416,561.84	\$ 735,000.00		\$ 735,000.00
Flato Block 75 Securities	Site Plan	\$ 88,450.00	\$ 37,088.00	\$ 125,538.00	\$ 2,510.76	\$ 128,048.76	\$ 102,439.01			
Flato Block 75 Externals		\$ 38,141.19	\$ 34,053.93	\$ 72,195.12	\$ 1,443.90	\$ 73,639.02	\$ 58,911.22			
Glenelg Internal	Stage 1 and 2	\$ 1,138,838.45	\$ 386,664.23	\$ 1,525,502.68	\$ 30,510.05	\$ 1,556,012.73	\$ 1,244,810.19	\$ 2,500,000.00		\$ 2,500,000.00
Glenelg External		\$ 39,698.00	\$ 171,901.19	\$ 211,599.19	\$ 4,231.98	\$ 215,831.17	\$ 172,664.94			
Flato 7,8 & 10 Securities	Site Servicing	\$ 1,323,311.10	\$ 422,961.18	\$ 1,746,272.28	\$ 34,925.45	\$ 1,781,197.73	\$ 1,424,958.18	\$ 1,109,605.96		\$ 1,109,605.96
Edgewood SPS		\$ 1,423,875.00	\$ -	\$ 1,423,875.00	\$ 28,477.50	\$ 1,452,352.50	\$ 1,161,882.00			
Total			\$ 1,432,904.76	\$ 5,743,234.06		\$ 5,907,088.74	\$ 4,745,670.99	\$ 5,119,605.96	\$ (373,934.97)	\$ 4,745,670.99