MHBC
PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE

PUBLIC MEETING
MINOR REDLINE REVISIONS & ZONING BY-LAW AMENDMENT

Flato East (Phase 11) - Draft Plan Approved Plan of Subdivision

Township of Southgate

Wednesday, May 24th, 2023

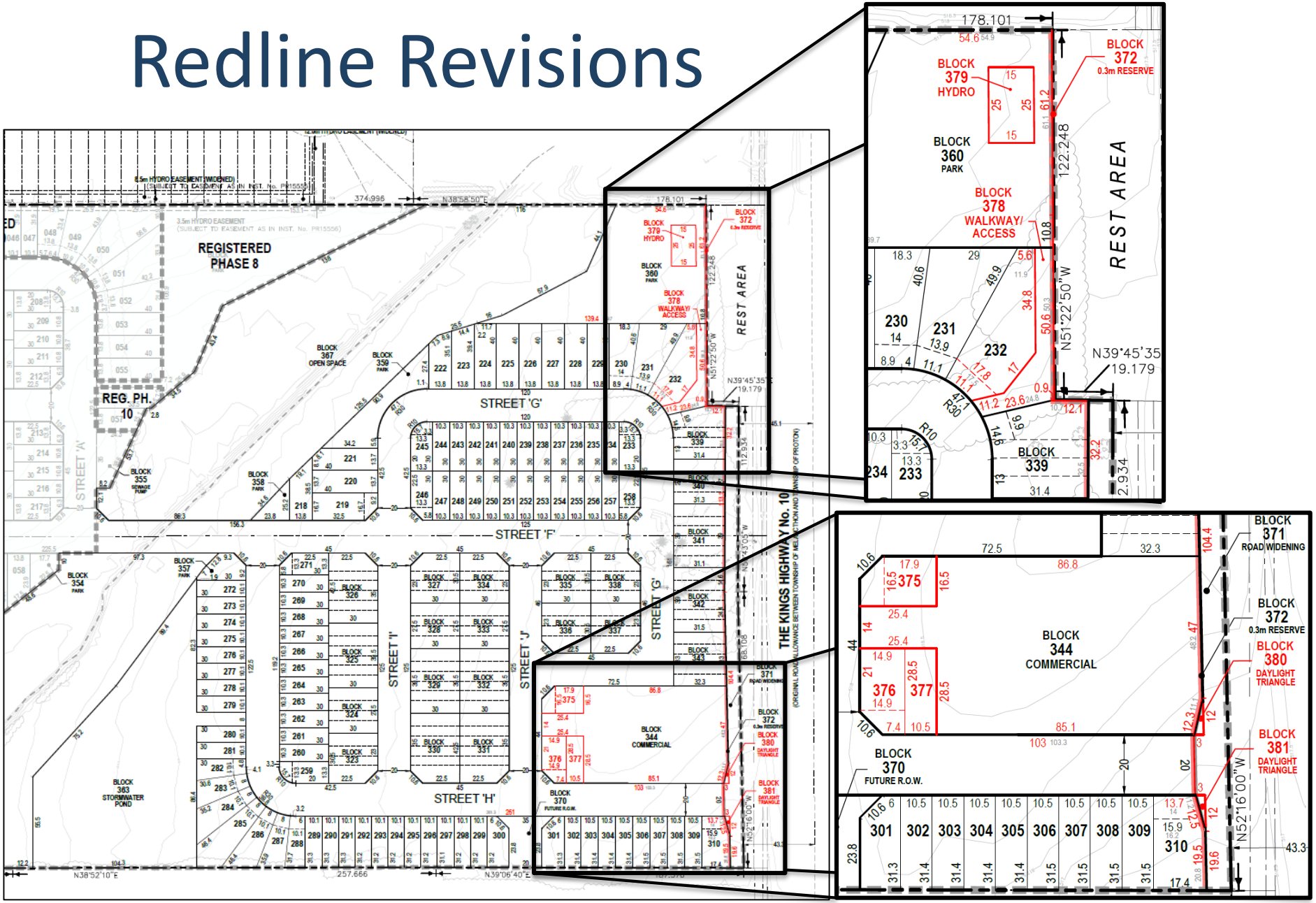
Kory Chisholm, BES, M.Sc, MCIP, RPP | Partner

Proposal

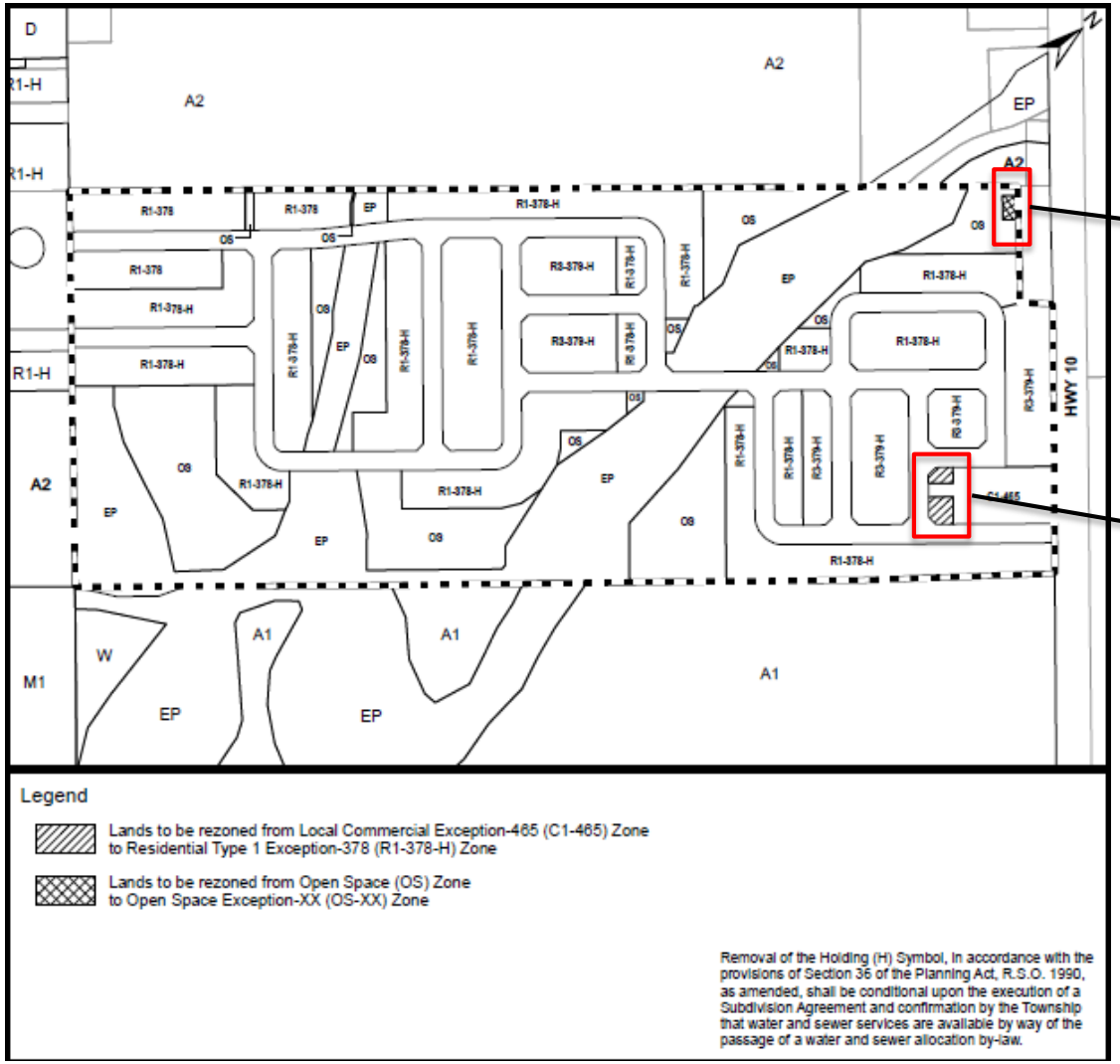
- Minor Redline Revisions
  - Inclusion of three (3) single-detached lots on the west side of Commercial Block 344;
  - Inclusion of the MTO requested 0.3 meter reserves and daylighting triangles; and
  - Inclusion of a Hydro Substation Block within Park Block 360

- Zoning By-law Amendment (ZBA)
  - Amendment to reflect the changes made through the redline revisions and to provide flexibility for future detailed design work; and
  - Rezone the proposed three (3) residential lots to the R1-378 Zone to facilitate the construction of single detached dwellings

Redline Revisions



Proposed Zoning By-law Amendment



Lands to be rezoned from Open Space (OS) Zone to Open Space Exception-XX (OS-XX) Zone

Lands to be rezoned from Local Commercial Exception-465 (C1-465) Zone to Residential Type 1 Exception-378 (R1-378-H) Zone

Next Steps

- Township approval for the Zoning By-law Amendment
- County approval for the Redline Draft Plan
- Phase 11 Registration

THANK YOU

kchisholm@mhbcplan.com