



May 12, 2023  
Via email  
C25-22 – Flato East Phase 11

Elisha Milne, Administrative & Legislative Assistant  
Township of Southgate  
185667 Grey County Road 9  
Dundalk, Ontario, N0C 1B0

Dear Ms. Milne,

**Re: C25-22 – Flato East Phase 11 Zoning By-law Amendment Application**  
Part of Lots 233 and 234, Concession 1, Township of Southgate  
Applicant: Flato Dundalk Meadows Inc. c/o Shakir Rehmatullah  
Agent: MHBC Planning c/o Kory Chisholm

Grand River Conservation Authority (GRCA) staff has reviewed the above-noted application for Zoning By-law Amendment to the Flato East Draft Plan Approved Plan of Subdivision to introduce three single detached lots to a portion of the existing Commercial Block, and to add two blocks for access and hydro purposes.

#### **Recommendation**

The GRCA has no objection to the proposed Zoning By-law Amendment Application.

#### **Documents Reviewed by Staff**

Staff have reviewed the following documents submitted with this application:

- Flato East Redline Draft Plan of Subdivision, prepared by MHBC Planning, dated April 21, 2023.
- Proposed Rezoning and Draft Plan Redline Revision Letter, prepared by Crozier, dated April 24, 2023.

#### **GRCA Comments**

GRCA has reviewed this application under the Mandatory Programs and Services Regulation (O.R. 686/21), including acting on behalf of the Province regarding natural hazards identified in Section 3.1 of the Provincial Policy Statement (PPS, 2020), as a regulatory authority under Ontario Regulation 150/06 and as a public body under the *Planning Act* as per our CA Board approved policies.

Based on the information provided in the documents listed above, we believe the proposed re-zoning would not impact on regulated natural hazards and as such, we have no objection to the proposal.

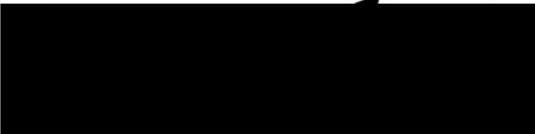
#### **For municipal consideration**

Please be advised that on January 1, 2023, a new Minister's regulation (Ontario Regulation 596/22: Prescribed Acts – Subsections 21.1.1 (1.1) and 21.1.2 (1.1) of the Conservation

Authorities Act) came into effect. As a result, non-mandatory technical review services that the GRCA formerly provided under agreement with municipalities (e.g., technical reviews related to natural heritage and select aspects of stormwater management) will no longer be provided beyond a transition period.

Should you have any questions, please contact me at 519-621-2763 x 2236 or [clorenz@grandriver.ca](mailto:clorenz@grandriver.ca).

Sincerely,

A large black rectangular box redacting the signature of Chris Lorenz.

Chris Lorenz, M.Sc.  
Resource Planner  
Grand River Conservation Authority.

Copy: Flato Dundalk Meadows Inc. c/o Shakir Rehmatullah (via email)  
MHBC Planning c/o Kory Chisholm (via email)