

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

Staff Report PL2023-032

Title of Report: Flato East Phase 9 Site Alteration Agreement

Department: Planning

Council Date: July 5, 2023

Council Recommendation:

Be it resolved that Council receive staff report PL2023-032 as information; and
That Council consider approving the Flato East Phase 9 Site Alteration Agreement dated July 5, 2023; and

That Council consider approving the Flato East Phase 9 Site Alteration Agreement dated July 5, 2023 by Municipal By-law 2023-064.

Background:

The Flato East Phase 9 Residential Development Project requires a Site Alteration Agreement for this portion of the project. This agreement has been created as a template document we have used for past Site Alteration projects for residential developments. The agreement has been reviewed by our lawyer, our engineers and Township staff.

This Site Alternation Agreement has been created to deal with the movement and placement of soils on the site.

Staff Comments:

The Flato East Phase 9 Site Alteration Agreement is included in the Council agenda as part of the By-law 2023-064 for approval. Other supporting materials that support the Site Alteration Agreement that is included in this staff report is the B-2 Site Alteration Plan drawings (Attachment #1), the technical document that is titled "B-1 Fill Control Report" (Attachment #2).

Triton's staff reviewed the Fill Control report, and the drawings as well as the agreement including the securities to be provided. The securities calculations (Attachment#3) reviewed by Triton to assess the scope of work and confirm the required securities for the project are \$88,496.04. This number is reflected in the Site Alteration Agreement, Section 2.2 titled, "Security Requirements".

Staff recommends Council approval of the Flato East Phase 9 Site Alteration Agreement based on the positive engineering review by Triton of the site alteration plans and the securities required to approve and secure this project. The Agreement has also received review from the Township Solicitor.

Financial Impact or Long-Term Implications

There is no financial impact to the municipality as a result of this report as all costs to create this agreement and project securities will be posted by the owner of the property as a condition of releasing the agreement for the project to proceed.

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 variety of both rental and purchase housing/accommodation within Southgate.

Concluding Comments

1. That Council receive this staff report as information.
2. That Council approve the Flato East Phase 9 Site Alteration Agreement at the July 5, 2023, Council meeting.
3. That Council consider approval of the Flato East Phase 9 Site Alteration Agreement by Municipal By-law 2023-064 at the July 5, 2023, Council meeting.

Respectfully Submitted,

Municipal Planner: Original Signed By
Clinton Stredwick, BES, MCIP, RPP



CAO: Original Signed By
Dina Lundy, CAO

Attachments:

- Attachment #1 – Flato East phase 9 Schedule B-2 Site Alteration Plans dated May 24, 2023
- Attachment #2 – Flato East phase 9 B-1 Fill Control Report dated May 18, 2023
- Attachment #3 – Flato East phase 9 Project Securities required.