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June 19th, 2023

Clinton Stredwick, BES, MCIP, RPP | Municipal Planner
Township of Southgate
185667 Grey County Road 9
Dundalk, ON N0C 1B0

Dear Mr. Stredwick:

**RE: Removal of Holding Provision Application Submission
Flato East – Phase 11, Township of Southgate, County of Grey
OUR FILE 15184B**

On behalf of Flato Dundalk Meadows Inc., MHBC is pleased to make an application submission for the Removal of the Holding Provision on Flato East Phase 11 in the Community of Dundalk, Township of Southgate, County of Grey. Please find the following enclosed within this application package:

- One (1) digital copy of the signed and commissioned Removal of Holding Provision Application Form;
- One (1) digital copy of the Phase 11 Servicing Allocation By-law Request Letter;
- One (1) digital copy of the Phasing Plan; and,
- One (1) digital copy of the Draft Subdivision Agreement, dated July 5, 2023.

The lands are currently zoned the Residential Type 1 Exception 378 Hold (R1-378(H)) Zone, Residential Type 3 Exception 379 Hold (R3-379(H)) Zone, Local Commercial Exception 465 (C1-465) Zone, Open Space Exception 542 (OS-542) Zone, Open Space (OS) Zone and Environmental Protection (EP) Zone.

The purpose of this Application is to remove the holding provision associated with the Residential Type 1 and Type 3 Zones on the lands, in accordance with Section 36 of the *Planning Act*, R.S.O., 1990, as amended; however, as per discussions with Township staff, the holding provision will remain on Lots 301 to 310 and Lots 376 and 377 and shall only be removed following the completion of the Highway 10 intersections works.

It is understood that the removal of the holding provision shall be conditional upon the execution of a Subdivision Agreement and confirmation by the Township that water and sewer services are available via the passage of a water and sewer allocation by-law. It is noted that Council passed By-law 2022-15 at the September 7, 2022 Council meeting to approve the allocation of 152 commercial and residential units (29 units for a commercial use, 42 units for single detached dwellings and 101

units for townhouse dwellings) of servicing capacity for water and wastewater to Phase 11 of the Flato East (Edgewood Greens) Subdivision. A Hold was placed on the lands for the remaining 50 units of servicing capacity for Phase 11.

A Servicing Allocation By-law Request Letter was submitted to the Township on May 4, 2023, for the remaining 50 units of servicing allocation; however, due to a recent draft plan redline revision that was approved by the Township and County, **54 units of servicing allocation** is now required for Phase 11. As such, a revised Servicing Allocation By-law Request Letter for Phase 11 is included with this submission package.

It is anticipated that the Servicing Allocation By-law for the requested 54 units of servicing allocation will be passed by Council at the July 5, 2023 Council meeting. The draft Subdivision Agreement (included with this submission package) has been provided to the Township and is expected to be executed in the near future.

Lastly, it is noted that the required \$600.00 application fee had already been paid via cheque.

Should you have any questions, please do not hesitate to contact the undersigned.

Yours truly,

MHBC



Kory Chisholm, BES, MSc, MCIP, RPP
Partner



Shayne Connors, BAH, MSc
Intermediate Planner

cc. Shakir Rehmatullah c/o Flato Developments Inc.