



**Township of Southgate
Public Planning Meeting Agenda**

May 24, 2023

1:00 PM

Holstein Council Chambers

	Pages
1. Call to Order	
2. Public Meeting	
2.1 C25-22 - Flato Dundalk Meadows Inc., Con 1 SWTSR, Part of Lots 233 and 234, Geographic Township of Proton	
2.1.1 Background	
<p>The Purpose of the proposed Zoning By-law amendment application is to rezone a portion of the lands to implement a hydro substation block and three (3) single detached dwelling lots associated with a proposed Redline Draft Plan application (County File No. 42T-2015-05).</p> <p>The Effect of the proposed zoning by-law Amendment would be to change the zone on a portion of the subject lands from Open Space (OS) and Local Commercial Exception 465 (C1-465) to Open Space Exception XX (OS-XX) and Residential Type 3 Exception 378 Hold (R3-378(H)) to implement a hydro substation block and three (3) single detached dwelling lots associated with a proposed Redline Draft Plan application (County File No. 42T-2015-05).</p>	
2.1.2 Application and Notice of Public Meeting	3 - 19
2.1.3 Comments Received from Agencies and the Public	20 - 23
2.1.4 Questions from Council	
2.1.5 Applicant or Agent	
2.1.5.1 Flato East Phase 11 Presentation - MHBC Partner Kory Chisholm	24 - 29

2.1.6 Members of the Public to Speak

2.1.7 Further Questions from Council

3. Adjournment

The meeting adjourned at [TIME].



**The corporation of
The Township of Southgate**

**Application for planning amendment
Official plan and zoning by-law**

**** Pre-consultation is required with the Township before any zoning or official plan amendment applications will be accepted (By-law 66-2012)****

Instructions:

- Please check all applicable boxes and answer all applicable questions
- All measurements **MUST** be in metric units. (Imperial Units will not be accepted)
- Additional information may be attached if necessary
- Incomplete applications will be returned
- The Township reserves the right to ask for more information or clarification pertaining to this application at a later time
- Further information is on the last two pages for your reference
- Applications are not accepted without the required fees
- All applications for zoning by-law amendment or Official Plan Amendment must

For office use only

File no: _____
Pre-Consult Date: _____
Date received: _____
Date accepted: _____
Accepted by: _____
Roll # 42 07 _____
Conservation authority fee required: _____
Other information: _____

Pursuant to one or more of the following Sections 22, 34, 36, and/or 39 of the *Planning Act*, as amended, I/we submit an application for: (*check appropriate box*)

<input type="checkbox"/> Amendment to the Official Plan	Minor \$1,625.00 application fee <i>plus</i> \$2,000.00 contingency fee Major \$2,708.00 application fee <i>plus</i> \$5,000.00 contingency fee
<i>*contingency fee required for all Official Plan Amendment applications</i>	
<input checked="" type="checkbox"/> Amendment to the Zoning By-law	\$1,300.00 application fee Major \$2,166.00 application fee Major \$2,500.00 contingency fee
<i>*contingency fee required only for complex applications</i>	
<input type="checkbox"/> Removal of a Holding Provision with a related Site Plan Application	\$542.00 application fee or \$542.00 application fee
<input type="checkbox"/> Temporary Use By-Law Amendment	\$1,625.00 application fee <i>plus</i> \$111.00 agreement fee <i>plus</i> \$2,500.00 contingency fee

Other Required Fees:

<input checked="" type="checkbox"/> Public Notice Sign Fee	\$111.00
<input type="checkbox"/> Conservation Authority Fees	SVCA \$260.00 GRCA Call directly for details

Note on fees:

The application fees were adopted and approved under the Township of Southgate's fees and charges By-law. All required application fees shall be paid in cash or by cheque made payable to the Township of Southgate at the time of application submission. In the event that all fees are not paid in full at the time of submission, the application shall be deemed incomplete.

Contingency fees will be utilized to cover costs associated with this application when deemed necessary by the Township of Southgate, i.e. professional consultants and legal advice. Any portion of the contingency fee not used in connection with the review and completion of an application will be returned. The applicant further agrees to pay any additional costs and expenses beyond the initial contingency fee which shall be determined by staff of the Corporation of the Township of Southgate in the event that the amount of the initial contingency fee taken is insufficient.

Be advised that the applicant or a representative is expected to appear at any meetings (including the public meeting) to explain the proposal and answer any questions that may arise. Failure to do so may result in deferral of the application and increased costs.

Part A

Owner/Agent/Application information

*to be completed by the applicant

1. Name of registered owner: Flato Dundalk Meadows Inc (c/o Shakir Rehmatullah)

Mailing address: 3621 Highway 7 East, Markham, ON L3R 0G6

Phone# : (H) 905-479-9292 (B)

Email Address:

2. Name of applicant: Same as Owner.

Mailing address:

Phone#: Email:

Applicant's Relationship to Subject Lands:

☐ Registered Property Owner

☐ Holder of Option to Purchase Subject Lands

☐ Signing Officer of Corporation

☐ Other [Specify]

3. Name of agent (if applicable) MHBC Planning (c/o Kory Chisholm)

Mailing address: 113 Collier Street, Barrie, ON L4M 1H2

Phone#: 705.728.0045 x. 224 Email: kchisholm@mhbcplan.com

4. Send all correspondence to (choose only one): ☐ Applicant ☒ Agent

5. Preferred Method of communication: ☐ Phone ☒ email ☐ Postal Mail

6. Name any mortgages, charges or encumbrances, in respect to the subject lands:

Firm Capital Mortgage Fund Inc.

Mailing Address: 163 Cartwright Ave, Toronto, ON M6A 1V5

Phone#: 416-635-0221

Part B

The subject lands

7. Location of subject property (former municipality):

☐ Township of Egremont

☒ Township of Proton

☐ Village of Dundalk

Road/street and number: n/a

Tax Roll#:

Lot Part of Lots 233 and 234 Concession 1

Lot of Plan

8. The date the subject land was acquired by the current owner: September 2016

9. Dimensions of subject property:

frontage 280 (Hwy 10) m depth 1,000 m area 40.22 ha sq m/ha

10. Description of the area affected by this application if only a portion of the entire property Please refer to Planning Report

11. Abutting and nearby lands uses

(a) Interest in abutting lands - does the owner or applicant of the subject lands own or have a legal interest in any lands abutting the subject lands? Yes ☒ No ☐

If yes, describe to what extent Owner owns the surrounding draft plan

(b) Use of abutting and nearby lands - describe the present use on all properties abutting and opposite the subject lands.

North	<u>Agricultural</u>	East	<u>Highway 10</u>
South	<u>Agricultural</u>	West	<u>Agricultural</u>

(c) Agricultural livestock operations

☐ if an existing livestock operation is located within 450 metres of the subject lands, prepare a sketch showing locations and approximate size of livestock barns (as per Additional Requirements 20. (b) request) and you must fill out Schedule "A".

12. Environmental Constraints

Indicate whether any of the following environmental constraints apply to the subject lands:

Wetlands	<input type="checkbox"/>	Specialty Crop Lands	<input type="checkbox"/>
Floodplains	<input type="checkbox"/>	ANSI's (areas of natural or scientific interest)	<input type="checkbox"/>
Streams, Ravines and Lakes	<input type="checkbox"/>	Aggregate Resources	<input type="checkbox"/>
Water Resources	<input type="checkbox"/>	Thin Overburden	<input type="checkbox"/>
Wooded Areas & Forest Management	<input type="checkbox"/>	Solid Waste Management	<input type="checkbox"/>
Fisheries, Wildlife & Environment	<input type="checkbox"/>	Sewage Treatment Plant	<input type="checkbox"/>
Heritage Resources	<input type="checkbox"/>		

13. Official Plan

Indicate the current Official Plan Designation:

Neighbourhood Area	<input checked="" type="checkbox"/>	Agriculture	<input type="checkbox"/>
Downtown Commercial	<input type="checkbox"/>	Rural	<input type="checkbox"/>
Arterial Commercial	<input type="checkbox"/>	Inland Lakes	<input type="checkbox"/>
Industrial	<input type="checkbox"/>	Space Extensive Industrial/Commercial	<input type="checkbox"/>
Public Space	<input type="checkbox"/>	Hazard Lands	<input type="checkbox"/>
Special Policy Area	<input type="checkbox"/>	Wetlands	<input type="checkbox"/>
Major Open Space	<input type="checkbox"/>	Mineral Aggregate Extraction	<input type="checkbox"/>
Village Community	<input type="checkbox"/>		

14. Zoning By-law

Present zoning C1-465

Requested zoning R1-378-H

15. Specific proposed use(s) of subject property that this amendment would authorize: (provide a sketch showing locations and approximate size for each building or structure)

For Official Plan Amendment Applications Only:

14.

16. Please answer the following about this proposed Official Plan Amendment:

Does this application change or replace a designation in the Official Plan?

Changes ☐ Replaces ☐

17. Is this application to implement an alteration to the boundary of an area of settlement or to implement a new area of settlement?

Yes ☐ No ☐

If yes, please provide the details of the official plan or the official plan amendment that deals with this matter.

18. Does this application propose to remove land from an area of employment?

Yes ☐ No ☐

If yes, please provide the details of the official plan or official plan amendment that deals with this matter.

19. Is the application being submitted in conjunction with a proposed County Official Plan Amendment? Yes ☐ No ☐

If yes, please provide the details of the official plan or official plan amendment that deals with this matter.

Type of building/structure_____

Setbacks:
front lot line_____

rear lot line_____

side lot line_____

Building/structure:_____

height_____ dimensions / floor area_____

20. The date the existing building(s) or structure(s) on the subject land were constructed: _____

21. The length of time that the existing uses of the subject land have continued: _____

22. If proposed use is residential, indicate proximity of subject lands to community facilities (parks, schools, etc.): _____

23. Specific reason(s) for requesting amendment(s), if not sufficient space, a cover letter should be attached: _____

24. Has the subject land ever been the subject of a Zoning By-law Amendment?
Yes ☐ No ☐ Unknown ☐
If yes, and if known, specify the file number and status of the application: _____

Servicing for subject land

25. Facilities existing or proposed for subject lands:

type of access	existing	proposed
_____provincial highway	_____	_____
_____municipal road, maintained year round	_____	_____x_____
_____municipal road, seasonally maintained	_____	_____
_____other public road	_____	_____
please specify_____	_____	_____
_____right of way available	_____	_____
please specify_____	_____	_____
_____water access available	_____	_____
Describe the parking and docking facilities and the approximate distance of these facilities_____		

type of water supply	existing	proposed
_____municipally operated piped water system	_____	_____x_____
_____privately owned/operated individual well	_____	_____
_____privately owned/operated communal well	_____	_____
_____lake or other water body	_____	_____
please specify_____	_____	_____
_____other means	_____	_____
please specify_____	_____	_____

type of storm water management	existing	proposed
_____storm drainage sewer pipe	_____	_____x_____
_____ditch	_____	_____
_____swale	_____	_____x_____
_____other means	_____	_____SWM Pond_____

please specify_____

type of sewage disposal	existing	proposed
_____municipally operated sanitary sewers	_____	_____x
_____privately owned/operated individual septic	_____	_____
_____privately owned/operated communal septic	_____	_____
_____privy	_____	_____
_____other means	_____	_____
please specify_____		

26. Is there an approved Site Plan and/or a Site Plan Control Agreement in effect on any portion of the subject lands?
Yes ☐ No ☒

If yes, has an amendment to the Site Plan and/or Agreement been applied for?
Yes ☐ No ☐

27. Are there any easements, rights-of-way, restrictions, covenants, or other agreements applicable to the subject lands? (if yes, describe what they are and include applicable Site Plan if applicable.)
Yes ☒ No ☐

Hydro & Watermain Easements

Part C

The proposal

28. Describe the **nature** and extent of the relief applied for and the proposed use of the subject lands.

Minor redline revision and associated rezoning to add 3 residential lots to the commercial block as well as an access block and hydro block.

29. Describe the reasons for the proposed amendment(s).

Please refer to planning report.

30. Describe the timing of the proposed development, including phasing.

Please refer to planning report.

31. Additional Supporting Documents

List any supporting documents: (e.g. Environmental Impact Study, Hydrologic Report, Traffic Study, Market Area Study, Aggregate License Report, Storm Water Management Report)

Planning Justification Report

Part D
Statement of compliance

32. Is this application consistent with the policy statements issued under subsection 3(1) of the Planning Act?
Yes ☒ No ☐
33. Is the subject land within an area of land designated under any provincial plan or plans?
Yes ☐ No ☒

If yes, explain how the application conforms with or does not conflict with the applicable provincial plan or plans.

Additional requirements

34. Supplementary and support material to accompany application, where applicable
- a) a survey of the property prepared by an Ontario Land Surveyor indicating topographical contours and other natural and artificial features such as existing buildings and their uses, railways, highways, pipelines, ditches, swamps, watercourses, drainage, and wooded areas within or adjacent to the subject land. This survey should clearly indicate the land which is the subject of the amendment.
- OR
- b) a sketch *drawn to scale* showing the following:
 - 1) Boundaries and dimensions of the subject land.
 - 2) Location, size and type of all existing and proposed buildings and structures on the subject land, indicating the distance of the buildings or structures from the front yard lot line, rear yard lot line and the side yard lot lines.
 - 3) Approximate location of all natural and artificial features on the subject land and on land that is adjacent to the subject land that, in the opinion of the applicant, may affect the application. Examples include buildings, railways, roads, watercourses, drainage ditch, river or stream banks, wetlands, wooded areas, wells and septic tanks.
 - 4) Current use(s) on land that is adjacent to the subject land.
 - 5) Location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public traveled road, a private road or a right of way.
 - 6) If access to the subject land is by water only, the location of the parking and docking facilities to be used.
 - 7) Location and nature of any easement affecting the subject land.
 - 8) North Arrow

Other information

35. Is there any other information that you think may be useful to the municipality or other agencies in reviewing the application? If so, explain below or attach on a separate page:

Part E
Authorization and affidavit

36. Owner's Consent (Freedom of Information):

In accordance with the provision of the Planning Act, it is the policy of the Municipality to provide public access to all development applications and supporting documentation.

In submitting this development application and supporting documents I (we),

Flato Dundalk Meadows Inc. (c/o Shakir Rehmatullah)

and _____

Name of Owner(s)

hereby acknowledge the above-noted and provide my (our) consent, in accordance with the provisions of the Municipal Freedom of Information and Protection of Privacy Act, that the information on this application and any supporting documentation provided by myself, my agents, consultants and solicitors, as well as commenting letters or reports issued by the municipality and other review agencies will be part of the public record and will also be available to the general public.

Signature of Owner

Dec 20, 2022

date

Signature of Owner

date

37. Owner's Authorization for Agent

Flato Dundalk Meadows Inc. (c/o Shakir Rehmatullah)

I (we), _____ and _____

Name of Owner(s)

hereby authorize Kory Chisholm | MHBC Planning _____ to act as our agent(s) for the purpose of this application.

Signature of Owner

date

Signature of Owner

date

38. Owner's Authorization for Access

Flato Dundalk Meadows Inc. (c/o Shakir Rehmatullah)

I/we, _____ and _____

Name of Owner(s)

hereby permit Township staff and its representatives to enter upon the premises during regular business hours for the purpose of performing inspections of the subject property _____

Signature of Owner

Dec. 20, 2022

date

Signature of Owner

date

Signature of Witness

date

39.Affidavit

To be completed by owner(s), agent(s), or applicant(s) having completed the application form


Note: This Affidavit must be signed in the presence of a Commissioner for Taking Oaths.

I/ (We) Kory Chisholm
Name(s)
of the City of Barrie in the of
city/town/municipality county/region

Solemnly declare that all statements contained in this application and all the information provided is true, and I/we make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of the Canada Evidence Act.

SWORN remotely by Kory Chisholm, stated as being located in the City of Barrie, before me at the City of Barrie, this 21st day of December, 2022, in accordance with O. Reg. 431/20, Administering Oath or Declaration Remotely.


Signature of Commissioner


Signature of Applicant
Kory Chisholm
print name

Signature of Applicant
print name

Schedule "A"

Supplementary Information – Agricultural Lands

Agricultural Property History on the subject parcel

(i) What type of farming has been or is currently being conducted?

☐ Beef

☐ Dairy

☐ Swine

☐ Poultry

☐ Sheep

☐ Cash Crop

☐ Other (describe) _____

Describe in detail the size, age and feed type used for the type of farming conducted: _____

(i) How long have you owned the farm? _____

(ii) Are you actively farming the land
(or – do you have the land farmed under your supervision)?

☐ Yes – For how long?

☐ No – When did you stop farming? _____

For what reason did you stop farming? _____

(iii) Area of total farm holding: _____

(iv) Number of tillable hectares: _____

(v) Do you own any other farm properties? ☐ Yes ☐ No

If yes, indicate locations: Lot: _____ Concession: _____

Former Township: _____

Total Hectares: _____

(vi) Do you rent any other land for farming purposes? ☐ Yes ☐ No

If yes, indicate locations: Lot: _____ Concession: _____

Former Township: _____

Total Hectares: _____

(vii) Is there a barn on the subject property? ☐ Yes ☐ No

Please indicate the condition of the barn: _____

How big is the barn? _____

What is the present use of the barn? _____

What is the capacity of the barn, in terms of livestock? _____

- (viii) Indicate the manure storage facilities on the subject lands
- ☐ Storage already exists
 - ☐ No storage required (manure/material is stored for less than 14 days)
 - ☐ Liquid
 - ☐ inside, underneath slatted floor
 - ☐ outside, with permanent, tight fitting cover
 - ☐ (treated manure/material) outside, no cover
 - ☐ outside, with a permanent floating cover
 - ☐ outside, no cover, straight-walled storage
 - ☐ outside, roof but with open sides
 - ☐ outside, no cover, sloped-sided storage
 - ☐ Solid
 - ☐ inside, bedded pack
 - ☐ outside, covered
 - ☐ outside, no cover, >= 30% DM
 - ☐ outside, no cover, 18-30% DM, with covered liquid runoff storage
 - ☐ outside, no cover, 18-30% DM, with uncovered liquid runoff storage
- (ix) Are there any barns on other properties within 450 meters (1,476.38 ft) of the subject lands? ☐ Yes ☐ No

If yes, these barns and distances to the subject property must be shown on the sketch. The following questions must be answered for each property containing a barn regardless of current use.

(x) What type of farming has been conducted on this other property?

(xi) Indicate the number of tillable hectares on other property: _____

(xii) Indicate the size of the barn(s): _____

(xiii) Capacity of barn in terms of livestock: _____

(xiv) Manure Storage facilities on other property (see storage types listed in question above)

Additional information will be required for Minimum Distance Separation (MDS) calculations – please discuss this with Planning Staff prior to submitting your application

Zoning amendment process

Purpose: a zoning by-law amendment is required to change a zone symbol on a property to permit expanded or different land uses on a specific property. A zoning by-law amendment may also be requested to change a zone provision (setback or similar regulation) or general provision.

Process: Discuss your proposal with the municipal planning department prior to submitting your application. Make your application to the planning department along with the required fee. A planning staff report will be prepared and a public meeting will be set. The applicant will be advised of the time and date of this meeting and invited to make representation at this time in order to explain why the zoning amendment request is being made.

You can expect a decision on your application within 150 days. This time is used to review the application, set up a public meeting, post the required public notice, draft a zoning by-law amendment and ensure that all other required documentation is in order.

At least 20 days prior to the public meeting, notice of the public meeting is either sent to every assessed property within 120 metres (400 feet) of the subject property or a notice is placed in the appropriate local newspaper. The applicant or a representative must attend the public meeting to explain why the zoning amendment is required to members of the Council and the public, as well as answer any questions that may arise.

A site plan and agreement may be required to be negotiated prior to any further proceedings of the rezoning process. Following the public meeting and if Council is satisfied with the application, an amending by-law will be considered by Council. Should the by-law be passed, a notice of passing is prepared and sent to everyone on the first mailing list or published in the newspaper. A 20 day appeal period is required to be included in this notice to allow anyone to appeal the by-law to the Ontario Municipal Board.

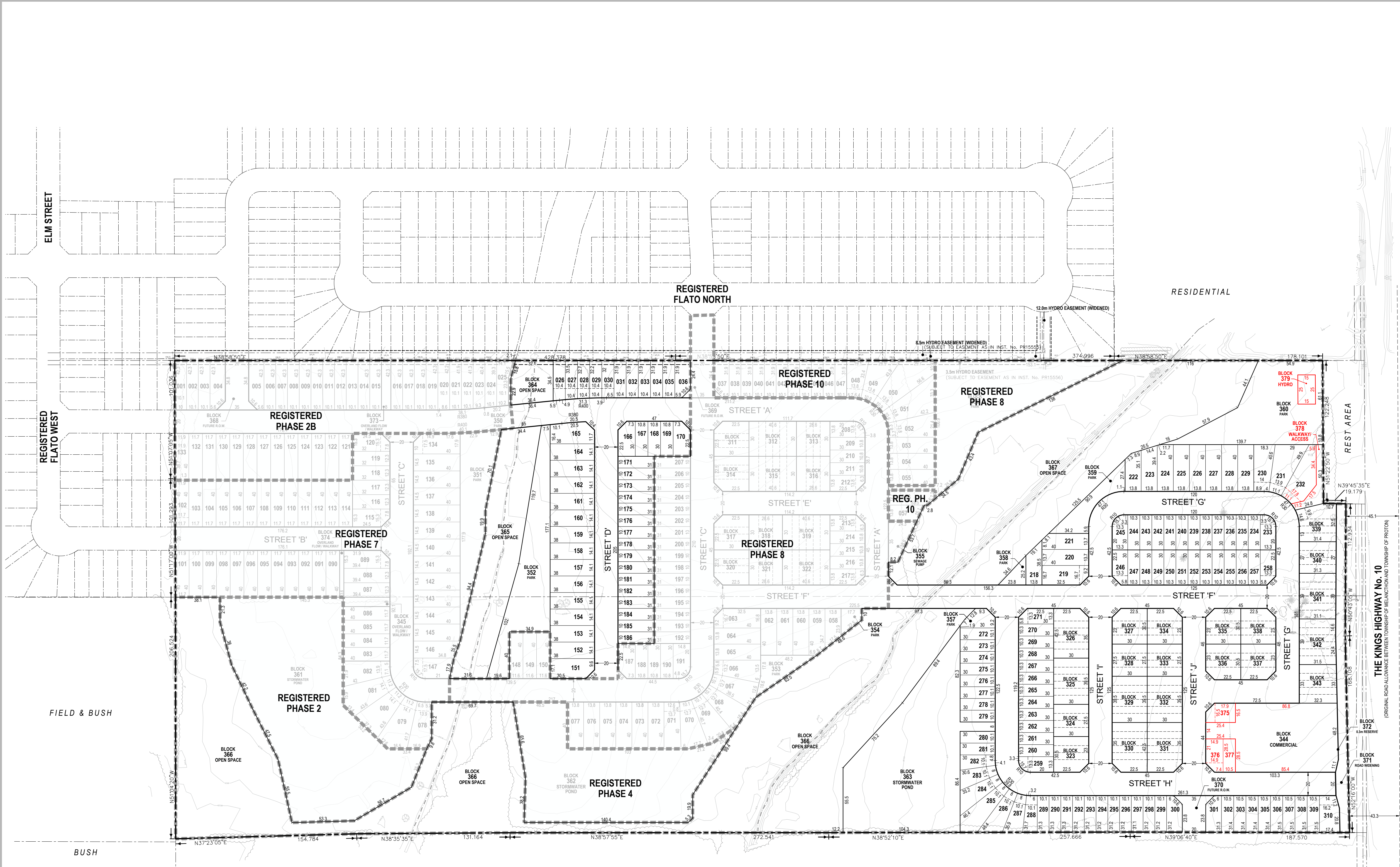
Should your application not be approved by Council, you also have the right to appeal to the Local Planning Appeals Tribunal within the same 20 day appeal period. More information is available by contacting the municipal planning department or on the Web at: <http://elto.gov.on.ca/news/local-planning-appeal-tribunal/>

If the application is approved and no appeal is filed, a notice of no appeal is prepared and sent to the applicant at which time the process is now completed. A building permit would not be available for any works associated with the by-law until the appeal period has passed and if no appeals were filed.

Zoning by-law amendment process summary

1. Pre-consultation (required by By-law 66-2012)
2. Submit application
3. Clerk sets a public meeting
Notice sent to neighbours within 120 metres (400 feet) and various agencies, 20 days prior to public meeting.
4. Public meeting
Applicant and/or agent should attend to resolve any potential concerns. Council will consider the proposal and may pass a by-law that meeting.
5. Appeal period
After a Notice of Passing for the by-law amendment is sent to neighbours within 120 metres (400 feet) and agencies, 20 day appeal period begins.
6. Decision final
If not appeal is filed with the Township within the appeal period, the process is complete and the zoning by-law amendment is in full force and effect.

please do not return this page



LAND USE SUMMARY			
LAND USE	LOTS / BLOCKS	UNITS	AREA
SINGLE DETACHED - 10.0m LOTS	001-047, 166-217, 233-310, 377	177 178	6.13ha / 6.17ha
SINGLE DETACHED - 11.6m LOTS	056, 083-133, 148-150, 376	55 56	2.56ha / 2.60ha
SINGLE DETACHED - 13.7m LOTS	048-055, 057-082, 134-147, 151-165, 218-232	78	4.71ha / 4.65ha
SINGLE DETACHED - WIDE SHALLOW	375	1	0.04ha
TOWNHOUSE - 4 UNITS	311, 313-314, 316-318, 320-321, 323-324, 327-328, 333-340	80	1.74ha
TOWNHOUSE - 5 UNITS	343	5	0.10ha
TOWNHOUSE - 6 UNITS	312, 315, 319, 322, 325-326, 329-332, 341-342	72	1.46ha
COMMERCIAL	344		0.66ha / 0.55ha
PARK	350-354, 356-360		2.42ha / 2.39ha
SEWAGE PUMP	355		0.06ha
STORMWATER POND	361-363		4.19ha
OPEN SPACE	364-367		8.39ha
FUTURE RIGHT OF WAY	368-370		0.22ha
ROAD WIDENING	371		0.23ha
0.3m RESERVE	372		<0.01ha
OVERLAND FLOW / WALKWAY	345, 373-374		0.07ha
ACCESS / WALKWAY	378		0.05ha
HYDRO	379		0.03ha
RIGHT OF WAY			7.27ha
TOTALS		467 / 470	40.22ha

LEGEND	
--- BOUNDARY LINE	--- OVERHEAD HYDRO
--- RIGHT OF WAY LINE	-x- FENCE
--- BLOCK LINE	--- WATERCOURSE
--- LOT LINE	--- WOODED AREA
--- UNIT LINE	--- TREES
--- LEGAL FABRIC	--- PHASE LINE

LEGAL DESCRIPTION

PART OF LOTS 233 AND 234
CONCESSION 1, SOUTHWEST OF THE TORONTO AND SYDENHAM ROAD
GEOGRAPHIC TOWNSHIP OF PROTON
TOWNSHIP OF SOUTHGATE
COUNTY OF GREY

OWNER'S CERTIFICATE

I HEREBY AUTHORIZE MACNAUGHTON HERMSEN BRITTON CLARKSON PLANNING LIMITED
TO SUBMIT THIS PLAN FOR APPROVAL.

DATE: _____

SHAKIR REHMATULLAH - PRESIDENT
FLATO DUNDALK MEADOWS INC.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED ON THIS PLAN
AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATELY AND CORRECTLY
SHOWN.

DATE: _____

KEY PLAN

Subject Site

SCALE
0 0.25 0.5 0.75 1km

No. 7 Apr. 21, 2023

- Add single detached lots to Block 344
- Turned Easement along Lot 232 into Walkway / Access Block
- Add hydro block

M.M.

No. 6 Jul. 13, 2021

- Shift lots 090-098 to accommodate overland flow / walkway Block 374
- Convert Block 355 from park to sewage pumping station and expand
- Add 6m water service easement between Lot 232 and Block 339 by shifting Blocks 339-343 the commercial Block 344

M.M.

No. 5 Jan. 28, 2020

- Removed townhouses along Streets J & G
- Added Commercial block
- Realigned Street G
- Added registered phases
- Added surrounding registered subdivisions

M.M.

No. 4 Nov. 1, 2019

- Moved walkway from between lots 051 & 052 to between lots 055 & 056
- Widened walkway from 3m to 4m
- Narrowed lot 056 from 13.8m to 12.7m

M.M.

No. 3 Mar. 13, 2019

- Widened Block 362 street frontage
- Revised lots backing on to Block 362
- Shifted Street D west by 2m and adjust lots to fit

M.M.

No. 2 Feb. 9, 2017

- Widened Hydro Easement
- Added daylighting triangles to Future R.O.W.
- Added Overland Flow/Walkway Block 372
- Added Park Block 350
- Remove one Lot
- Rearrange Lots to fit
- Revised labels and dimensions

M.M.

No. 1 Jul. 5, 2016

- Revised as per MTO comments March 17, 2016
- Added road widening, 0.3m reserve, and daylighting triangles
- Relocated Highway 10 entrance and future right of ways
- Reorganized subdivision layout along Highway 10
- Added walkways to Open Space

M.M.

No. 0 Dec. 11, 2015

Draft Plan Application Submission

M.M.

REV. No. DATE ISSUED / REVISION BY

ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT R.S.O. 1990 C.P.13 AS AMENDED

A. AS SHOWN F. AS SHOWN K. MUNICIPAL WATER AND
B. AS SHOWN G. AS SHOWN SANITARY SERVICES. ALL
C. AS SHOWN H. MUNICIPAL WATER SUPPLY
D. RESIDENTIAL / COMMERCIAL I. SILT LOAM REQUIRED.
E. AS SHOWN J. AS SHOWN L. AS SHOWN

PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE
MHBC PLANNING

113 COLLIER STREET
BARRIE, ON. L4M 1H2
P: 705 728 0045 F: 705 728 2010
WWW.MHBCPLAN.COM

STAMP

DATE
DEC. 11, 2015

FILE No.
15184B

SCALE
1:1,800
(ARCH D)

DRAWN BY
M.M.

CHECKED BY
K.M.

PROJECT

FLATO EAST
FLATO GROUP INC.
3621 HIGHWAY 7 EAST, SUITE 503
MARKHAM, ON L3R 0G6
P:(905) 479-9292 F:(905) 429-9165
WWW.FLATOGROUP.COM

FILE NAME
DRAFT PLAN OF SUBDIVISION

DWG No.
1 of 1

SCALE BAR

0 10 20 30 40 50 75 100 150 200m

MEASUREMENTS SHOWN ON THIS PLAN ARE IN METRES AND CAN BE
CONVERTED TO FEET BY DIVIDING BY 0.3048

N:\Southgate\Flato East - 15184B\Drawings\Draft Plan\CAD\15184B_DraftPlan_2023-04-21.dwg

16



**The Corporation of the Township of Southgate
Notice of Public Meeting and Complete application
Concerning a Proposed Zoning By-law Amendment**

Take Notice that the Council of the Corporation of the Township of Southgate has received a complete application for approval of a Zoning By-law Amendment pursuant to Section 34 of the Planning Act, R.S.O. 1990, as amended. Council will hold a **public meeting located at the Township of Southgate Council Chambers, 123273 Southgate Road 12, Holstein, ON, N0G 2A0** on:

May 24, 2023 at 1:00 PM

NOTE: If you wish to speak at the meeting or would like to join electronically, please register in advance by contacting the Clerk, Lindsey Green using the contact information below:

lgreen@southgate.ca or 519-923-2110 ext. 230

The meeting will be livestreamed on the Township YouTube Channel:
<https://www.youtube.com/user/SouthgateTownship>

Location of the Subject Land

Applicant: Flato Dundalk Meadows Inc. (c/o Shakir Rehmatullah)

Legal Description: Con 1 SWTSR, Part of Lots 233 and 234, Geographic Township of Proton

Civic Address: None Assigned

A key map is attached to this notice for additional information.

The Purpose of the proposed Zoning By-law amendment application is to rezone a portion of the lands to implement a hydro substation block and three (3) single detached dwelling lots associated with a proposed Redline Draft Plan application (County File No. 42T-2015-05).

The Effect of the proposed zoning by-law Amendment would be to change the zone on a portion of the subject lands from Open Space (OS) and Local Commercial Exception 465 (C1-465) to Open Space Exception XX (OS-XX) and Residential Type 3 Exception 378 Hold (R3-378(H)) to implement a hydro substation block and three (3) single detached dwelling lots associated with a proposed Redline Draft Plan application (County File No. 42T-2015-05).

When will a decision be made?

A decision of this proposal has NOT been made at this point and will NOT be made at the Public Meeting. After reviewing the application and any comments received, staff will bring a recommendation on this proposal to a future council meeting.

Want to be notified of a decision?

You must make a request in writing if you wish to receive a notice on any decision of Council on this proposal.

Making an Oral or Written Submission

Any person or public body is entitled to attend the public meeting and make written or oral submissions in support of, or in opposition to, the proposed Zoning By-law Amendment. Persons wishing to make an oral submission to Council at the public meeting are invited to register with the Township Clerk (see contact information below). Written comments should also be addressed to the Clerk at the address below. **Please note that all submissions and the personal information contained therein will become part of the public record in their entirety and may be posted to Southgate's website.**

Your rights to appeal a decision

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Township of Southgate before the by-law is passed, the person or public body is not entitled to appeal the decision of Council of the Township of Southgate to the Ontario Land Tribunal.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Township of Southgate before the by-law is passed,

the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

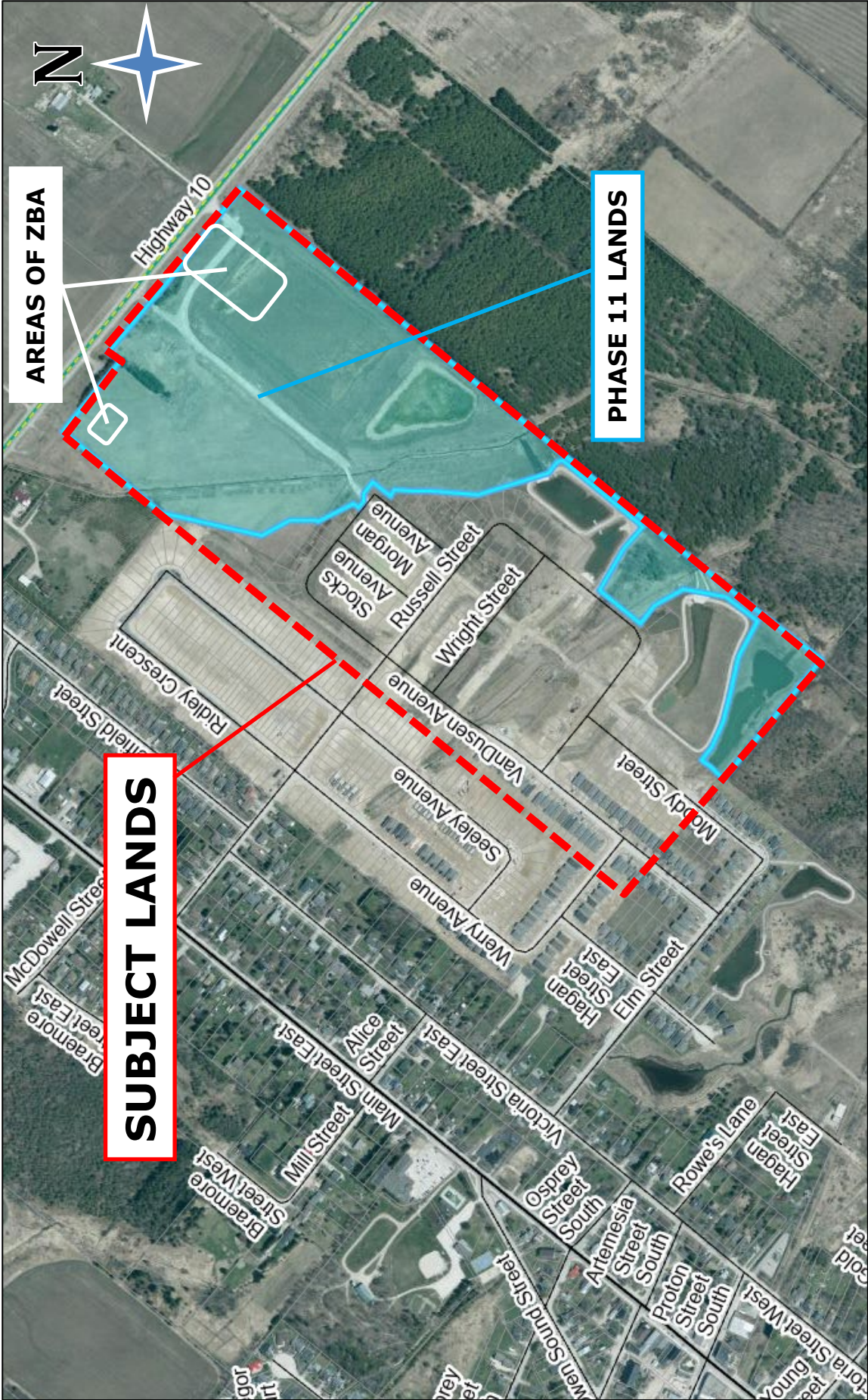
Additional Information and Comments

Please submit written comments to the Clerk, Lindsey Green, at the address shown below. Additional information is also available for public viewing on Southgate's website at <https://www.southgate.ca/planning-notices/> or by contacting the Township Planner, Clinton Stredwick, at cstredwick@southgate.ca or at the Township ext. 235. Please quote file #C25-22.

Dated at the Township of Southgate,
this 2nd day of May, 2023.

Lindsey Green, Clerk
lgreen@southgate.ca
Township of Southgate
185667 Grey Rd 9,
Dundalk, ON N0C 1B0
Phone: (519) 923-2110 ext. 230

Key Map (not to scale)





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.

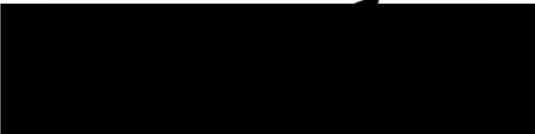
For municipal consideration

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.

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)

From: [Bev Fisher](#)
To: [Elisha Milne](#)
Subject: RE: Request for Comments - Flato East Phase 11 Redline Revision
Date: February 2, 2023 3:05:39 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)

The Building department has no concerns or comments.

If I can be any further assistance, please do not hesitate to contact me.

Bev

Bev Fisher

Chief Building Official, By-Law Enforcement |Township of Southgate

185667 Grey County Road 9, Dundalk, ON N0C 1B0

519-923-2110 ext. 240 | Mobile: | Fax 519-923-9262

bfisher@southgate.ca | www.southgate.ca

TO SCHEDULE AN INSPECTION

- A permit application number must accompany all requests via telephone and/or email
- Please allow 2 business days for scheduling inspections
- Please ensure the reviewed permit package is on site for all inspections

Inspection Phone Line: 519-379-6034

Building Services: cmaltais@southgate.ca

From: Elisha Milne <emilne@southgate.ca>

Sent: Wednesday, February 1, 2023 3:48 PM

To: Department Heads <departmentheads@southgate.ca>

Subject: Request for Comments - Flato East Phase 11 Redline Revision

Good afternoon,

Please see the attached request for comments from the County of Grey regarding the Flato East Phase 11 Redline Revision.

Thank you,

Elisha Milne

Administrative & Legislative Assistant

Township of Southgate

185667 Grey County Rd. 9, Dundalk, ON N0C 1B0

519-923-2110 ext. 232 | Fax 519-923-9262

emilne@southgate.ca | www.southgate.ca



Township of Southgate

185667 Grey County Road 9,
Dundalk, ON N0C 1B0

Jim Ellis,

Public Works Manager / Risk Management Official
jellis@southgate.ca



Phone: 519-923-2110 ext. 250

Toll Free: 1-888-560-6607

Fax: 519-923-9262

Cell: 519-378-3777

Public Works Department

Date: May 3, 2023

File No.: C25-22

Can a safe access be provided? Yes ☒ No ☐

Road Drainage Concern: None

Road Standard: MTO jurisdiction

Road Widening Necessary? Yes ☐ No ☒

Entrance Requirements: MTO jurisdiction

Load Restricted Road: Yes ☐ No ☒

Comments: _____

Property is on Hwy 10

Risk Management Office

Property is located in a Well Head Protection Area:

- ☐ WHPA "A"
- ☐ WHPA "B"
- ☐ WHPA "C"
- ☒ WHPA "D"
- ☐ Not Applicable

Comments: _____

Well Head Protection Area "D" - Applicable to Dense Non- Aqueous Phase Liquid (DNAPL's) products managed by education and outreach programs.

Signed: _____

Jim Ellis, Public Works Manager / Risk Management Official



**PUBLIC MEETING
MINOR REDLINE REVISIONS &
ZONING BY-LAW AMENDMENT**

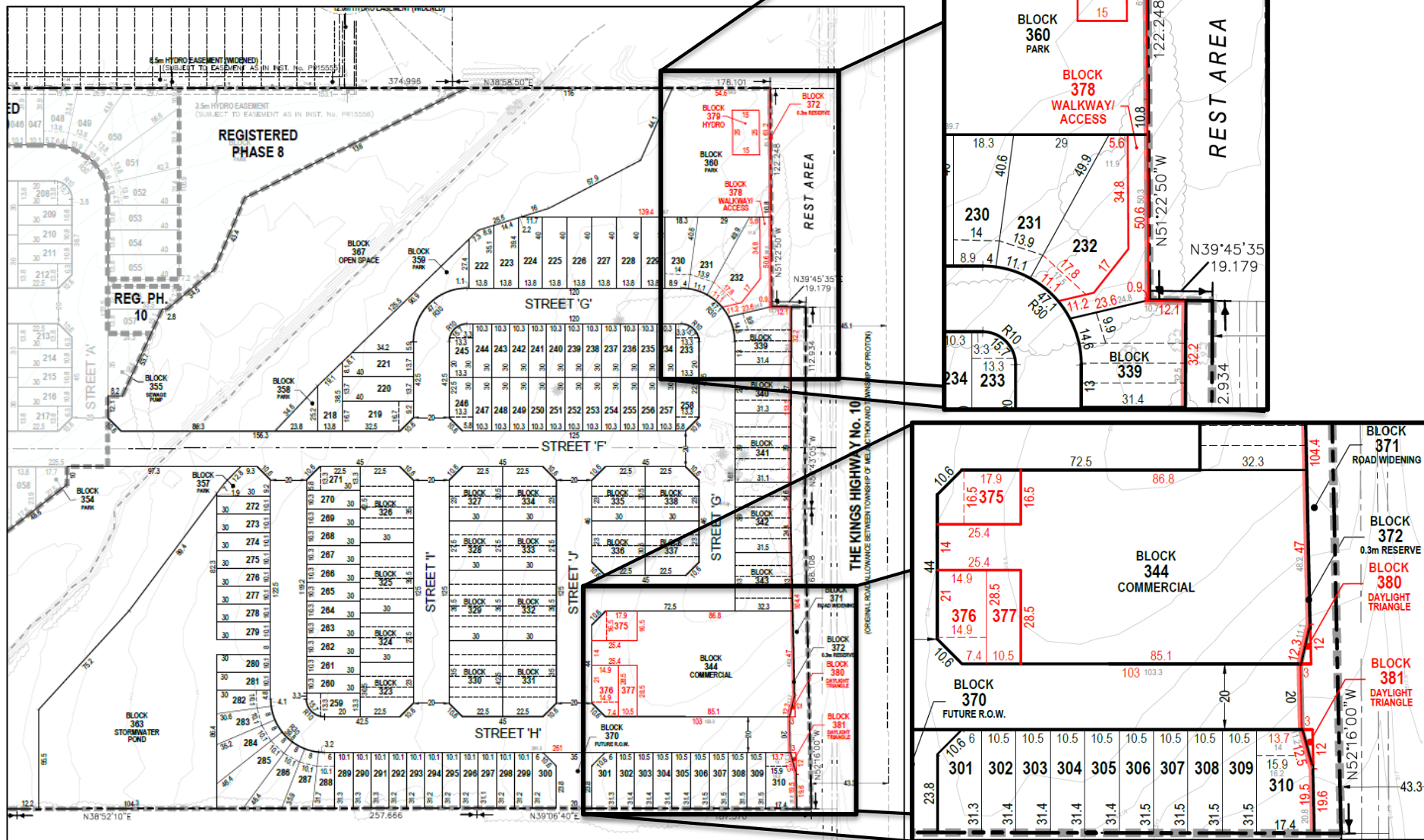
**Flato East (Phase 11) - Draft Plan Approved Plan of
Subdivision**

Township of Southgate

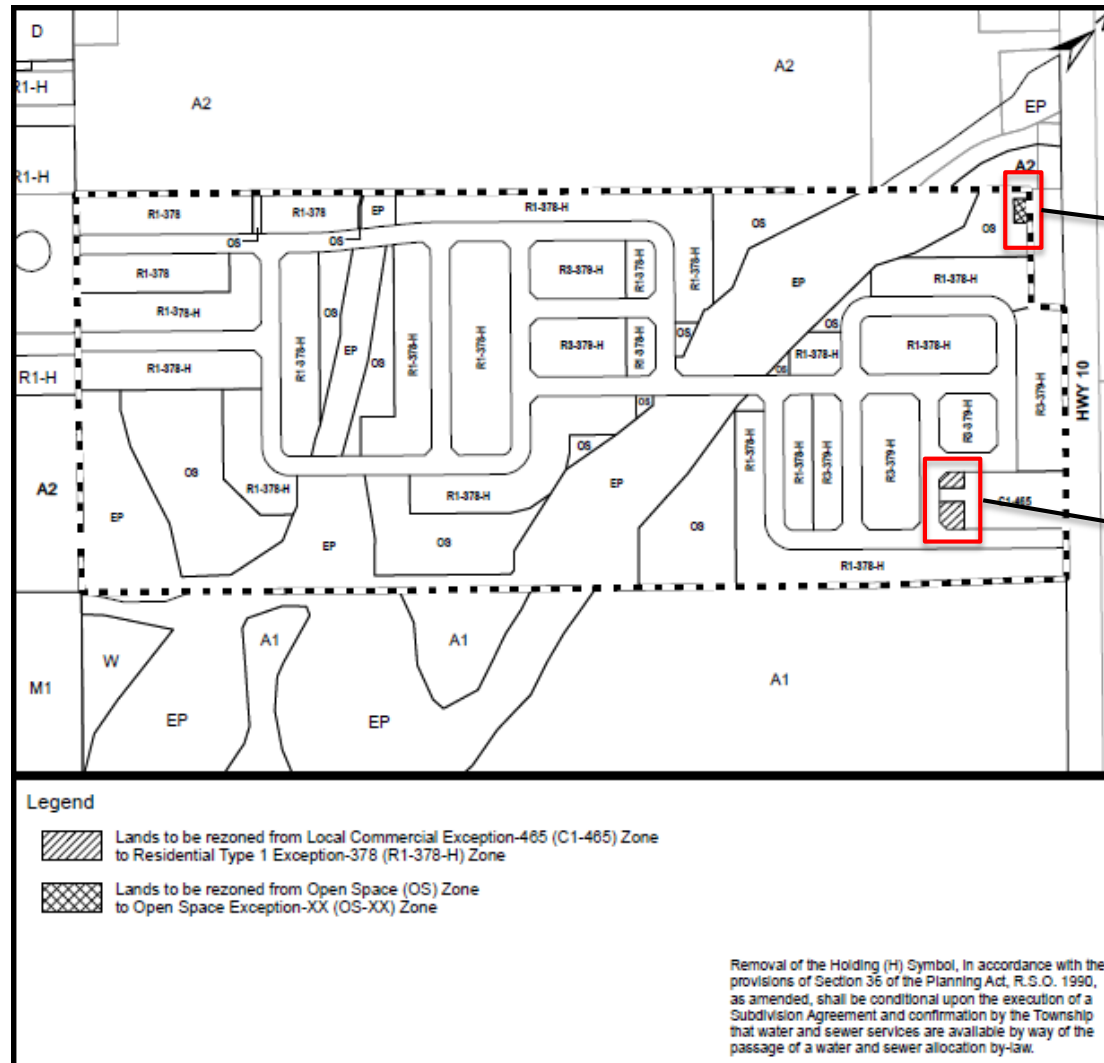
Proposal

- 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

An aerial photograph of a residential development. The image shows a large, rectangular pond in the center, surrounded by a dense forest of green trees. To the left of the pond, there is a large, rectangular area of cleared land, possibly a construction site or a parking lot. To the right of the pond, there is a large, rectangular area of cleared land, possibly a construction site or a parking lot. The overall scene is a mix of natural greenery and developed land.

THANK YOU