

December 21, 2022

Clinton Stredwick, BES, RPP, MCIP
Planner
Township of Southgate
185667 Grey County Rd 9, Dundalk, ON N0C1B0

Dear Mr. Stredwick,

**RE: Applications for Zoning By-law Amendment and Minor Redline Revision to Approved Draft Plan of Subdivision– Flato East
Part of Lots 233 and 234 Concession 1, Geographic Township of Proton, Township of Southgate, County of Grey
COUNTY FILE #42T-2015-05**

MacNaughton Hermsen Britton Clarkson Planning Limited (“MHBC”) was retained by Flato Dundalk Meadows Inc. (the “Owner”) to review the planning merits of a proposed Zoning By-law Amendment and Redline Revision to add four (4) single detached lots to a portion of existing Commercial Block 344 within the Draft Approved Flato East Draft Plan of Subdivision (the “Subject Lands”).

The scope of this Planning Justification Brief is to provide a brief overview of the Proposed Development and file history with existing planning approvals, as well as to outline the rationale for the requested applications.

Site and Surrounding Land Uses

The Flato East Subdivision lands are located in the community of Dundalk. Currently, Phases 1, 2, 2A, 2B, 3, 4, 5, 6, 7, 8 and 10 of the overall Edgewood Greens subdivision have been previously registered. Within the approved Draft Plan of Subdivision, the Subject Lands are located within Phase 11 and are specific to the western side of Commercial Block 344.

The Subject Lands have frontage on Highway 10, are within walking distance of schools, retail locations, and recreational areas. In addition, the specific area within the Draft Plan is in close proximity to existing infrastructure.

File History

In April 2017, Council approved a rezoning of the Subject Lands in conjunction with an associated draft plan, colloquially known as the Flato East subdivision. The Flato East Subdivision lands were and are currently zoned “Residential Type 1 exception 378 (R1-378-H),” “Residential Type 3 exception-379 (R3-379-H),” “Local Commercial Exception 465 (C1-465),” “Open Space (OS)” and “Environmental Protection (EP).”

In 2020, an Official Plan Amendment, ZBA and Draft Plan Redline revisions were approved for the Flato East Subdivision to incorporate Commercial Block 344 into the approved Draft Plan, as well as to facilitate the development of Commercial Block 344. As a result of incorporating Commercial Block 344 into the approved Draft Plan, a total of 33 townhouse units were removed, resulting in the total amount of proposed dwelling units for the Flato East Subdivision being reduced from 500 to 467.

It is noted that the introduction of the proposed single detached lots along the west side of the Commercial Block 344 will increase the overall unit count from 467 to 471 dwelling units within the overall Flato East Subdivision. It is further noted that the proposed increased density associated with the implementation of the proposed four (4) additional single detached lots is marginal and is appropriate as the Flato East Subdivision lands were previously approved for a total of 500 dwelling units.

Proposal

Proposed Minor Redline Revision

The approved Draft Plan of Subdivision for the property consists of a total of 467 residential units, a commercial block, a variety of park lands, a pumping station block, three storm ponds, and related open space and environmental areas. An original Zoning By-law Amendment (ZBA) established appropriate zones to recognize these uses.

Separate minor redline revision and ZBA applications were made in July 2021, to reflect detailed design changes with regards to servicing and shifting of residential units. As the detailed design process continues, it was determined by the targeted end-user that the western portion of Commercial Block 344 is surplus to what is required to support the future commercial development of the Block. As such, it was further determined that the more efficient use of the surplus lands would be to re-instate four (4) lots for single detached dwellings.

In consideration of the above, the minor revisions requested as part of the redline application are as follows:

1. Introduction of 4 single detached residential lots along the western side of Block 344 fronting onto Symington Street;
2. Shifting the boundary of Block 344 to the east to realign the commercial area; and,
3. Increase the total residential unit count from 467 to 471.

The redlined Draft Plan of Subdivision is included as **Appendix A**.

Proposed Zoning By-law Amendment

A Zoning By-law Amendment (ZBA) is sought to reflect the changes outlined above in the redline revision, as well as to implement the existing R1-378-H Zone on the Subject Lands.

Currently, the zoning provisions of Commercial Block 344 do not permit residential uses and therefore, it is understood that a ZBA application is required to permit the proposed residential units. The proposed ZBA application would rezone an area approximately 0.14 ha in size on Commercial Block 344 from the current C1-465 Zone to the R1-378-H Zone to allow for the proposed single detached residential units.

As a result of these new residential units the amount of single detached units will increase from 310 to 314 units, therefore bringing the entire unit count from 467 up to 471 residential units across the approved Draft Plan.

A copy of the draft amending by-law has been included as **Appendix B** to this Brief.

Planning Analysis

The following is a review of the proposed ZBA application concerning Provincial, County and Township Official Plan policies and Township Zoning By-law No. 19-2002:

Planning Act

The *Planning Act* sets out the foundation for land use planning in Ontario and describes how land uses may be controlled. With respect to Draft Plans of Subdivision, Section 51 (24) of the *Planning Act* outlines specific criteria to be considered by an approval authority in considering an application. The criteria is identified below, and a response is provided to illustrate the proposed Redline Revision's alignment with the intent of the criteria:

a) *The Effect of the proposal on matters of Provincial Interest;*

Response: The proposed Redline Revision will not impact matters of Provincial interest as outlined in Section 2 of the Planning Act.

b) *Whether the subdivision is premature or in the public interest;*

Response: The proposed Redline Revision is not premature and is in the public interest. The Subject Lands are designated for residential and commercial uses and can be fully serviced. It is submitted that for these reasons, as well as others, the proposal is not premature and it is in the public interest.

c) *Whether the plan conforms to the official plan and adjacent plans of subdivision (if any);*

Response: The proposed Redline Revision conforms to the County of Grey Official Plan and Township of Southgate Official Plan. A detailed analysis is presented below in this Report.

d) *The Suitability of the land for the purposes for which it is to be subdivided;*

Response: The lands affected by the proposed Redline Revision are suitable for the proposed use. The Subject Lands can properly accommodate the development due to its configuration, size and access to existing and proposed road connections and infrastructure networks.

- e) The number, width, location and proposed grades and elevations of highway, and the adequacy of them, and the highways linking the highways in the proposed subdivision with the established highway system in the vicinity and the adequacy of them;**

Response: The existing and proposed road network provides appropriate access to the Subject Lands.

- f) The dimensions and shapes of the proposed lots**

Response: The proposed residential lots are appropriate in size and shape to accommodate the intended uses as demonstrated in the proposed Redlined Draft Plan, which is included as **Appendix A**.

- g) The restriction on the lands to be subdivided or the buildings and structures proposed to be erected on it and the restrictions, if any, on adjoining land;**

Response: Not applicable to the proposed Redline Revision. There are no known restrictions affecting the lands.

- h) Conservation of natural resources and flood control;**

Response: No natural features are impacted through the Proposed Development.

- i) The adequacy of utilities and municipal services;**

Response: The Subject Lands can be serviced by the various local utility providers and can be serviced with both municipal sanitary and water services, subject to the planned expansions to the municipal sanitary and water systems.

- j) The adequacy of school sites;**

Response: There are two schools currently located within Dundalk. The applicable school boards will be circulated the proposed applications.

- k) The area of land, if any, exclusive of highways, to be conveyed or dedicated for public purposes;**

Response: Not applicable to the proposed Redline Revision.

- l) The extent to which the plans' design optimizes the efficient use and conservation of energy; and,**

Response: The Proposed Development provides for integration with the grid road pattern and provides for additional residential development within a primary settlement area.

- m) The interrelationship between the design and site plan control matters;**

Response: The revised Commercial Block 344 will be subject to Site Plan Control.

The *Planning Act* requires that the subdivision have regard for the health, safety, convenience and accessibility for persons with disabilities, and welfare of the present and future inhabitants of the municipality. It is submitted that all of these matters were properly addressed in the design of the Redline Revision. Specifics respecting these matters are outlined throughout this Report.

Provincial Policy Statement (PPS) 2020

The Subject Lands are located within a settlement area. Section 1.1.3.1 of the PPS states that “settlement areas shall be the focus of growth and development.” Further, Section 1.1.3.2 requires that “settlement areas shall be based on densities and a mix of land uses, which effectively use land and resources, and are appropriate for, and effectively use, the infrastructure and public service facilities which are planned or available.” Section 1.1.3.4 of the PPS also states that “appropriate development standards should be promoted, which facilitate intensification, redevelopment and compact form, while avoiding or mitigating risks to public health and safety.”

The proposed residential units would facilitate the continued development and intensification that the Draft Plan sets out, which is an approved development that is consistent with the settlement area policies of the PPS, promotes and provides intensification, and effectively uses land and resources, including existing infrastructure.

It is the opinion of the undersigned, that the Proposed Development is consistent with the policies of the PPS.

County of Grey Official Plan

The Subject Lands are designated ‘Settlement’ in the County of Grey Official Plan, as the property is within the fully serviced Dundalk settlement area. The County of grey Official Plan requires that settlements are to be planned to accommodate a diversity of land uses, including residential, commercial, industrial and institutional uses.

The proposed residential units would facilitate the continued development and build-out of the Edgewood Greens Subdivision, which has been approved and is located within a settlement area.

Another objective of the County Official Plan is to ensure compatibility between uses. The Proposed Development is compatible with the surrounding land uses in terms of massing and scale. Appropriate setbacks will be maintained from adjacent commercial uses, as well as fencing and landscaped areas. Detailed design considerations on Commercial Block 344, such as architectural design, landscaping, lighting and building materials will be addressed through a future Site Plan application.

From a land use perspective, the specific residential uses proposed within the proposed Zoning By-law Amendment are for single detached residential form that is compatible with adjacent residential uses.

It is the opinion of the undersigned that the Proposed Development conforms to the policies of the Grey County Official Plan.

Township of Southgate Official Plan

The Flato East Subdivision lands are designated “Neighbourhood Area” within the Township of Southgate Official Plan. The area was designated Neighbourhood Area through OPA 14 which was adopted by Township Council in September 2015. At the time of adoption of OPA 14, the intent of redesignating the Flato East Subdivision lands to “Neighbourhood Area” was to bring it into conformity with the recently expanded Dundalk Urban Settlement Area and allow for residential development. This was further recognized through the subsequent approvals of the Flato East Residential Draft Plan of Subdivision and corresponding Zoning By-law Amendment in 2016. The Flato East Draft Plan is part of the wider “Edgewood Greens” development by Flato and was comprehensively planned with the adjacent Flato West and Flato North Draft Plans of Subdivision, that combined will function as one integrated residential

development connected through the municipal road network, trail network, parks, natural open spaces and a combined stormwater management solution.

In September 2020, OPA 26 was adopted by Township Council with the purpose of amending the “Neighbourhood Area” designation within Phase 11 of the Flato East Subdivision was to permit the development of a commercial block within the subdivision. In effect, the Subject Lands were redesignated from “Neighbourhood Area” to “Neighbourhood Area with Exceptions” and included site specific policies regarding the max floor area used by a commercial unit. The proposed commercial block would serve the eventual residential development as well as the greater community of Dundalk.

The Proposed Development consists of 4 single detached residential units along the western area of Commercial Block 344. Further, the proposed residential changes are small in scale and would facilitate the continued development and build-out of the Flato East Subdivision, which has been approved in conformity with the Township of Southgate Official Plan.

The residential unit sites are all designated Neighbourhood Area. The function of Neighbourhood Area is to recognize, primarily, low density residential development. Further, the additional residential units will be placed in an area of the subdivision that is in character with the Proposed Development.

Section F of the Township OP contains policies pertinent to infrastructure and servicing, and directs growth in a manner that promotes efficient use of existing sewage and water services. Furthermore, policies direct new development to ensure that there are no adverse effects on the Township’s environmental resources and groundwater supply, and that Southgate Servicing Standards are adhered to. The Proposed Development will utilize municipal sewage and water services, has sufficient separation from environmental features and is designed in a manner that will have no adverse effect on the groundwater supply.

Section 6 of the Township OP contains policies related to the Natural Environment Area. As discussed all of the natural environment areas contained within the Subject Lands were assessed and appropriately accommodated within the initial Draft Plan Approval for the Flato East subdivision. There are no natural environment areas that will be affected by the development. A Stormwater Management Report, Functional Servicing Report and Traffic Impact Study were completed at the time of the initial ZBA and Draft Plan of Subdivision submissions for the development that demonstrates the development’s alignment with the general intent of the Township OP. The documents conclude that no negative impacts are anticipated from the development from a servicing, stormwater and drainage, and traffic impact perspective.

The OP also hosts various other policies which include but are not limited to servicing, archaeology, and stormwater management, these as well as the other applicable policies have been reviewed in the context of the applications and it is the opinion of the undersigned that the proposed application conforms to these policies.

It is the opinion of the undersigned that the Proposed Development conforms to the policies of the Township of Southgate Official Plan.

Township Zoning By-law No. 19-2002

The Subject Lands are currently zoned the Local Commercial Exception 465 (C1-465) Zone under the Township's Zoning By-law. Residential development, except for a dwelling unit accessory to a commercial use, is not permitted within this zone.

The portion of the Subject Lands is to be re-zoned to Residential Type 1 Exception 378 Zone with a holding provision (R1-378-H) to allow for the proposed residential use. It is noted that the R1-378-H Zone currently exists for the other single detached lots within the Flat East development.

A copy of the proposed amending by-law has been included as **Appendix B** to this Brief.

It is the opinion of the undersigned that the Proposed Development is in keeping with the general intent and purpose of the Town's Zoning By-law.

Engineering Analysis

A Functional Servicing Brief, prepared by C.F Crozier & Associates Inc. and dated December 19, 2022, has been prepared in support of the proposed ZBA and Redline Revision as it relates to the four (4) additional residential units proposed. The Brief provides an overview of the proposed servicing strategy for the residential units, including water supply and distribution, sanitary sewage collection and conveyance, stormwater management utilities and traffic circulation.

The Brief indicates that the services surrounding the Subject Lands site can adequately service the proposed units for sanitary drainage, potable water, stormwater management and site access. A summary of the servicing strategy outlined in the Brief is provided below:

Stormwater Management

As a result of the 4 new residential units, the total imperviousness of the commercial block area reduces from 85% to 58%. Reduction in impervious area decreases the total volume of runoff discharging from the development. This reduction lessens demand on downstream stormwater management infrastructure. In addition, the four residential units will be graded to achieve back-to-front drainage onto Symington Street. The units will also have storm connections off the street storm sewer. An assessment of the downstream sewer system confirmed that there are no capacity concerns and the design can accommodate the Proposed Development.

Sanitary Servicing

The new residential units will require individual sanitary services extended to the property limits of each lot and will be serviced by the Symington Street sewer which fronts the proposed units. The proposed Redline Revision will result in a net decrease in sanitary flows of 3 Equivalent Residential Units. Given the net reduction, there will be sufficient capacity in the current downstream infrastructure design to accommodate the proposed revision.

Water

The "Dundalk Water Supply and Sewage Treatment Systems 2022 Reserve Capacity Calculations" (Triton, March 2022) determined the Township's water supply system has an available uncommitted reserve capacity of 1,999 units. The addition of 4 units is not considered substantial enough to impact the overall design for this Phase. An additional water service will be provided in the Phase 11 design for each of the 4 units.

Electrical Servicing

There is no impact to the Hydro design of the commercial block, however, there would need to be 4 additional hydro services provided to each of the proposed units. A request will be made to Hydro One to provide an updated hydro layout reflecting these changes.

Traffic

The addition of 4 residential units will not impact the conclusions of the Traffic Impact Study prepared in support of the previous applications. The four units are forecasted to generate 4 and 5 additional two-way trips in the weekday a.m. and p.m. peak hours, respectively. Once distributed to the study intersections and surrounding road network, this number of trips is not expected to have a material impact on the operations or turn-lane recommendations at the Main Street or Highway 10 intersections. Additionally, the Transportation Association of Canada Geometric Design Guide for Canadian Roads indicates that a minimum of 1 m spacing should be provided between driveways, which can be accomplished with the proposed unit frontages.

Summary & Conclusions

Based on the analysis outlined throughout this Brief, it is submitted that the proposed Draft Plan Redline revisions and Zoning By-law Amendment to rezone the portion of the Subject Lands from the C1-465 zone to the R1-378-H zone to permit the proposed 4 additional residential units are in the public interest and represent good planning for the following reasons:

1. The Proposed Development is consistent with the Provincial Policy Statement;
2. The Proposed Development conforms to the Grey County Official Plan;
3. The Proposed Development conforms to the Township of Southgate Official Plan; and,
4. The Proposed Development is in keeping with the general intent and purpose of the Township's Zoning By-law.

Respectfully submitted,

MHBC



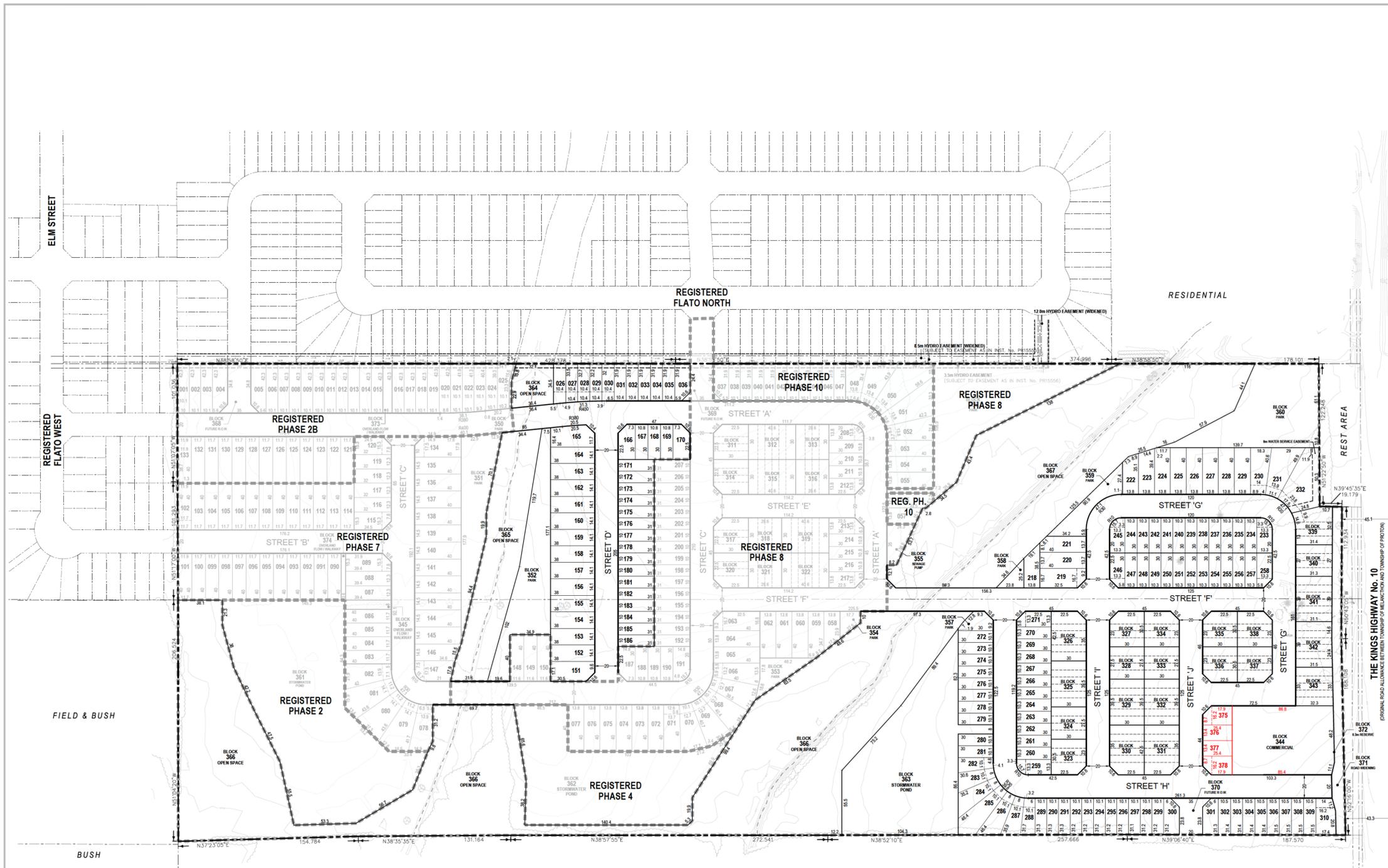
Kory Chisholm, BES, M.Sc., MCIP, RPP
Partner



Shayne Connors, BAH, M.Sc.
Intermediate Planner

Appendices

Appendix **A**



LAND USE SUMMARY

LAND USE	LOTS / BLOCKS	UNITS	AREA
SINGLE DETACHED - 10.0m LOTS	001-047, 195-217, 233-310	177	6.13ha
SINGLE DETACHED - 11.6m LOTS	056, 083-153, 148-150	55	2.56ha
SINGLE DETACHED - 13.7m LOTS	048-055, 057-082, 134-147, 151-165, 218-232	78	4.71ha
SINGLE DETACHED - WIDE SHALLOW	375-378	4	0.14ha
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 / 0.52ha
PARK	350-354, 356-360		2.42ha
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 WIDEN NG	371		0.23ha
0.3m RESERVE	372		-0.01ha
OVERLAND FLOW / WALKWAY	345, 373-374		0.07ha
RIGHT OF WAY			7.77ha
TOTALS		471	40.22ha

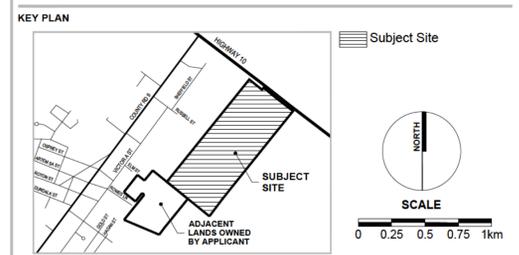
LEGEND

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

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

OWNER'S CERTIFICATE
I HEREBY AUTHORIZE MACNAUGHTON HERMSEN BRITTON CLARKSON PLANNING L MITED TO SUBMIT THIS PLAN FOR APPROVAL.
DATE: DECEMBER 9, 2022
SHAKIR REHIMATULLAH - 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: DECEMBER 9, 2022
SEE PRIOR SUBMISSION



No.	DATE	DESCRIPTION	BY
No. 7	Dec. 15, 2022	• Add single detached lots to Block 344	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.

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

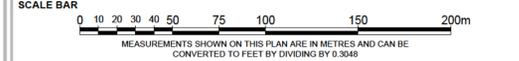
PLANNING URBAN DESIGN & LANDSCAPE ARCHITECTURE
MHC PLANING
113 COLLIER STREET
BARRIE ON L4M 1H2
P: 705 728 0045 F: 705 728 2010
WWW.MHCPPLAN.COM

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 REDLINE
DRAFT PLAN OF SUBDIVISION
DWG No. 1 of 1



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

Appendix **B**

The Corporation of the Township of Southgate
By-law Number 2023-XX

BEING a by-law to amend Zoning By-law No. 19-2002, entitled the "Township of Southgate Zoning By-law";

WHEREAS the Council of the Corporation of the Township of Southgate deems it necessary to pass a by-law to amend Zoning By-law No. 19-2002;

AND WHEREAS pursuant to the provisions of Section 34 of the Planning Act, R.S.O. 1990, as amended, by-laws may be amended by Councils of municipalities;

NOW THEREFORE the Council of the Corporation of the Township of Southgate enacts as follows:

1. Schedule "17" to Zoning By-law No. 19-2002 is hereby amended by changing the zone symbol on a portion of the lands described as Part of Lots 233 and 234, Concession 1, geographic Township of Proton, in the Township of Southgate as shown on Schedule "A", affixed hereto, from:

Local Commercial Exception 465 (C1-465) to Residential Type 1 Exception 378 (R1-378-H).

2. **That** Schedule "A" and all other notations thereon are hereby declared to form part of this by-law.

3. **That** this by-law shall come into force and take effect upon being passed by Council subject to any approval necessary pursuant to the Planning Act R.S.O. 1990, as amended.

Read a first, second, and third time and finally passed _____ day of _____, 2023.

Brian Milne – Mayor

Lindsey Green – Clerk

Explanatory Note

This by-law applies only to those lands described as Part of Lots 233 and 234, Concession 1, geographic Township of Proton, in the Township of Southgate.

The purpose of the zoning by-law amendment is to facilitate a redline revision to an approved draft plan of subdivision to provide additional residential lots along the western portion of an existing commercial block.

The effect of the zoning by-law amendment would be to change the zoning symbol on a portion of the property from Local Commercial Exception 465 (C1-465) to Residential Type 1 Exception 378 (R1-378-H).

The Township of Southgate Official Plan designates the subject lands as Neighbourhood Area - Special Policy Area No. 5.6.3.

Schedule "A"
By-Law No. 2023-XX
Amending By-Law No. 19-2002

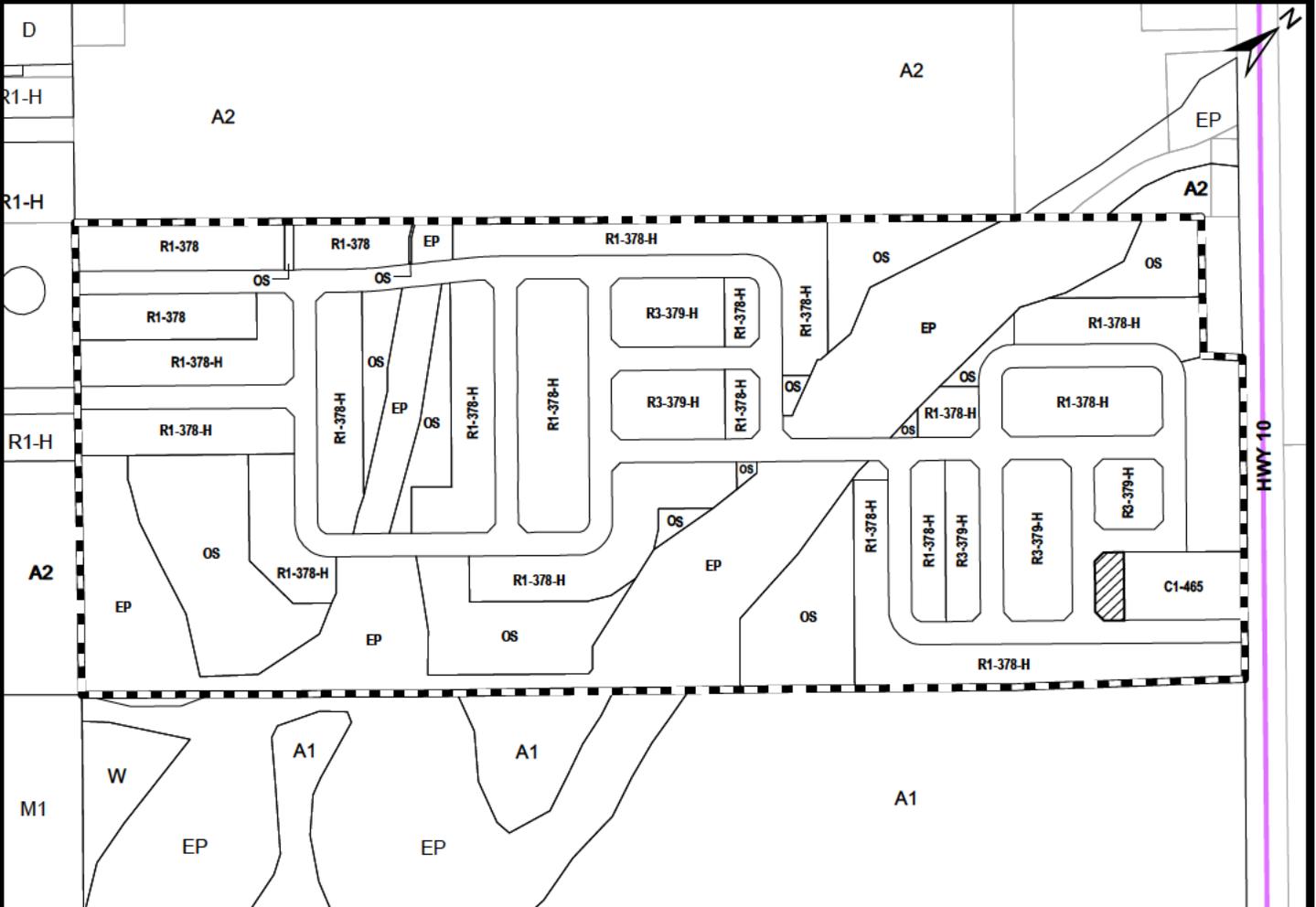
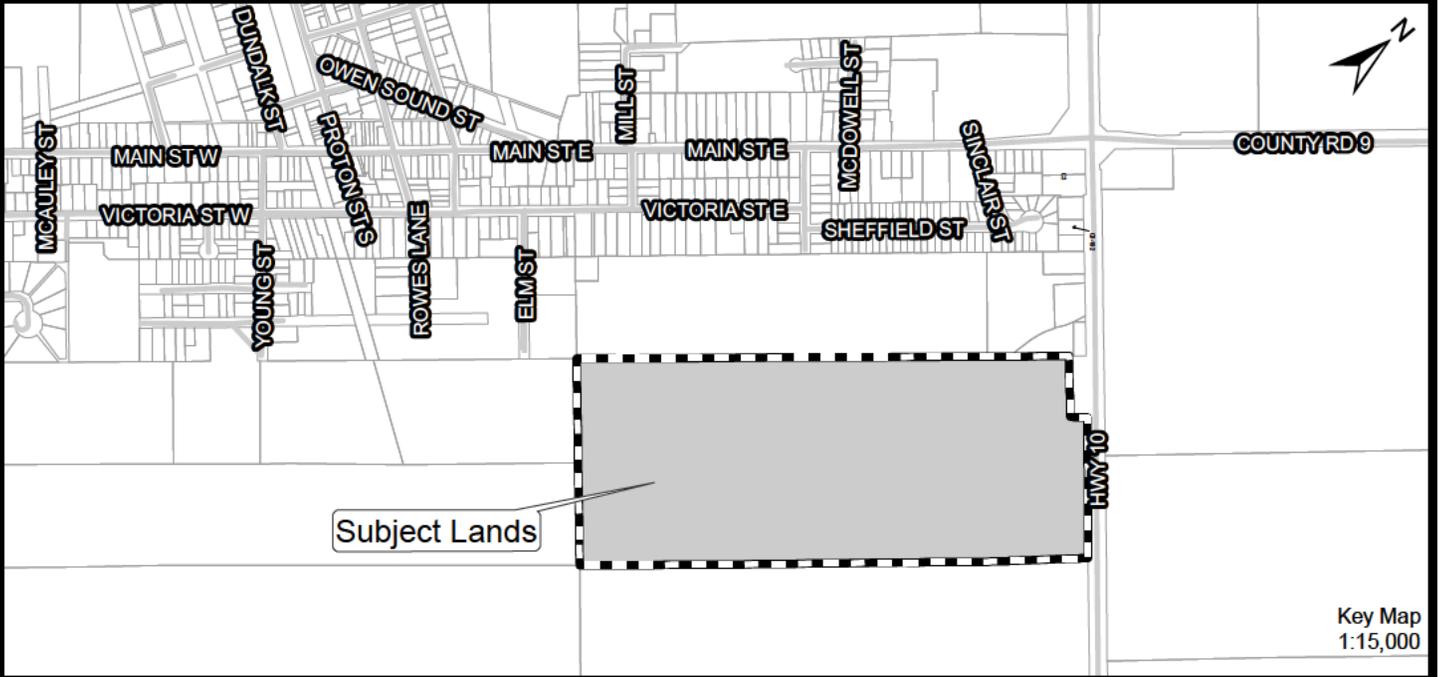
Township of Southgate

Date Passed: _____

Signed: _____

Brian Milne, Mayor

Lindsey Green, Clerk



Legend

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

Removal of the Holding (H) Symbol, in accordance with the provisions of Section 36 of the Planning Act, R.S.O. 1990, as amended, shall be conditional upon the execution of a Subdivision Agreement and confirmation by the Township that water and sewer services are available by way of the passage of a water and sewer allocation by-law.