



PLANNING
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June 16th, 2023

Dina Lundy | Chief Administrative Officer (CAO)
Township of Southgate
185667 Grey Road 9
Dundalk, ON N0C 1B0

Dear Ms. Lundy:

**RE: Flato East (Edgewood Greens) Subdivision – Request for Phase 11 Servicing Allocation
By-law
OUR FILE: 15184B**

On behalf of Flato Dundalk Meadows Inc. MHBC Planning would like to formally request that the Township provide servicing allocation by by-law for the Flato East Phase 11 development.

We submit this request with respect to the Dundalk 2023 Reserve Capacity report (Staff Report No. PW2023-021), which was considered by Council at the May 3, 2023 meeting. Based on the Dundalk 2023 Reserve Capacity report, it is understood that there is an additional one hundred and sixty-one (161) Equivalent Residential Units (ERUs) of allocation now available to support this request.

We are submitting this request to acquire the outstanding allocation for the Phase 11 project. Flato has submitted a draft Subdivision Agreement for the Phase 11 project for the Township's review and we would like to finalize the approval of the outstanding servicing allocation to prevent a secondary phasing plan for this project.

The servicing allocation being requested is for a total of fifty-one (51) ERUs. The Phase 11 project was allocated and approved by the Township of Southgate for one hundred and fifty-two (152) ERUs to provide one hundred and one (101) townhomes, forty-two (42) single detached dwellings and twenty-nine (29) units for the Phase 11 commercial block on September 7th, 2022, via By-law 2022-125.

It is noted that a previous Servicing Allocation Request Letter was sent to Township staff on May 4, 2022, regarding Phase 9 and Phase 11 developments, which requested that 50 ERUs be provided for Phase 11. It is further noted that since the submission of the previous Servicing Allocation Request Letter, a draft plan redline revision was approved by the Township and County, which increase the overall unit count for Phase 11. As such, this letter is requesting 51 ERUs for Phase 11 to facilitate the development.

Thank you in advance for your consideration and we would be happy to discuss this matter further with the Township. 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