

August 18, 2023

SUBMITTED VIA THE ENVIRONMENTAL REGISTRY OF ONTARIO

Honourable Steve Clark
Minister of Municipal Affairs and Housing
777 Bay Street, 17th Floor
Toronto, ON M7A 2J3

Dear Minister Clark,

Re: County of Dufferin (the “County”) Official Plan Amendments No. 2 By-law No. 2023-25 (the “OPA 2”) and No. 3 By-law No. 2023-43 (the “OPA 3”) Dundalk north, west and southeast lands, in the Township of Southgate and adjacent lands in Township of Melancthon ERO 019-7119 Ministry reference number 22-OP-238596

We are counsel for Flato Developments Inc. (“**Flato**”). Flato is a community builder of residential homes, low rise and high-rise buildings, as well as commercial developments. Flato owns approximately 550 acres surrounding the Village of Dundalk to the north, west and southeast, in the Township of Southgate (the “**Subject Lands**”, as depicted below).

This submission is in respect of County OPA 2 and OPA 3 (collectively, the “OPAs”). The OPAs relate to long term planning for growth within the municipalities. Flato’s request is for additional lands within the Township of Melancthon (adjacent to Dundalk, within the Township of Southgate) to be designated as Urban Settlement Area in the new County of Dufferin OP in order to meet or surpass the County’s minimum growth targets identified through the MCR process.

The Subject Lands are contiguous with lands that have existing development approvals. Over the last eight years, Flato has demonstrated, through the hundreds of constructed units in Southgate, that it can deliver a range of housing to assist the Province in meeting its target to construct 1.5 million new homes over the next 10 years.

On March 4, 2022, the Province approved and filed Minister’s Zoning Orders on the Subject Lands pursuant to Ontario Regulations 161/22, 162/22 and 165/22 granting residential and commercial development permissions, allowing Dundalk to continue to grow as a complete community. The existing MZO lands are set out in Figure 1.

Fernanda Lopes & Asociados ► Guevara & Gutierrez ► Paz Horowitz Abogados ► Sirote ► Adepetun Caxton-Martins Agbor & Segun ► Davis Brown ► East African Law Chambers ► Eric Silwamba, Jalasi and Linyama ► Durham Jones & Pinegar ► LEAD Advogados ► Rattagan Macchiavello Arocena ► Jiménez de Aréchaga, Viana & Brause ► Lee International ► Kensington Swan ► Bingham Greenebaum ► Cohen & Grigsby ► Sayarh & Menjra ► For more information on the firms that have come together to form Dentons, go to [dentons.com/legacyfirms](https://www.dentons.com/legacyfirms)

Figure 1 – Dundalk Lands Subject to Approved Minister’s Zoning Orders

On April 14, 2023, Flato submitted a request to amend two of the existing Minister’s Zoning Orders (162/22 and 165/22) on lands which currently abut the Southgate/Melancthon Township and Grey/Dufferin County boundaries respectively, to include additional lands. The request would incorporate three additional adjacent landholdings surrounding the Village of Dundalk (“**Dundalk**”), located within the Township of Melancthon (“**Melancthon**”), Dufferin County, as legally described in **Schedule “A”** and shown in figures within **Schedule “B”**.

The inclusion of these lands would facilitate the delivery of increased housing stock of a variety of forms from a wide variety and mix of viable smaller sized housing options including some purpose built rental to provide more affordable housing choices and tenure options for both young families, as well as an ageing population looking to age in place and remain in the community. Further, the inclusion of these additional lands will supply a residential population to support the growing non-residential sector. This includes construction jobs, and new commercial uses along Highway 10, including Flato’s proposed 200,000 ft² paper product manufacturing facility that will bring over 50 well paid jobs from overseas back to Ontario.

Additionally, our submission provides an opportunity for the Province to assist in facilitating a shared municipal servicing agreement between Melancthon and Southgate, along with ongoing community meetings and stakeholder engagement.

We kindly request that the Province consider the Subject Lands in the urban boundary and settlement area for the County through its reviews of OPA 2 and OPA 3.

Please do not hesitate to contact me if you have any questions regarding the above. We thank you for your consideration of this request and the opportunity to make this submission.

Yours truly,

Dentons Canada LLP

DocuSigned by:
Katarzyna Sliwa
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Per: Katarzyna Sliwa
Partner

Copy: client

KS/jj

Schedule A

Dundalk/Melancthon Northeast A

PIN 34150 – 0012: PT LT 224, CON 1 NETS AS IN MF111704 EXCEPT PTS 10 & 11, 7R305; MELANCTHON

Dundalk/Melancthon Northeast B

PIN 34150 - 0078LT: PT LTS 227, 228, 229 & 230, CON 1 NETSR AS IN MF208445 EXCEPT PT 1, 7R4144 & PTS 1 & 2, 7R4915; AND EXCEPT PTS 1, 2 7R-2484; TOWNSHIP OF MELANCTHON
PIN 34150 - 0068LT: PT LTS 227, 228, 229 & 230 CON 1 NETS, PT 2, 7R4915; MELANCTHON; COMMITTEE OF ADJUSTMENT ATTACHED TO DC4321
PIN 34150 – 0015: PT LT 226, CON 1 NETS AS IN MF21710 EXCEPT MF15671 & PT 5, 7R305; MELANCTHON

Dundalk/Melancthon Southeast

PIN 34152 - 0073LT: PT LTS 241 & 242, CON 1 SWTS AS IN MF187979, FIRSTLY ; MELANCTHON
PIN34152 – 0074 LT: PT LTS 241 & 242, CON 1 SWTS AS IN MF187979, SECONDLY ; MELANCTHON

Schedule B



