

July 10, 2020

Stephanie Lacey-Avon  
County of Grey  
595 9<sup>th</sup> Avenue East  
Owen Sound ON N4K 3E3

Dear Ms. Lacey-Avon:

**RE: RESUBMISSION OF ZONING BY-LAW AMENDMENT (TOWNSHIP FILE NO. C27-18)  
AND DRAFT PLAN OF SUBDIVISION (COUNTY FILE NO. 42T-2018-08)  
PART LOT 227 CONCESSION 2 SWTSR, TOWNSHIP OF SOUTHGATE  
(WHITE ROSE – DUNDALK – PHASE 3)  
OUR FILE: 13126B**

---

On behalf of our client, 2570970 Ontario Inc. (hereafter referred to as the "Owner"), we are pleased to resubmit this application for a Draft Plan of Subdivision ("DPS") to the County and Zoning By-law Amendment ("ZBA") to the Township for the lands described legally as Part Lot 227, Concession 2 SWTSR in the Township of Southgate (hereafter referred to as the "Subject Lands").

In support of our resubmission, please find enclosed the following items:

- One (1) digital copy of the Draft Plan of Subdivision Plan, prepared by MHBC Planning, dated May 11, 2020;
- One (1) digital copy of the Comment Matrix;
- One (1) digital copy of the Hydrogeological Site Assessment, prepared by Peto MacCallum Ltd., dated July 8, 2020;
- One (1) digital copy of the Environmental Impact Assessment, prepared by SAAR Environmental Ltd., dated July 9, 2020;
- One (1) digital copy of the Functional Servicing and Stormwater Management Report, prepared by Triton Engineering Services Ltd., dated July 2020; and
- One (1) digital copy of the draft Zoning By-law & Schedule, prepared by MHBC

### **Revised Proposal**

The proposed Draft Plan of Subdivision has been revised based on the comments that were provided by Grand River Conservation Authority ("GRCA"), the County of Grey, and the Township of Southgate. The number of dwelling units of the previous submitted draft plan and the proposed revised draft plan are as follows:

# of dwelling unit	Previous submitted Draft Plan	Proposed Revised Draft Plan
Single Detached Dwelling	33	30
Townhouse Dwelling	44	24
Senior Dwelling Blocks	13	32-34
Total:	90	86-88

The lot frontage of Lots 34 to 57 has increased from 6 metres to 6.2 metres to provide additional frontage for servicing connections and snow storage. The eastern portion continues to preserve the onsite wetland features now with an associated with 30 metre buffer area.

As reviewed with GRCA, the stormwater management pond block (i.e. Block 60) is proposed to be located within a portion of the 30 m buffer area and soak away pits are proposed within the first 10 metres of the buffer. A proposed 6 metre wide stormwater management connection will encroach slightly into the edge of the locally significant wetland, which is necessary to connect the proposed pond with the existing municipal drainage corridor east of the site.

Access to the development from an extension to Bradley Street (i.e. Street "B") and from Todd Crescent has been improved through alignment adjustments as reviewed by the County and Township.

Street A is now proposed to have a minimum width of 20 metres to provide additional road allowance area for servicing, sidewalks and snow storage.

We trust the enclosed material addresses the requirements of both the Township and County and GRCA to allow the applications to proceed to a public meeting and address comments received on earlier submissions. If you have any questions or require anything further, please do not hesitate to contact me at your convenience.

Yours truly,

**MHBC**



Debra Walker, MBA, MCIP, RPP