

February 21, 2020

Randy Scherzer, BES, MCIP, RPP  
Director of Planning & Development  
County of Grey  
595 9<sup>th</sup> Avenue East, Owen Sound ON N4K 3E3

Dear Mr. Scherzer:

**RE: Application for Local Official Plan Amendment & Major Redline Revision to Approved Draft Plan – Flato East  
Part of Lots 233 and 234 Concession 1, Geographic Township of Proton, Township of Southgate, County of Grey  
OUR FILE 15184B**

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On behalf of our Client, Flato Dundalk Meadows Inc., we are pleased to submit the enclosed application submissions for a Local Official Plan Amendment and Minor Red-Line Revision to the “Flato East” Draft Plan Approved Plan of Subdivision in the community of Dundalk, Township of Southgate. The subject lands are located on Part of Lots 233 and 234 Concession 1 in the Village of Dundalk and received Draft Plan Approval from the County of Grey on June 13, 2019.

The proposed Minor Red-Line Revision to the approved Draft Plan creates a commercial block in the southeast corner of the subdivision. The block has frontage on Highway 10 and will have internal access from the subdivision. The block takes the place of 33 townhome units that previously flanked Highway 10. These changes are depicted on the Redlined Draft Plan dated January 15, 2020 that accompanies this application submission.

The proposed Local Official Plan Amendment proposes to amend the Township of Southgate Official Plan Neighbourhood Area designation on a site specific basis to permit the development of a commercial development that exceeds the GFA cap.

Enclosed within this application package please find the following:

- One (1) cheque payable to the County of Grey for \$2,305 for the Major Red-Line Revision and Local Official Plan Amendment application fee;
- Three (3) copies of signed application form;
- Five (5) copies of the Red-Lined Draft Plan dated January 28, 2020 prepared by MHBC Planning;
- Five (5) copies of the Black-Lined Draft Plan dated January 28, 2020 prepared by MHBC Planning;

- Two (2) reduced sized copies of the Red-Lined Draft Plan dated January 15, 2020 prepared by MHBC Planning; and,
- Three (3) copies of Planning Justification Report, prepared by MHBC, and dated February 2020;
- Three (3) copies of Servicing & Stormwater Management Analysis, prepared by C.F. Crozier and Associates, dated January 22, 2020;
- Three (3) copies of Revised Traffic Impact Study, prepared by C.F. Crozier and Associates, dated January 2020;
- Three (3) copies of Parking Justification Letter, prepared by C.F. Crozier and Associates, dated February 20, 2020;
- One (1) copy of draft working Official Plan Amendment; and,
- Digital copies of the above material.

If you have any questions regarding the proposed redline revisions please do not hesitate to contact the undersigned.

Yours truly,

**MHBC**

A handwritten signature in black ink that reads "Kory Chisholm". The signature is written in a cursive, flowing style.

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