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May 28th, 2019

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

Dear Mr. Scherzer:

**RE: Revisions to Draft Plan Application Submission for 231 Glenelg Street, Dundalk
Part of Lots 225 - 228, Concession 2, Southwest of the Toronto and Sydenham Road,
Geographic Township of Proton and All of Lot Y and Part of the Unnamed Street, Lying
Northeast of Part Lot 3, Block S Plan 480 Formerly Village of Dundalk, Township of
Southgate, County of Grey
OUR FILE 15184H**

On behalf of Southgate Meadows Inc. c/o Shakir Rehmatullah, please find enclosed revisions to the Draft Plan of Subdivision application submission for the 231 Glenelg Street Site, in the community of Dundalk, Township of Southgate (County File No. 42T-2018-12). The initial Draft Plan Application and concurrent applications to the Township of Southgate for an Official Plan Amendment and Zoning By-law Amendment were submitted on March 20, 2019.

Upon review of the Planning Justification Report previously submitted to the County in support of the proposed development, it is concluded that while some minor details or statistics have changed from the revisions to the draft plan, the broader conclusions made within the original report still apply to the revised plan, and the revised draft plan is still supportable from a planning perspective.

The proposed revisions to the Draft Plan include:

- The incorporation of an increased "averaged buffer" distance from the Block 143 natural feature to the rear of Lots 001-023 as well as Future Lots Block 137 that has been negotiated and agreed to with the GRCA'
- A reduction in the park area based on comment from the Township of Southgate;
- A revised street pattern to accommodate the change in park layout and averaged buffer, resulting in 3 additional single detached lots and 7 additional townhouse units for a total of 163 proposed units;
- The increased unit count increases the net density discussed in Section 4.3 of the Planning Justification Report from 24.7 units per net hectare to 26.3 units per net hectare. It is submitted this nominal change does not impact the conclusions made within the Planning Justification Report associated with density.

A digital version of the OPA/ZBA resubmission to the Township will be provided under separate cover for your reference.

Enclosed within this package please find the following:

- Five (5) full size copies of the revised Draft Plan prepared by MHBC and dated May 2nd, 2019;
- Two (2) copies of the completed comment response table dated May 27th, 2019;
- Two (2) copies of the Evidence-Based Buffer Discussion Memorandum prepared by SLOR dated May 23rd, 2019;
- Two (2) copies of the Addendum Brief to Traffic Impact Study/ Servicing and Stormwater Report prepared by C.F. Crozier & Associates Inc. dated May 22nd, 2019;
- Two (2) copies of the revised Figures 5A Pre-Development Drainage Condition & 7A Post-Development Drainage Condition prepared by Crozier dated September 26, 2018 (requested by the GRCA);
- Digital copies only of the Pre-Development and Post-Development Drainage Conditions modelling prepared by Crozier (requested by the GRCA);
- Two (2) copies of the Preliminary Report on Geotechnical Investigation prepared by Sirati & Partners Consultants Limited dated January 26, 2017; and,
- A CD with digital copies of all the above noted material.

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

Yours truly,

MHBC



Kris Menzies, BES, BEd, MCIP, RPP
Partner



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

cc. Clinton Stredwick, BES, MCIP, RPP, Municipal Planner, Township of Southgate
Southgate Meadows Inc. c/o Shakir Rehmatullah