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March 20, 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: Application for Minor 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
County File: 42T-2015-05**

On behalf of our Client, Flato Dundalk Meadows Inc., we are pleased to submit the enclosed application submission for a 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 November 10, 2016.

The proposed Minor Red-Line Revision to the approved Draft Plan is precipitated by the desire to eliminate the need for implementing retaining walls within the Stormwater Management Pond Block 362 by providing additional road frontage along Russel Street (Street C) which will enable conventional grading to be implemented. This change has been accommodated by reducing the widths of lots 63 – 77 without losing any lots. Additionally these lots will all still be able to accommodate the larger single detached housing product that is planned for the subdivision.

The proposed revision to shift Wright Street (Street D) by 2 metres to the west is desirable in order to provide additional lot depth to lots 171-186 and 192-207 on the east side of Wright Street allowing them to increase from 30m to 31m in depth and also increase their lot area from the minimum zoning by-law requirement of 300m² to 310m². This depth is taken from lots 151-165 on the west side of Wright Street which will be reduced from 40m to 38m. These changes are depicted on the Redlined Draft Plan dated March 13, 2019 that accompanies this application submission.

Enclosed within this application package please find the following:

- One (1) cheque payable to the County of Grey for \$870.00 for the Minor Red-Line Revision application fee;
- Three (3) copies of the signed application form;
- Five (5) copies of the Red-Lined Draft Plan dated March 13, 2019 prepared by MHBC Planning;
- Two (2) reduced sized copies of the Red-Lined Draft Plan dated March 13, prepared by MHBC Planning;
- One (1) CD containing 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



Kory Chisholm, BES, M.Sc
Associate

cc. *Shakir Rehmatullah c/o Flato Dundalk Meadows Inc.*