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July 6, 2016

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

Dear Mr. Scherzer.

**RE: Draft Plan Application Submission
Flato East lands (To the east of the Flato West subdivision)
Part of Lots 233 and 234 Concession 1, Southwest of the Toronto and Sydenham Road,
Geographic Township of Proton, Township of Southgate, County of Grey
OUR FILE 15184B**

On behalf of Flato Dundalk Meadows Inc., please accept this formal application re-submission for a Draft Plan of Subdivision for the Flato East site, in the community of Dundalk, Township of Southgate. It is done as a direct response to comments received from the agencies circulated in the first submission. The first Draft plan of Subdivision submission was made on December 11, 2015 with a concurrent application for a Zoning By-law Amendment having also been submitted at that time. The updated Draft plan of Subdivision has been revised, reflecting the comments and suggestions made by the County of Grey as well as the other agencies that were circulated on the initial submission. This cover letter will outline the changes that were made from the first submission, and speak to how those changes address the comments received by the agencies circulated. As you know, Amendment 14 to the Township of Southgate Official Plan is applicable to the site and was adopted by the Township in September, 2015. Enclosed within this application package please find the following:

- One (1) cheque payable to the County of Grey for \$275 to cover the Draft Plan of Subdivision resubmission fee;
- Five (5) copies of the application form;
- Five (5) full size copies of the Draft Plan;
- Five (5) copies of the updated Traffic Impact Study prepared by C.F. Crozier & Associates dated June 2016;
- Five (5) copies of the updated Preliminary Stormwater Management and Floodplain Assessment Report prepared by C.F. Crozier & Associates dated June 2016;
- Five (5) copies of the Water Balance Assessment prepared by Soil Engineers Ltd. dated June 2, 2016;
- One (1) C.D. containing digital copies of the Plans and Documents submitted.

The reasons for the resubmission include:

- Relocation of entrance to Highway 10 -The letter received from the MTO dated March 17, 2016 requested the road entrance be moved to the South of the site in order to meet the 800 meter minimum distance separation between new access connections onto Highway 10 and existing public roads and commercial accesses.
- MTO widening along Highway 10 - Additionally, the MTO letter requested an 8 meter widening across the entire highway frontage (with the exception of the proposed street opening), be established as Blocks and dedicated as public highway.
- Redesign of building blocks - Building blocks east of the Foley Drain were reorganized in order to make a more efficient use of the land with the entrance to Highway 10 moved to the south. Blocks were redesigned to maximize flankage lots on the new entry road.
- Desire to have only 1 road crossing across the Foley drain
- Addition of 2 walkways to access Open Space – In an email dated May 20, 2016, the County and Township requested two walkways be added to allow for access to Open Space areas off of streets A and B.
- Change of unit types on street B – In order to accommodate the requested walkway off of street B, the proposed lots on the south side of street B had to be changed from 13.7 meter wide single detached lots to 11.6 meter wide single detached lots.

The plan provides for an increase in lots, from a total of 496 units as proposed in the initial submission to the 501 units that are now proposed. The 501 proposed units are comprised of 190 Townhouse units and 311 Single Detached Units. This increase is a result of the redesign of the street network within the area east of the Foley Drain, as well as the change in unit type on the south side of street B in order to accommodate a walkway requested by the County. The change in unit count has caused the overall net density to increase from 15.6 units per hectare to 15.7 units per hectare. This increase of 0.1 units per hectare is negligible and therefore the conclusions of the initial Planning Justification Report dated December 2015 remain valid.

The proposed lots have been designed to comply with the concurrent proposed Zoning By-law Amendment. The proposed single detached lots are placed in a proposed R1-XX-H zone and have a minimum frontage of 10 meters and a minimum lot area of 300 square meters. The proposed Townhouse lots are placed in a proposed R3-XX-H zone and have a minimum frontage of 6 meters and a minimum lot area of 180 square meters. The proposed lot sizes have left some buffer, above the absolute minimum requirements laid out in the Zoning By-law Amendment.

While changes were made to the street network east of the Foley Drain and to the lot composition on street B, no changes have been made to the proposed configuration of the parks/open space or stormwater pond blocks.

The Natural Heritage and Civil Engineers have reviewed the proposed changes and have no concerns. (Please see attached reports)

The changes, in the opinion of the undersigned, do not constitute substantive changes and thus no additional public meeting is required.

Yours truly,

MHBC

A handwritten signature in black ink, appearing to read "Kris Menzies". The signature is written in a cursive style with a large initial "K" and "M".

Kris Menzies, BES, BEd, MCIP, RPP
Partner

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