

August 30, 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 North lands (To the north of the Flato West and East subdivision)  
Part of Lot 232 Concession 1, Geographic Township of Proton, Township of Southgate,  
County of Grey  
OUR FILE 15184C**

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On behalf of Flato Dundalk Meadows Inc., we are please to make this formal application submission for a Draft Plan of Subdivision for the Flato North site, in the community of Dundalk, Township of Southgate. An application for a Zoning By-law Amendment has concurrently been submitted to the Township of Southgate. It should be noted that an incomplete application was made on June 9<sup>th</sup>, 2016 at which time application fees were paid in full. As per conversation with County staff, no additional copies of the TIS were submitted, as the report submitted for Flato East is comprehensive and addressed Flato North. Enclosed within this application package please find the following:

- Five (5) copies of the completed Draft Plan of Subdivision application form that was previously submitted on June 9, 2016;
- One (1) copy of the completed Zoning By-law Amendment application form that was previously submitted on June 9, 2016 as well as the cover letter for the Zoning By-law Amendment application package, which has been concurrently submitted to the Township of Southgate;
- Ten (10) full-size copies of the proposed Draft Plan, prepared by MHBC and dated August, 2016;
- Five (5) copies of the Draft Zoning By-law Amendment, prepared by MHBC and dated August 2016, which was submitted to the Township of Southgate;
- Five (5) copies of the Planning Justification Report, prepared by MHBC and dated August 2016;
- Five (5) copies of the Environmental Impact Study, prepared by RiverStone Environmental Solutions Inc. and dated August 2016;
- Five (5) copies of the Functional Servicing & Preliminary Stormwater Management Report, prepared by C.F. Crozier & Associates Inc. and dated August 2016;

- o Included as an Appendix to the Functional Servicing & Preliminary Stormwater Management Report is the Soil (Geotechnical) Investigation Report, prepared by Soil Engineering Ltd. and dated August, 2016;
- Five (5) copies of the Stage 1 Archaeological Background Study, prepared by AMICK Consultants Limited and dated July, 2016;
- Five (5) copies of the Stage 2 Archaeological Assessment, prepared by AMICK Consultants Limited and dated July, 2016; and
- One (1) C.D. containing digital copies of the Plans and Letters.

As outlined above, an application for a Zoning By-law Amendment was also submitted to the Township of Southgate on the date of this letter. The completed Zoning By-law Amendment application form, submission cover letter and Draft Zoning By-law Amendment are included in this package, for the County's reference.

Yours truly,

**MHBC**



Kris Menzies, BES, BEd, MCIP, RPP  
Partner

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