

September 26, 2018

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 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**

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On behalf of Southgate Meadows Inc. c/o Shakir Rehmatullah, we are please to make this formal application submission for a Draft Plan of Subdivision for the 231 Glenelg Site, in the community of Dundalk, Township of Southgate. An application for an Official Plan Amendment and Zoning By-law Amendment has been submitted concurrently to the Township of Southgate.

Enclosed within this application package please find the following:

- One (1) client authorization form signed and dated September 2018;
- One (1) cheque payable to the County of Grey for \$22,910.80 to cover the Zoning By-law Amendment, Official Plan Amendment and Draft Plan of Subdivision applications fee;
- Ten (10) copies of the completed Draft Plan of Subdivision application form, including the original certified copy, prepared by MHBC and dated September 2018;
- Fifteen (15) copies of the proposed Draft Plan prepared by MHBC and dated September 2018;
- Two (2) 11"x17" copies of the proposed draft plan;
- One (1) copy of the completed Official Plan Amendment and Zoning By-law Amendment application form as well as the cover letter for the application package, which has been concurrently submitted to the Township of Southgate;
- Five (5) copies of the Planning Justification Report, prepared by MHBC and dated September 2018;
- Five (5) copies of the Environmental Impact Study, prepared by SLR Consulting Ltd. and dated September 2018;

- Five (5) copies of the Traffic Impact Study, prepared by C.F. Crozier & Associates Inc. and dated September 2018;
- Five (5) copies of the Functional Servicing & Stormwater Management Report, prepared by C.F. Crozier & Associates Inc. and dated September 2018;
- Five (5) copies of the Stage 1-2 Archaeological Background Study, prepared by AMICK Consultants and dated August 2018;
- One (1) C.D. containing digital copies of the Plans, Reports and Letters.

The Hydrogeological Report will be submitted under separate cover at a later date.

It is noted the corresponding Township and GRCA application fees have been provided to the Township of Southgate as part of the concurrent OPA/ZBA application package.

It is also submitted that the Functional Servicing and Stormwater Management Report prepared by C.F. Crozier & Associates submitted in support of this application confirms that the Site is not within a floodplain.

Yours truly,

**MHBC**



Kory Chisholm, BES, M.Sc  
Partner

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