

January 9, 2017

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: Planning Summary Letter – Minor Red-Line Revision
Flato East
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**

Please accept this letter as Planning Justification for the proposed Minor Red-Line Revision to the Draft Plan Approved Subdivision on the Flato East lands. The changes are to provide for the following:

1. Incorporate a new 8 metre wide overland flow route from Flato North to Flato East,
2. Provide a new walkway over the overland flow route,
3. Provide for 7.5 metre by 7.5 metre sight triangles adjacent to Future Right of Way Blocks 367, 368 and 369,
4. Reduce the amount of lots by 1 in order to accommodate the new flow route,
5. Shift lots 16 to 25, 2 metres to the east accordingly,
6. Introduce a 2 metre wide walkway adjacent to the Foley Drain between Lot 25 and Open Space Block 363,
7. Slightly reduce the size of Open Space Block 363 as a result of the new adjacent walkway.

The main purpose of these minor changes is to incorporate a new overland flow block from Street B on the Flato North lands through to Street A on the Flato East lands (see attached plan).

This change significantly reduces the amount of required fill and grading work required between the two sites as well as provides an additional walkway connection. The eight metre wide Overland Flow Block has been incorporated between Lots 124/125 on Flato North and Lots 15/16 on Flato East. In order to accommodate the new Overland Flow Block on Flato East one Lot was required to be removed, however an additional two metre wide walkway was able to be added adjacent to the Open Space Block 363 associated with the Foley Drain, providing an additional connection between the Flato East and Flato North lands. Minor additional changes were required as a result of this new flow route as outlined above.

In preparing the Minor Red-Line Revision application all applicable policies have been reviewed and it is the opinion of the undersigned that the minor changes proposed comply with the Ontario Planning Act, Provincial Policy Statement, the County of Grey Official Plan, the Township of Southgate Official Plan, and the site specific Zoning By-law Amendment that we have requested..

As outlined in the letters prepared by Crozier & Associates and Riverstone Environmental Solutions Inc. respectively, the Minor Red-Line Revision will not impact the conclusions of the Engineering and Environmental reports originally submitted with the Draft Plan of Subdivision application.

Yours truly,

MHBC



Kory Chisholm, BES, M.Sc | Planner