



PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE

May 26th, 2023

Clinton Stredwick, BES, MCIP, RPP
Municipal Planner | Township of Southgate
185667 Grey County Road 9
Dundalk, ON N0C1B0

Hiba Hussain
Senior Planner | County of Grey
595 9th Avenue East
Owen Sound, ON N4K 3E3

Dear Mr. Stredwick & Ms. Hussain:

**RE: FLATO Glenelg Phase 3 – Planning Addendum Letter for Draft Plan of Subdivision Application
Part of Lots 226 and 226, Concession 2, Southwest of the Toronto and Sydenham Road, Geographic Township of Proton, Township of Southgate, County of Grey
OUR FILE 15184AT**

The purpose of this letter is to outline the changes made to the Draft Plan since the time of the initial submission, as well as to provide additional information further to the Planning Justification Report dated September 12, 2022, for a proposed Draft Plan of Subdivision at the lands legally described as Part of Lots 226 and 226, Concession 2, Southwest of the Toronto and Sydenham Road, Geographic Township of Proton, Township of Southgate, County of Grey (the "Subject Lands").

A copy of the Draft Plan dated August 18, 2022 (the "Initial Draft Plan"), that was provided with the initial submission is included as **Appendix 1**. A copy of the revised Draft Plan dated May 18, 2023 (the "Revised Draft Plan"), is included as **Appendix 2**. These changes have been made in response to comments received from the Township and commenting agencies, members of the public and Township Council, as well as ongoing discussion with Township, County and Bluewater District School Board staff.

In terms of the changes made to the Draft Plan since the time of the initial submission, below is a summary of the changes that are reflected on the Revised Draft Plan (see **Appendix 2**):

1. As per discussions with Township and Bluewater District School Board, a school block (Block 317) has been proposed on the Draft Plan;
2. A revised Draft Plan layout and street network are proposed, specifically at the central and eastern areas of the Draft Plan;

3. Street labelling has been updated as a result of the revised street network and school block;
4. Lot and block numbering has also been updated as a result of the revised Draft Plan and street network layout and school block;
5. The proposed stormwater management block (Block 319) has increased in size from 1.39 hectares to 1.56 hectares; and,
6. A 6-metre-wide drainage/walkway block (Block 327) is proposed on the west side of Block 319.

Further to the above-noted revisions, **Table 1** below outlines the land use summary for the Revised Draft Plan in comparison to the Initial Draft Plan:

Provision	Initial Draft Plan	Revised Draft Plan
10.1 Metre Single Detached Lots	369	287
8.1 Metre Semi-Detached Units	18	24
6.5 Metre Townhouse Units	72	74
Future Lots	0	3
Total Lots/Units	459	388
School Area (ha)	N/A	3.35
Park Area (ha)	1.37	1.37
Walkway Area (ha)	0.05	0.07
Drainage/Walkway Area (ha)	0.29	0.29
Open Space Area (ha)	6.94	6.94
Right of Way Area (ha)	7.45	6.44
Future Right of Way Area (ha)	0.5	0.43

Regarding the Planning Justification Report dated September 12, 2023 (the "PJR"), the opinions provided concerning conformity with the applicable Provincial and Municipal planning documents have not changed.

It is noted that Page 11 of the PJR references that the Proposed Development is to have a net density of 29.08 units per net residential hectare; however, as a result of the revisions to the Draft Plan, the Revised Draft Plan now proposes a net density of 30.2 units per net residential hectare.

Should you have any questions or concerns regarding the information provided above, please do not hesitate to contact the undersigned.

Respectfully Submitted,
MHBC



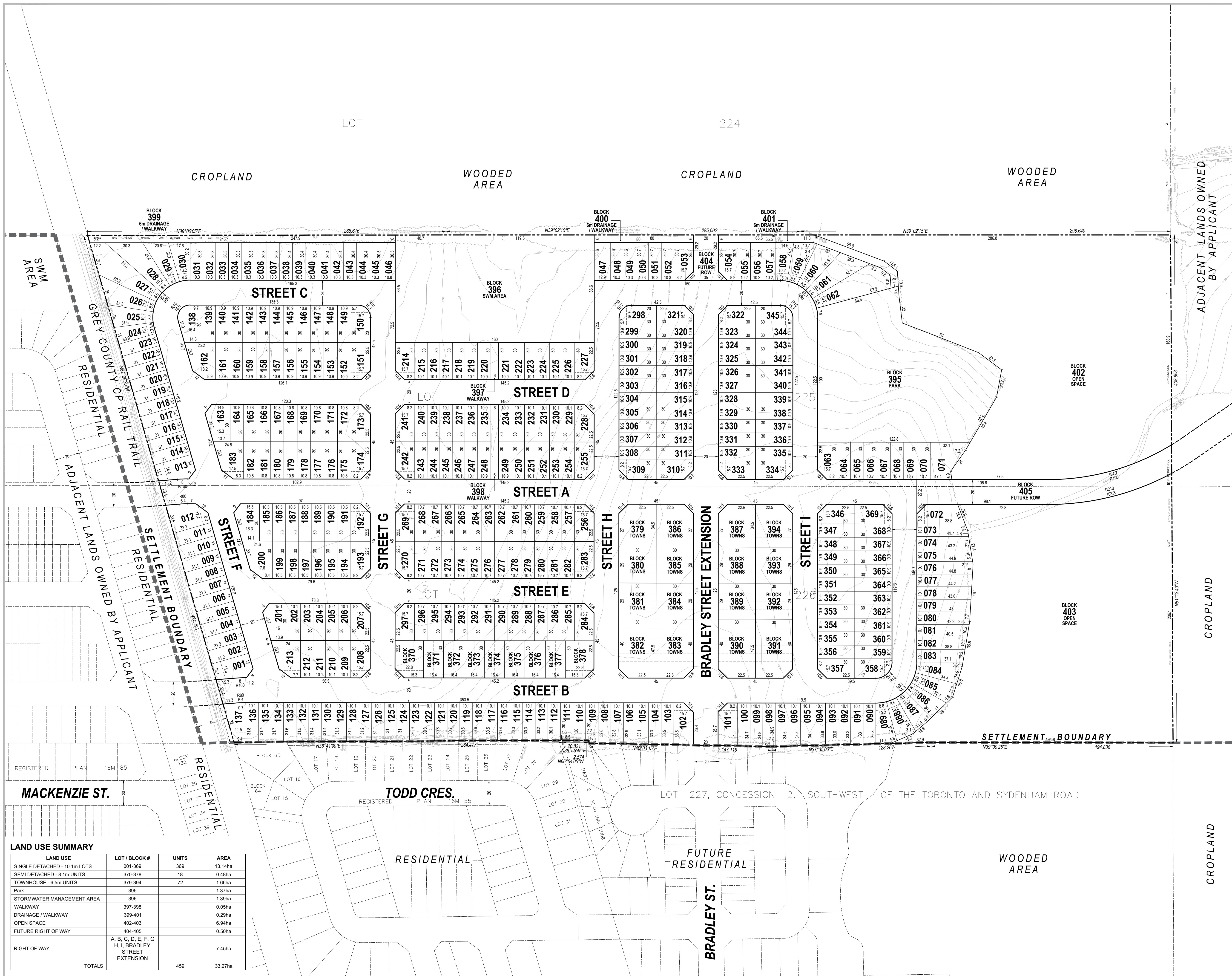
Kory Chisholm, BES, MSc, MCIP, RPP
Partner



Shayne Connors, BAH, MSc
Intermediate Planner

APPENDICES

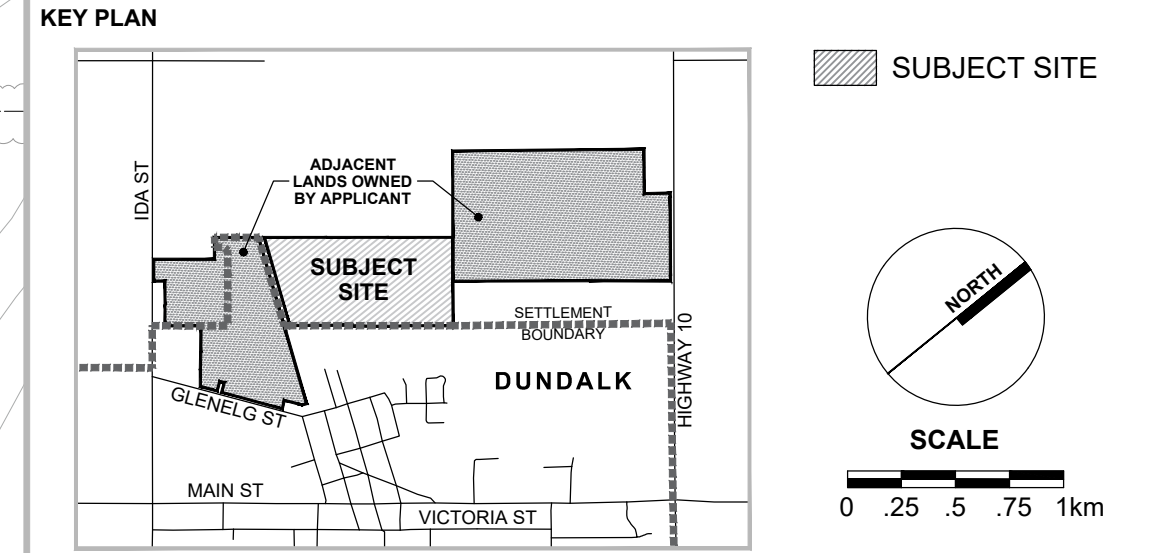
APPENDIX 1



LEGAL DESCRIPTION
 PART OF LOTS 225 AND 226
 CONCESSION 2, SOUTHWEST OF THE TORONTO AND SYDENHAM ROAD
 GEOGRAPHIC TOWNSHIP OF PROTON
 TOWNSHIP OF SOUTHGATE
 COUNTY OF GREY

OWNER'S CERTIFICATE
 I HEREBY AUTHORIZE MACNAUGHTON HERMSEN BRITTON CLARKSON PLANNING LIMITED
 TO SUBMIT THIS PLAN FOR APPROVAL.
 DATE: AUGUST 18, 2022
 SHAKIR REHMATULLAH - PRESIDENT
 DUNDALK VILLAGE TWO INC.

SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED ON THIS PLAN
 AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATELY AND CORRECTLY
 SHOWN.
 DATE: AUGUST 18, 2022
 DAN DZALDOV - O.L.S.
 SCHAEFFER DZALDOV BENNETT LTD.



LEGEND

- PROJECT BOUNDARY LINE
- RIGHT OF WAY LINE
- BLOCK LINE
- LOT LINE
- PARCEL FABRIC

REVISION No.	DATE	ISSUED / REVISION	BY
ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT R.S.O. 1990 C.P.13 AS AMENDED			
A. AS SHOWN	E. AS SHOWN	J. AS SHOWN	
B. AS SHOWN	F. AS SHOWN	K. ALL SERVICES AS REQUIRED	
C. AS SHOWN	G. AS SHOWN	(WATER, SANITARY, STORMWATER, HYDRO)	
D. 369 SINGLES, 18 SEMIS, & 72 TOWNHOUSES	H. MUNICIPAL WATER SUPPLY & 72 TOWNHOUSES	L. AS SHOWN	

PLANNING URBAN DESIGN & LANDSCAPE ARCHITECTURE
MHBC PLANNING
 113 COLLIER STREET
 MARKHAM, ON L3R 0G6
 P: 705 728 0045 F: 705 728 2010
 WWW.MHBCPLAN.COM

STAMP	DATE	FILE No.	SCALE	DRAWN BY	CHECKED BY	OTHER
	AUG. 18, 2022	15184AT	1:1,400 (ARCH D)	M.M.	K.C.	

PROJECT
GLENELG PHASE 3
 DUNDALK VILLAGE TWO INC.
 3621 HIGHWAY 7 EAST, SUITE 503
 MARKHAM, ON L3R 0G6
 P:(905) 479-9292 F:(905) 429-9165
 WWW.FLATOGROUP.COM

FILE NAME
DRAFT PLAN OF SUBDIVISION

DWG No.
1 of 1

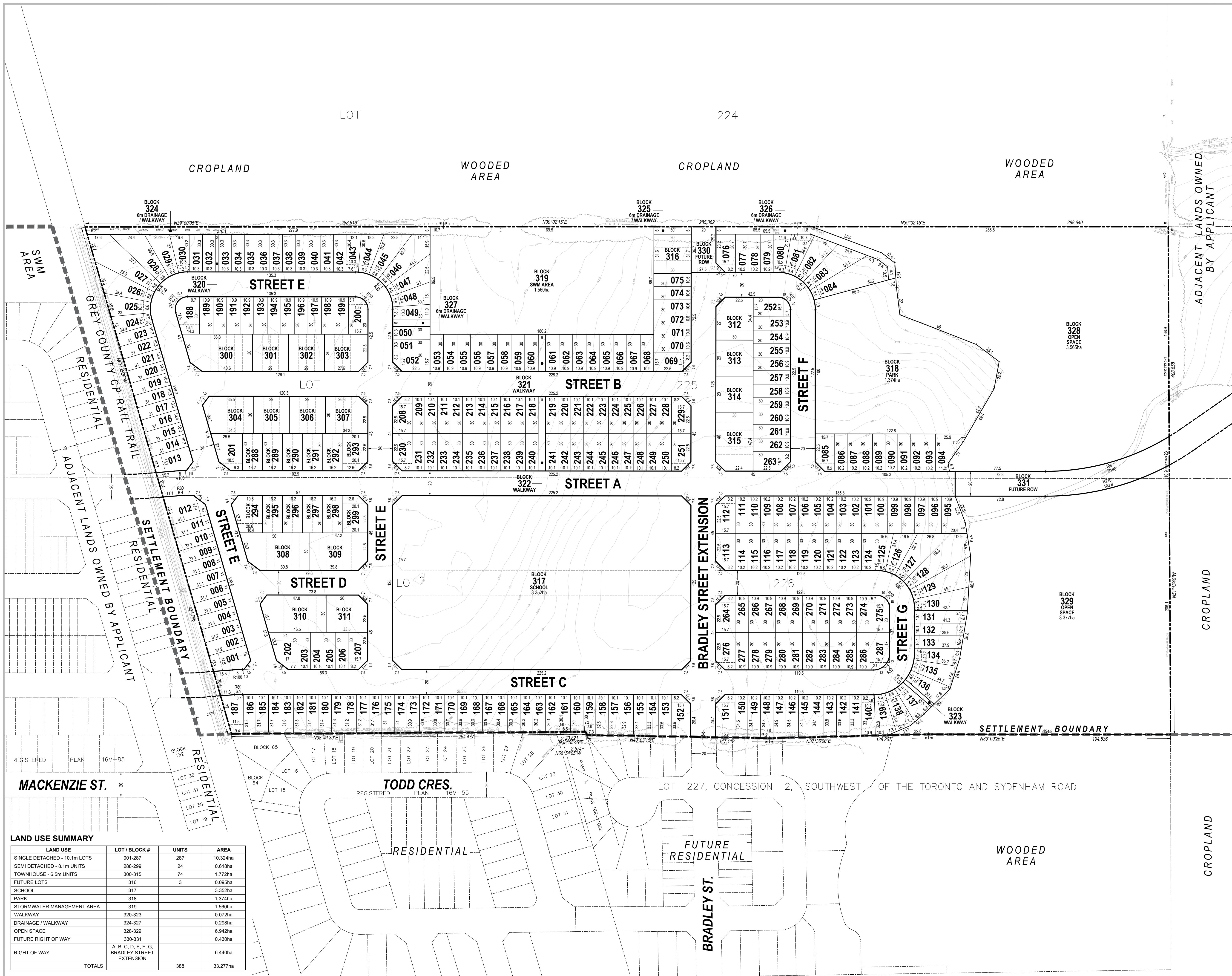
SCALE BAR
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 MEASUREMENTS SHOWN ON THIS PLAN ARE IN METRES AND CAN BE
 CONVERTED TO FEET BY DIVIDING BY 0.3048

LAND USE SUMMARY

LAND USE	LOT / BLOCK #	UNITS	AREA
SINGLE DETACHED - 10.1m LOTS	001-369	369	13.14ha
SEMI DETACHED - 8.1m UNITS	370-378	18	0.48ha
TOWNHOUSE - 6.5m UNITS	379-394	72	1.66ha
Park	395		1.37ha
STORMWATER MANAGEMENT AREA	396		1.39ha
WALKWAY	397-398		0.05ha
DRAINAGE / WALKWAY	399-401		0.29ha
OPEN SPACE	402-403		6.94ha
FUTURE RIGHT OF WAY	404-405		0.50ha
RIGHT OF WAY	A, B, C, D, E, F, G H, I, BRADLEY STREET EXTENSION		7.45ha
TOTALS		459	33.27ha

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APPENDIX 2



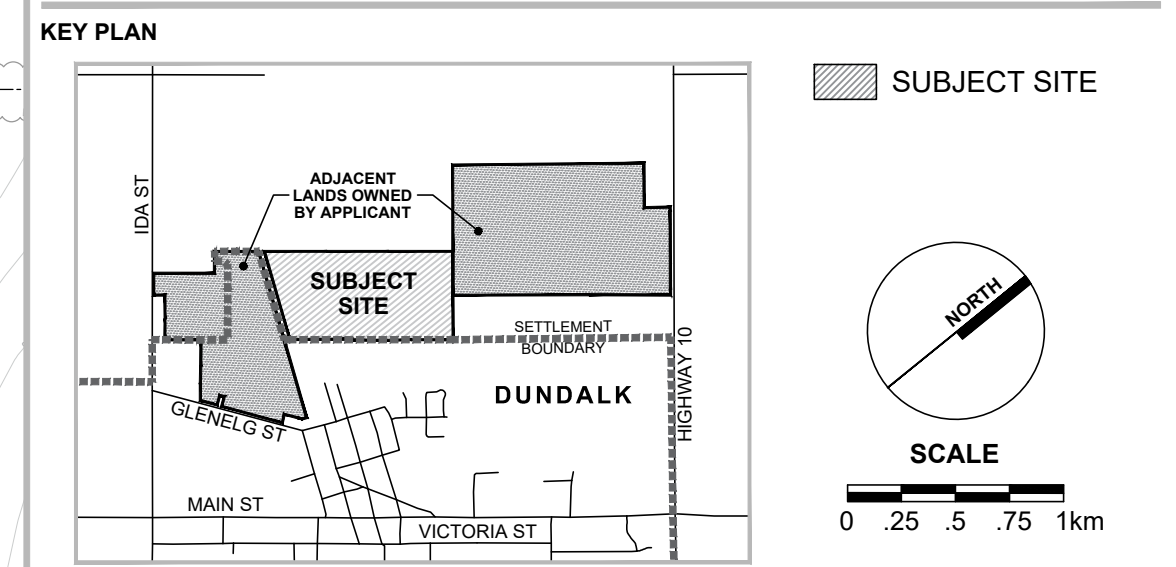
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 GEOGRAPHIC TOWNSHIP OF PROTON
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 SHOWN.

DATE: _____ DAN DZALDOV - O.L.S.
 SCHAEFFER DZALDOV BENNETT LTD.



LEGEND

- PROJECT BOUNDARY LINE
- RIGHT OF WAY LINE
- BLOCK LINE
- LOT LINE
- PARCEL FABRIC

02	MAY 18, 2023	ADD SCHOOL, WALKWAYS, DRAINAGE BLOCKS; REMOVE STREET; CREATE CRESCENT STREET G; REVISE SWM AREA & LOT LAYOUTS	M.M.
01	AUG. 18, 2023	1st SUBMISSION	M.M.
REVISION No.	DATE	ISSUED / REVISION	BY

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 OF THE PLANNING ACT R.S.O. 1990 C.P. 13 AS AMENDED

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B. AS SHOWN	F. AS SHOWN	K. ALL SERVICES AS REQUIRED
C. AS SHOWN	G. AS SHOWN	(WATER, SANITARY, STORMWATER, HYDRO)
D. 290 SINGLES, 24 SEMIS, & 74 TOWNHOUSES	H. MUNICIPAL WATER SUPPLY L. LOMAS/ILT/LOAM	L. AS SHOWN

**PLANNING
 URBAN DESIGN
 & LANDSCAPE
 ARCHITECTURE
 MHC PLANNING**

113 COLLIER STREET
 8 A RILEY - ON - L4M 1H2
 P: 705 728 0045 F: 705 728 2010
 WWW.MHCPLAN.COM

LAND USE SUMMARY

LAND USE	LOT / BLOCK #	UNITS	AREA
SINGLE DETACHED - 10.1m LOTS	001-287	287	10.324ha
SEMI DETACHED - 8.1m UNITS	288-299	24	0.618ha
TOWNHOUSE - 6.5m UNITS	300-315	74	1.772ha
FUTURE LOTS	316	3	0.095ha
SCHOOL	317	3	3.352ha
PARK	318	1	1.374ha
STORMWATER MANAGEMENT AREA	319	1	1.560ha
WALKWAY	320-323	4	0.072ha
DRAINAGE / WALKWAY	324-327	4	0.298ha
OPEN SPACE	328-329	2	6.942ha
FUTURE RIGHT OF WAY	330-331	2	0.430ha
FUTURE RIGHT OF WAY	A, B, C, D, E, F, G, BRADLEY STREET EXTENSION	1	6.440ha
TOTALS		388	33.277ha

STAMP

DATE	AUG. 18, 2022
FILE No.	15184AT
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DRAWN BY	M.M.
CHECKED BY	K.C.
OTHER	

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FILE NAME
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 PLAN OF SUBDIVISION

DWG No.
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SCALE BAR
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