

April 26th, 2023

Clinton Stredwick, BES, MCIP, RPP
Municipal Planner
Township of Southgate
185667 Grey County Rd 9, RR 1
Dundalk ON, NOC 1B0

Dear Mr. Stredwick:

**RE: Site Plan Resubmission (2nd Submission) – Flato East Phase 11 Comment Response Matrix
Commercial Block - McDonald’s Restaurant (Township File No. SP15-20)
OUR FILE 15184AH**

This letter is intended to address all comments received from the Township of Southgate and other commenting authorities on the 1st Site Plan Approval submission for the proposed McDonald’s restaurant within the Commercial Block of the Phase 11 lands. Please do not hesitate to contact the undersigned if you have any questions or concerns.

| Bev Fisher CBO, Township of Southgate March 1, 2023 | | | |
|--------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|------------------|
| # | Comment | Responder | Comment Response |
| 1. | <p>The Southgate Building Department is aware of the application noted above and at the present time have the following comments.</p> <p><input checked="" type="checkbox"/> No Concerns or objections with the application.</p> <p><input checked="" type="checkbox"/> Development will require applicable permits before construction.</p> | MHBC | Acknowledged. |

| Kevin Green Recreation Manager January 31, 2023 | | | |
|----------------------------------------------------------------------------|----------------------------|-----------|------------------|
| # | Comment | Responder | Comment Response |
| 2. | No issues from Recreation. | MHBC | Acknowledged. |

| | | | |
|---------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | Jessica Pegelo Corridor Management Planner (A), MTO February 21, 2023 | | |
| # | Comment | Responder | Comment Response |
| General Comments | | | |
| 3. | The Ministry of Transportation (MTO) have completed a review of the proposed subject development. The proposal has been considered in accordance with the requirements of the Public Transportation and Highway Improvement Act, MTO's Highway Access Management Policy and all related policies. The following outlines our comments. | MHBC | Acknowledged. |
| 4. | The subject property is located adjacent to Highway 10, within MTO's Permit Control Area (PCA), and as such, MTO permits are required before any demolition, grading, construction or alteration to the site commences. | MHBC | Acknowledged. |
| 5. | Highway 10 at this location is classified as a 2B Arterial in MTO's Access Management Classification System. As such, all requirements, guidelines and best practices in accordance with this classification shall apply. | MHBC | Acknowledged. |
| Access & Traffic Review Comments | | | |
| 6. | MTO are in the process of reviewing the updated Traffic Impact Study. | MHBC | Acknowledged. |
| 7. | In 2020 and 2021, discussions took place between MTO, the developer and their consultants in regard to access to Block 344 within the draft plan of subdivision. MTO agreed to support access to a low-volume commercial development with access from Milliner Street to be setback 84.4m. | MHBC | Acknowledged. |
| 8. | The subject application is for a medium/high-volume commercial development. Access to this type of development shall be 400m from the centreline of the future intersection of Highway 10 and Milliner Avenue. Therefore, no access will be permitted from Milliner Avenue. | MHBC | Acknowledged. The access previously provided from Milliner Avenue has been relocated to the west side of the site. Access is now proposed from Symington Street. |
| Building & Land Use Comments | | | |
| 9. | MTO requires all buildings, structures and features integral to the site to be located a minimum of 14 metres from the highway property limit, inclusive of landscaping features, fire-lanes, parking and stormwater management facilities. | MHBC | Acknowledged. All features integral to the site are located outside of the 14 metre MTO setback area. |

| | | | |
|---------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|----------------------------------------------------------------------------------------------------------------------------|
| | Jessica Pegelo Corridor Management Planner (A), MTO February 21, 2023 | | |
| # | Comment | Responder | Comment Response |
| Stormwater Management Comments | | | |
| 10. | MTO are in the process or reviewing the Servicing and Stormwater Management Implementation Report. Comments will be provided when they are available. | MHBC | Acknowledged. |
| Sign Comments | | | |
| 11. | Any/all signage visible from Highway 10, including temporary development signs, must be identified on the plans, must conform to MTO policies and guidelines, and will require a valid MTO Sign Permit before installation. | MHBC | Acknowledged. Sign locations are shown on the submitted drawings. |
| Encroachment Comments | | | |
| 12. | Any encroachments and works identified within the Highway 10 property limits are subject to MTO conditions, approval and permits, prior to construction. All provincial highway property encroachments are strictly regulated and must meet all conditions set out by MTO. | MHBC | Acknowledged. |
| Other General Comments | | | |
| 13. | MTO are currently reviewing an application from the County of Grey for a red line revision to the draft plan of subdivision to modify the size of Block 344 containing the subject development. | MHBC | Acknowledged. Please note that a revised submission package was submitted to the County of Grey on April 25, 2023. |
| 14. | It is MTO's understanding that a municipal zoning by-law amendment application will be forthcoming for MTO review and comment. | MHBC | Acknowledged. Please note that a revised submission packaged was submitted to the Township of Southgate on April 25, 2023. |
| 15. | MTO looks forward to the advancement of this development, and we anticipate receiving additional details for review and comment as the project progresses. Please feel free to contact me directly should you have any questions or concerns. | MHBC | Acknowledged. |

| | | | |
|-------------------------|---------------------------------------------------------------------------------------------------------------------------------|------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | Dustin Lyttle Triton Engineering Services Limited March 3, 2023 | | |
| # | Comment | Responder | Comment Response |
| General Comments | | | |
| 16. | The following items are to be submitted: a. Hydrogeological and/or Geotechnical report specific to the site characteristics. | Crozier | Items b) and c) are to be provided in a future submission. The finalized hydrogeological study that was completed during the original draft plan approval process for the Flato East Subdivision has been included in the |

| Dustin Lyttle Triton Engineering Services Limited March 3, 2023 | | | |
|--------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| # | Comment | Responder | Comment Response |
| | b. Details/Notes drawing(s) with materials, standards/specifications, asphalt/granular depths, etc. c. Hydro Utility Servicing Plan (temporary and final). | | resubmission package to address this comment. It is our opinion that a site-specific hydrogeological study is not necessary at this time. |
| 17. | Confirm expected construction schedule of the Block relative to the rest of Phase 11 and the entrance onto Highway 10. | Crozier | Servicing of the commercial block is to be undertaken concurrently with Phase 11 construction. Construction of the building is anticipated to begin this summer. |
| 18. | Privacy fencing, as shown on the landscape plan, is to be shown on the civil and site plans between the Block and neighbouring residential properties. Note: privacy fence along northern Lot line is to be extended to shield the entire rear of the residential property. | Crozier MHBC | Addressed. |
| 19. | Confirm all accessibility standards are adhered to, such as tactile plates and ramping etc. | Crozier | Addressed. Sidewalk ramps and tactile walking surface indicators have been provided at all access locations within the site. Grades are also within AODA standards (5% max) for all walking surfaces and accessible parking has been provided to conform with Township standards. |
| 20. | Drop curb for entrance ramps at accessible parking stalls should be provided such that the users do not need to go into travelled portions of the parking lot to gain access. | Crozier | Addressed. |
| 21. | Indicate snow storage location(s). | Crozier MHBC | Addressed. Snow storage indicated on general servicing plan and site plan. |
| 22. | Indicate proposed grades and radii of both entrances to the development. | Crozier | Addressed. Grades and radii added as requested. |
| 23. | Confirm the proposed entrance will not conflict with any turn lanes or other features at the Milliner and Highway 10 intersection, as required by the MTO. | Crozier | The McDonald's entrance has been moved to Symington Street from Milliner Avenue, therefore removing potential conflict with turn lanes. |
| 24. | Confirm sufficient space is provided for the expected queuing caused by the McDonalds drive-thru and that it will not impact the Municipal roads. | Crozier | The latest Site Plan proposes 16 stacking spaces and an effective storage length of more than 20 vehicles through the site, prior to the Municipal roads. The proposed stacking spaces are anticipated to be sufficient to accommodate the McDonald's drive-thru queue. Please refer to Section 6 of the updated TIS for the full review of the drive-thru queuing. |

| Dustin Lyttle Triton Engineering Services Limited March 3, 2023 | | | |
|--------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| # | Comment | Responder | Comment Response |
| 25. | Acoustic Study is to be expanded to include the mitigation provided by the 1.8m wood privacy fence. | Crozier MHBC | To be provided in a future submission; however, it is noted that privacy fencing does not provide any noise attenuation. It is also noted that the Acoustic Study prepared by SLR and dated January 17, 2023, concludes that the applicable noise guidelines are met. |
| 26. | Pedestrian connections (i.e., sidewalk) are to be provided to municipal sidewalks. | Crozier | A sidewalk has been provided along the north side of the driveway to Symington Street. |
| 27. | MHBC site plan indicates watermain through site with connection at Milliner and Colgan which not permitted or reflected on the civil drawings. Similarly, there are inconsistencies with storm sewer. Delete or revise to reflect civil drawings. | Crozier | Addressed. Watermain through site has been removed and replaced with 50mm DIA. Service to a location requested by McDonald's. Storm sewer has also been refined and revised. |
| 28. | Any storm structures within the curb-line are to be inlet type (i.e., MH01 at the Milliner entrance is to be equipped with catchbasin frame and grate). | Crozier | Addressed. |
| Traffic Impact Study Comments | | | |
| 29. | The TIS has identified that traffic signals will be required at the intersection of Highway 10 and the new access (Milliner). Intersection plans as reviewed by the MTO are to be provided for Township review. | Crozier | Acknowledged. A 90% Design Review package was submitted on November 24, 2022. Future submissions will be circulated with both the MTO and Township. |
| 30. | With the signalization of the intersection, separate left and right lanes will be required eastbound on Milliner. This will require a widening of Milliner. The widened road and tapers are to be shown to confirm that the proposed entrance will not conflict with operations. Note: The new Highway 10 intersection should be in place and operating prior to opening the McDonald's to avoid traffic infiltration through Dundalk. | Crozier | Acknowledged. The Milliner Avenue widening will be captured to accommodate eastbound left and right-turn lanes at Highway 10 in the next submission. The TIS Update assesses the two outbound lanes on Highway 10 consistent with the civil design package. As noted previously, the Milliner Avenue site access has been removed and the site has been reconfigured to include an access to Symington Street. |
| Servicing & Stormwater Management Report Comments | | | |
| 31. | Indicate the domestic water service size. | Crozier | Addressed. A 50mm DIA. Water service has been extended to the McDonald's building and a siamese connection provided for fire and domestic requirements. This is reflected on the general servicing plan. |
| 32. | Section 4.0 is to be updated to summarize the expected ADF, ADD and MDD. Confirm water demand against similar facility data. The allocation for this Block may need to be adjusted. | Crozier | Addressed. Water demand has been revised to include average 24h drive through restaurant demand. Updated calculations resulted in 67 ERU of water to be allocated and 24 ERU of sanitary allocation. |

| Dustin Lyttle Triton Engineering Services Limited March 3, 2023 | | | |
|--------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| # | Comment | Responder | Comment Response |
| | Note: Appendix A results in 74 ERUs for Water and 22 ERUs for Sanitary needing to be allocated. Confirm the estimated Water demand noted. Our assumption is McDonald's business is primarily generated through the Drive-Thru with significantly lower demand. The in-restaurant aspect does not have dishes/utensils etc. that require washing and as such rates are expected to be lower than a typical restaurant. | | |
| 33. | Section 4.1 is to be updated to indicate that operation of this block is contingent on the complete commissioning of the Sewage Pumping Station. | | Addressed. |
| 34. | Confirm what the "Setback Line" indicated on DWG CP14.0 is indicating, as it appears there are homes within that limit. | Crozier | Per comment received from the MTO on February 21, 2023 specific to the commercial block: <i>"MTO requires all buildings, structures and features integral to the site to be located a minimum of 14 metres from the highway property limit, inclusive of landscaping features, fire-lanes, parking and storm water management facilities."</i> |
| Electrical & Utilities Comments | | | |
| 35. | Confirm how power will be brought to this site if the necessary sub-station is not constructed prior. | Crozier | In the interim, hydro service is being provided via a temporary pole line off of highway 10. This has been proposed to allow for construction and occupancy of the site to proceed in advance of the sub-station completion and the subdivision energization. |
| 36. | Confirm proposed gas service size; 250mm is currently indicated. | Crozier | Gas size has been revised to a 25mm service extended to the building. |
| 37. | Note that all lighting is to be dark sky compliant and light trespass minimized. | Crozier | Confirmed. Photometric design has been updated to include the impact of fences present along the property line. |
| 38. | Ensure the Electrical Drawing List on Drawing E001 of the Electrical Drawing Set corresponds with the Drawing names and numbers throughout. | Crozier | Addressed. Electrical drawings were updated to match drawing list present on E001. |
| 39. | Photometric design is to be updated to include the impact of the required fencing. | Crozier | Confirmed. Photometric design has been updated to include the impact of fences present along the property line. |

| | | | |
|----------|----------------------------------------------------------------------------------------------------------------------------|------------------|---------------------------------------------------------------------------------------------------|
| | Dustin Lyttle Triton Engineering Services Limited March 3, 2023 | | |
| # | Comment | Responder | Comment Response |
| 40. | Confirm the photometric design includes lighting influence from the proposed street lights. | Crozier | Addressed. Photometric design has included lighting influence from proposed subdivision lighting. |
| 41. | There appears to be incorrect lines shown at the Hydro Easement. Confirm triangular pieces currently shown are applicable. | Crozier | Addressed. Hydro easement lines have been updated per applicable Hydro One detail drawing. |

Respectfully submitted,

MHBC



Kory Chisholm, BES, MSc, MCIP, RPP
Partner



Shayne Connors, BAH, MSc
Intermediate Planner