

January 24th, 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 Submission – Flato East Phase 11 Commercial Plaza - McDonald’s Restaurant
Town File No. SP15-20
OUR FILE 15184AH**

On behalf of Flato Dundalk Meadows Inc., MHBC is pleased to make this formal application submission for site plan approval for the Flato East commercial block site, in the community of Dundalk, Township of Southgate. It is noted that a Draft Plan Redline application and Zoning By-law application have been submitted to the County and Township to incorporate four (4) single detached dwelling lots on the western portion of Block 344 of the draft approved Flato East subdivision. The proposed McDonald’s restaurant is to be located on the remaining portion of Block 344.

Enclosed within this application package please find the digital copies of the following:

- One (1) copy of the completed Site Plan Approval application form;
- One (1) copy of the Site Plan, prepared by MHBC Planning and dated January 17, 2023;
- One (1) copy of the Floor Plan and Building Elevations, prepared by K. Paul Architect Inc. and dated November 25, 2022;
- One (1) copy of the Zoning Compliance Table, prepared by MHBC Planning and dated January 13, 2023;
- One (1) copy of Landscaping Plans and Details, prepared by MHBC Planning and dated January 16, 2023;
- One (1) copy of the Civil Engineering drawings, prepared by C.F. Crozier & Associates Inc. and dated January 17, 2023;
- One (1) copy of the Electrical drawings, prepared by C.F. Crozier & Associates Inc. and dated January 13, 2023;
- One (1) copy of the Servicing and Stormwater Management Implementation Report, prepared by C.F. Crozier & Associates Inc. and dated January 23, 2023;

- One (1) copy of the Traffic Impact Study, prepared by C.F. Crozier & Associates Inc. and dated December 2022; and,
- One (1) copy of the Noise Study, prepared by SLR Consulting (Canada) Ltd. and dated January 17, 2023.

Please note that a cheque payable to the Township of Southgate for \$300.00 to cover the applicable re-circulation fee has been sent separately to the Township's municipal office via courier.

Should you have any questions, please do not hesitate to contact the undersigned.

Respectfully submitted,

MHBC



Kory Chisholm, BES, MSc, MCIP, RPP
Partner



Shayne Connors, BAH, MSc
Intermediate Planner