



# Planning and Development

595 9<sup>th</sup> Avenue East, Owen Sound Ontario N4K 3E3  
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January 5<sup>th</sup>, 2021

Lindsey Green, Clerk  
Township of Southgate  
185667 Grey County Road 9  
Dundalk, Ontario  
N0C 1B0  
\*Sent via E-mail

**RE: Site Plan Application SP15-20  
Part of Lots 233 and 234, Concession 1 SWTSR  
Township of Southgate  
Applicant/Owner: Flato Dundalk Meadows Inc.**

Dear Ms. Green,

This correspondence is in response to the above noted application. We have had an opportunity to review the application in relation to the Provincial Policy Statement (PPS) and the County of Grey Official Plan (OP), Recolour Grey. We offer the following comments.

The purpose of the of the site plan application is to review the site plan submitted for the proposed development.

Schedule A of Recolour Grey designates the subject property as a 'Primary Settlement Area'. Section 3.5 states,

- 2) Land use policies and *development* standards in areas designated Primary *Settlement Areas* will be in accordance with local official plans and/or secondary plans
  
- 3) This Official Plan promotes the *development* of Primary Settlement Area *land use types* for a full range of residential, commercial, industrial, recreational, and institutional land uses. These areas will be the focus of the majority of growth within the *County*.

The properties noted above are subject to a Plan of Subdivision application. All comments and concerns regarding the subject development will be addressed through the Plan of Subdivision application.

Of a general planning nature, the phase of the subdivision that encompasses this Flato East Commercial Block has not received final approval. Therefore, site plan SP15-20, should not be approved until final approval of this phase of Flato East subdivision has been approved. Here is a link to the County Planning staff report regarding redline revision to 42T-2015-05 – Commercial Development. [County Planning Staff Report - Flato East Redline Revisions](#)

Further, Schedule A also indicates that there are ‘Hazard Lands’ on the property and Appendix B indicates that the property contains ‘Significant Woodlands. This property is subject to a Plan of Subdivision application. All comments and concerns regarding the subject development and the above noted natural features will be addressed through the Plan of Subdivision application

County planning staff have no further concerns with the subject application.

The County requests notice of any decision rendered with respect to this application.

If you wish to discuss this matter further, please do not hesitate to contact me.

Yours truly,



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