

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
Commercial Block - McDonald's Restaurant (Township File No. SP15-20)
OUR FILE 15184AH**

On behalf of Flato Dundalk Meadows Inc., MHBC is pleased to make this formal application resubmission for site plan approval for the Flato East commercial block site, in the community of Dundalk, Township of Southgate.

It is noted that Draft Plan Redline and Zoning By-law resubmissions have been submitted to the County and Township to incorporate three (3) 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 resubmission package please find the digital copies of the following:

- One (1) copy of the Comment Response Matrix, prepared by MHBC Planning and dated April 26, 2023;
- One (1) copy of the Site Plan, prepared by MHBC Planning and dated April 26, 2023;
- One (1) copy of the Zoning Compliance Table, prepared by MHBC Planning and dated April 26, 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 Landscaping Drawing Set, prepared by MHBC Landscaping and dated April 25, 2023;
- One (1) copy of the Civil Engineering Drawing Set, prepared by C.F. Crozier & Associates Inc. and dated April 24, 2023;
- One (1) copy of the Electrical Drawing Set, prepared by C.F. Crozier & Associates Inc. and dated April 24, 2023;

- One (1) copy of the Servicing and Stormwater Management Implementation Report, prepared by C.F. Crozier & Associates Inc. and dated April 25, 2023;
- One (1) copy of the Traffic Impact Study, prepared by C.F. Crozier & Associates Inc. and dated April 2023; and,
- One (1) copy of the Final Flato East Subdivision Hydrogeological Study, prepared by Soil Engineers Limited and dated February 2016.

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