



May 26<sup>th</sup>, 2025

Ken Melanson, BA, RPP, MCIP | Director of Development Services  
Development & Community Services  
Township of Southgate  
185667 Grey County Road 9, Dundalk, ON N0C 1B0

Dear Mr. Melanson:

**RE: Signature Communities Phase 9 Edgewood Greens Subdivision – Removal of a Holding Provision Application  
OUR FILE 16136X**

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On behalf of Signature Communities, MHBC Planning is pleased to make an application submission for the Removal of the Holding Provision on the Edgewood Greens Phase 9 lands in the community of Dundalk. Please find digital copies of the following enclosed within this application package:

- Signed and commissioned Removal of Holding Provision application form;
- Phase 9 Servicing Allocation By-law Request Letter, prepared by MHBC Planning and dated May 23, 2025;
- Edgewood Greens Subdivision Phasing Plan, prepared by MHBC Planning and dated December 17, 2024; and,
- Draft Phase 9 Subdivision Agreement, dated April 16, 2025.

The Phase 9 lands are currently zoned the Residential Type 1 Exception 378 Hold (R1-378(H)) Zone, Open Space (OS) Zone and Environmental Protection (EP) Zone. The purpose of this Application is to remove the holding provision associated with the R1-378(H) Zone on the Phase 9 lands, in accordance with Section 36 of the *Planning Act*, R.S.O., 1990, as amended.

It is understood that the removal of the holding provision shall be conditional upon the execution of a Subdivision Agreement and confirmation by the Township that water and sewer services are available via the passage of a water and sewer allocation by-law. A Servicing Allocation By-law Request Letter is included with this submission package, and it is anticipated that Township Council will consider the allocation request of 47 units at a future Council meeting.

Signature Communities is working with Township staff to finalize the Phase 9 Subdivision Agreement (included with this submission package) and it is also anticipated that the Agreement will be executed in the near future.

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

Yours truly,

**MHBC**



Kory Chisholm, BES, MSc, RPP, MCIP  
Partner



Shayne Connors, BAH, MSc, MCIP, RPP  
Senior Planner

*cc. Krystina Chang | Signature Communities*  
*Daniel Teperman | Signature Communities*