



12 June 2026

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

Dear Mr. Melanson:

**RE: Application for a Zoning By-law Amendment
 271 Main Street East, Dundalk
 Township ref: C17-24
 Our File: 23219A**

On behalf of our Client, 271 Main Street East Inc., MHBC is pleased to provide this third (3rd) submission package for the proposed Zoning By-law Amendment on the lands municipally addressed as 271 Main Street East in Dundalk.

The Applicant has given much consideration to the comments received at second (2nd) submission and has made a number of changes as summarized below:

- Reduction from 20 units to 12 units
- Reduction from 3 storeys to 2 storeys
- Reduction of lot coverage from 44.6% to 32.44%
- Increase in front yard setback from 2.37m to 2.5m
- Play area increased in ratio to number of units proposed
- Amenity space increased in ratio to number of units proposed
- Increase from 1 to 3 visitor parking spaces

At second submission a total of five (5) site-specific zoning provisions were requested. As a result of the changes made to the proposal, only three (3) site-specific zoning provisions are now requested.

Enclosed with this resubmission package, please find copies of the following supporting material:

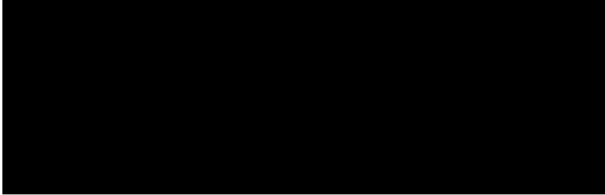
- Site Plan, including turning templates and a street-sectional;
- Elevations and floor plans;
- Civil Engineering Drawing Set;
- Landscape Plans;
- Salt Management Plan Memo;
- Servicing and Stormwater Management Report; and
- Traffic Opinion Letter.

Also enclosed is the updated draft of the Zoning By-law text as well as a Comment Response Matrix which responds to the comments received at second submission.

We trust the enclosed documents now respond to the concerns raised at second submission, however, should you have any questions or concerns, please do not hesitate to contact our office.

Yours truly,

MHBC



Senior Planner