

**Back 40 Glamping  
 Comment Response Matrix – ZBA Application  
 Public Meeting Comments  
 Updated: March 2020**

<b>PUBLIC MEETING COMMENTS</b>		
<b>General Comments</b>	<b>Addressed By</b>	<b>Response</b>
<p><b>Grey Sauble Conservation Authority – comments received December 13, 2019</b></p> <p>1. While our office is generally accepting of the EIS, pre-consultation comments provided by our office indicated that passive and recreational land uses associated with the establishment of a campground may negatively impact the above noted natural heritage features, and that this aspect should be addressed in the EIS. This was not substantially addressed as part of the EIS. As such, our office recommends that an addendum to the EIS is completed to address these concerns, perhaps through the completion of a <b>recreational and enhancement plan</b>.</p>	<p>Neil/Krystin</p>	<p>Neil Morris, Consulting Ecologist prepared a Land Use Management Letter dated February 5, 2020 that addresses the passive recreation use on the subject property. This letter was submitted to the Municipality of Meaford and Jacob Kloeze at Grey Sauble Conservation Authority.</p>
<p>2. We recommend that a lot grading and drainage plan is prepared to ensure site grading is completed in a manner consistent with the above noted water quality controls. In addition, it should be confirmed that site grading is completed in a manner which will not increase post-development runoff volumes further, and that opportunities to control post-development flows to pre-development levels for all storm events should be explored.</p>	<p>Clayton</p>	<p>We have updated the preliminary design figures to including additional grading and drainage details. A fully detailed grading and drainage plan will be prepared and provided for detail design approvals.</p> <p>The site design has been altered to further reduce the impervious area on the site and the runoff is very distributed and is being managed as per the recommendations in the 2003 MOE SWM Manual.</p>

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<p>3. We recommend that the amendment to the zoning by-law incorporate the updated mapped hazard area into the Environmental Protection (EP) zone.</p>	<p>Meaford</p>	<p>Meaford to include in final zoning schedule</p>
<p>4. We recommend that the mitigation measures outlined in the Environmental Impact Study (EIS) prepared by Neil Morris be incorporated, and that this document be updated as necessary based on the results of the requested addendum to address potential impacts resulting from passive and recreational land uses associated with the campground.</p>		<p>noted</p>
<p>5. We recommend that a lot grading and drainage plan is prepared to demonstrate consistency with the proposed water quality controls, and it is confirmed that lot grading will not further increase post development runoff volumes.</p>	<p>Clayton</p>	<p>We have updated the preliminary design figures to including additional grading and drainage details. A fully detailed grading and drainage plan will be prepared and provided for detail design approvals.</p> <p>The site design has been altered to further reduce the impervious area on the site and the runoff is very distributed and is being managed as per the recommendations in the 2003 MOE SWM Manual.</p>
<p><b>County of Grey – Comments received December 9, 2019</b>          1. Provided that MDS can be met, County planning staff have no concerns.</p>		<p>MDS calculations were completed and the proposal is outside of the minimum distance separation for this property</p>

**Back 40 Glamping  
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<p>2. County planning staff recommend receiving comments from the Conservation Authority regarding adjacent significant woodlands.</p>		<p>An EIS was completed for the property and addressed the significant woodlands. GSCA has noted no concern</p>
<p>3. Local Municipal Engineer Staff shall review functional servicing report provided by applicant and confirm that the proposed 'Glamping' development can be adequately serviced</p>		<p>Review of the report has been completed and the site can be adequately serviced</p>
<p>4. Access to the proposed 5 geodesic dome structures should be reviewed by County and local emergency services staff to ensure year-round safe access can be ensured.</p>		<p>Liz spoke with the Fire Chief and Prevention Officer and a width of 10-12 ft ( 3-3.6 m) trail should be provided to accommodate a fire truck (email Feb 20, 2020).</p> <p>The proposed internal driveway for the Glamping site connecting to the existing driveway has been revised to provide an adequate turning radius for a fire truck or other emergency vehicle. The laneway is to be 6.0 m wide as per the OBC for emergency access and a turn-around has now been provided within the parking area. The walking trail has been widened to 3.0 m and is proposed to be constructed to support vehicle access. Knock-down bollards are proposed at the start of the trail which will only allow emergency vehicles to access the trail (shown on revised site plan dated Feb 26, 2020)</p> <p>County reviewed the most recent site plan and noted they had no concerns – did suggest that the site plan should be further reviewed by the municipal staff for access and safety concerns (email from Hiba Hussain March 19, 2020)</p>
<p><b>Municipality of Meaford Comments Through Review</b>          1. Hydrogeology:</p>		<p>Gary Hendy, GAMAN Consultants Inc has prepared an Groundwater Supply Evaluation to address</p>

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<ul style="list-style-type: none"> <li>- some additional site investigation that we are requesting in support of the Zoning Amendment</li> </ul>		<p>comments from the peer review. Report is dated March 2020 and was submitted to the Municipality of Meaford and Grey Sauble Conservation Authority</p>
<b>Public Comments</b>		
<p>1. Noise</p>	<p>Scott/ Krystin</p>	<ul style="list-style-type: none"> <li>- We are willing to have a mandated 10 pm quiet time (bylaw currently say 11).</li> <li>- We will have dosimeters in each accommodation to allow guests to “see” their noise level (and have instructions about the maximum they can be).</li> <li>- We will have a standing no instruments to be played by guests’ rule.</li> <li>- We will have no ATVs or Snowmobiles on property for the guests</li> </ul>
<p>2. Safety/ Security</p>	<p>Scott/ Krystin</p>	<ul style="list-style-type: none"> <li>- We will largely be using Air Bnb, which has a built-in profile mechanism allowing us to review our guests and be aware of what their past stays have been like.</li> <li>- We have children on our property.</li> <li>- Neighbours already live on a public trail.</li> <li>- There already is an Air Bnb right on this road and no one has had any idea it has been there.</li> <li>- We will not be accepting cash bookings whatsoever. Those staying with us will have booked online with a credit card.</li> </ul>
<p>3. Road Traffic</p>		<ul style="list-style-type: none"> <li>- The Municipality of Meaford Transportation department recommend the residential access be used for both residential and glamping purposes as the site lines for the</li> </ul>

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		<p>other access points (including the existing field entrance) are quite poor and don't meet their standards.</p> <ul style="list-style-type: none"> <li>- The site plan has been updated to show vehicle entrance only coming through the current residential laneway. Site Plan Feb 26, 2020</li> </ul>
4. Trespassing	Scott/ Krystin	<ul style="list-style-type: none"> <li>- We will have fencing on the East side of the property. The West and North sides run up to the road. The South side already is fenced of in places, but we will build up and maintain that fence row as well</li> <li>- We will include signage and literature explaining the area and instructing the guests to respect the neighbours.</li> <li>- If Neighbours are willing, we desire to have short written introductions to our neighbours to make guests see them as individuals</li> </ul>
5. Fire	Scott/ Krystin	<ul style="list-style-type: none"> <li>- According to Google Maps, the fire station in Meaford to our property is 9 mins.</li> <li>- We will have very clear fire regulation guidelines.</li> <li>- We will have fire extinguishers in each accommodation.</li> <li>- We will have a non smoking policy.</li> <li>- We will have an information board showing the Fire Hazard Level which will change according to the seasons.</li> <li>- We will have covered, enclosed fire pits.</li> </ul>
6. Pollution/ Environmental	Scott/ Krystin	<ul style="list-style-type: none"> <li>- We will be planting hundreds of trees on the property which improves habitat, air quality,</li> </ul>

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		<p>and generally facilitates a biodiverse ecosystem.</p> <ul style="list-style-type: none"><li>- We will have garbage cans located throughout the property and we will be recycling and composting</li><li>- We intend to use eco-friendly cleaning products</li></ul>
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