



November 7th, 2022

Ms. Margaret Potter
Senior Planner
Municipality of Meaford
21 Trowbridge Street West
Meaford, Ontario
N4L 1A1

Dear Margaret,

***Re: Planning Addendum
Proposed Plan of Condominium 42CDM-2020-08
McCullough Property
Part of Lot 23, BFC
Municipality of Meaford***

Further to your e-mail of October 12th, 2022, the following constitutes the requested information.

1. Responsibility for Long Term Operation of Key Elements

C.F. Crozier & Associates Inc. (Crozier) was retained to complete a Stormwater Management Facility Operations and Maintenance Manual. Routine maintenance and inspection measures have been outlined in the Manual.

Drawing No. C101 in the Manual identifies the location of three sand filters on three of the five properties, being Lots 1, 2 and 4. These sand filters are intended to accept water run-off from the agricultural parcel on the east side of the common element road and the common element road itself. These sand filters will slow down the velocity of run-off to pre-development conditions, as well as filter the water. These sand filters will require minimal maintenance, as only the removal of any debris that may blow in is required. It is understood that the five-lot owners are responsible for the common element road. It can be the sole responsibility of the owners of Lots 1, 2 and 4 to maintain these sand filters, or the responsibility of the five-lot owners, as run-off is associated with the common element road. The responsibility can be implemented through the Purchase and Sale Agreements, or any other legal agreement deemed necessary by the solicitor when the condominium documents are drawn up.

The two retaining walls will be located on the common element condominium road and partially encroach onto the municipal road allowance (Sideroad 23). The proposed retaining walls will be the responsibility of the five lot owners through the Common Element Condominium Corporation and also through an agreement satisfactory to the Municipality.

2. Revised Zoning By-law Amendment is attached which addresses the proposed retaining walls.
3. The Environmental Impact Study has been updated to include site inspection dates, times, and weather conditions during site inspections, as requested in the GSCA letter, dated January 22, 2021. A link to the amended EIS has been provided.
4. A Draft Plan of Condominium was sent to the County and Municipality in an e-mail dated November 23rd, 2020. Included in this e-mail was the Addendum to the Planning Opinion, requested by the County. The e-mail was sent to the attention of Keirsten Morris at the Municipality, as she was the planner working on this file after Liz Buckton left. The Draft Plan of Condominium should be in the Municipality's file for this development, as the Plan and the Addendum were sent together in the same e-mail. For ease of reference, we have attached the November 23rd, 2020 e-mail.

We have also attached an e-mail and Reference Plan from Van Harten Surveying Inc. This Reference Plan describes the 5 proposed lots (PARTs 1 to 5) and the proposed private common element road (PART 6). Once we have received our planning approvals, Van Harten will proceed with an LTA plan on the road, followed with a common element's condo plan.

5. Comment Response matrices are attached in WORD and Excel.

We trust this satisfactorily addresses your requests within your October 12th, 2022 e-mail.

Yours truly,



Miriam Vasni, MCIP, RPP