

April 2, 2020

Liz Buckton
Manager, Development Services
Municipality of Meaford
21 Trowbridge Street West
Meaford, ON N4L 1A1



Dear Ms. Buckton;

**RE: Back Forty Glamping, McIntosh
Con 11, North PT Lot 15,
145166 16th Sideroad, Municipality of Meaford, Grey County
Zoning By-Law Amendment Application**

Georgian Planning Solutions is the planning consultant for Back Forty Glamping proposed on the property legally described as North Part Lot 15, Concession 11, in the Municipality of Meaford (the "subject property"). The subject property is located on the north-west corner of the 12th Line and 16th Sideroad. Submission for a Zoning By-law Amendment was submitted on November 1, 2019 to permit the development of a luxury glamping business comprising of 5 geodesic domes and 7 A-frame structures, as well as communal washroom and kitchen area (to support the A-frame structures), parking lot and trails.

This Planning Justification supplementary report will address recent changes to the site plan. This Addendum Report will supplement our Planning Justification Report and analysis that accompanied the first submission of this application dated November 2019, as most of the evaluated polices and analysis remain applicable and have been based on good planning principles.

The site plan has evolved since the original submission and in consideration of agency and neighbour comments the initial proposal has been modified. The proponent has removed the 7 A-frame structures and the communal washroom and kitchen facility and added 3 additional geodesic domes on the property (see revised site plan) which totals 8 units on the property, a reduction from the 12 units initially proposed. In addition, the access to the property and the residential unit will be via the existing driveway off of the 16th Sideroad and a parking lot providing 8 spaces will be constructed immediately to the west of this access. The camping units will be serviced by a new well and will be connected to a new on-site septic

bed near the northern part of the property. The Functional Servicing Report prepared by Capes Engineering has been updated to support the new proposal.

The proposal, as amended, is still consistent with the development goals of the community as reflected in the County and local Official Plans. In addition, the proposal is “consistent with” the Provincial Policy Statement.

In addition to this Planning Addendum letter we are submitting the following information:

- Revised Functional Servicing Report prepared by Capes Engineering (March 2020)
- Revise Site Plan prepared by Capes Engineering
- Groundwater Supply Evaluation prepared by Gaman Consultants (March 2020)
- Land Use Management Letter prepared by Neil Morris Consulting Ecologist (February 2020)
- Comment Response Matrix (March 2020)

Should you have any questions or require any additional information please feel free to contact me directly.

Yours truly,

A handwritten signature in cursive script that reads "Krystin Rennie".

Krystin Rennie MAES, MCIP RPP
Georgian Planning Solutions

cc: Scott & Elizabeth McIntosh