



INNOVATIVE PLANNING SOLUTIONS

PLANNERS ● PROJECT MANAGERS ● LAND DEVELOPMENT

Thursday November 1st, 2018

Town of Grand Valley
5 Main St. N.
Grand Valley, ON
L9W 5S6

Attention: Mark Kluge, RPP, MCIP
Planner

Re: Draft Plan of Subdivision and Zoning By-law Amendment Applications
173146 County Road 25; Part of Lot 30, Concession 2
Town of Grand Valley, County of Dufferin

On behalf of Corseed Inc., Innovative Planning Solutions is pleased to provide our third submission package in response to comments received from the Town and circulation agencies. Included in this package is the following:

1. Five (5) copies of an updated Functional Servicing Report prepared by Valdor Engineering;
2. Five (5) copies of an Environmental Response Letter prepared by Azimuth Environmental;
3. Five (5) copies of an updated Traffic Impact Study and response letter completed by JD Engineering;
4. Ten (10) 24x36 copies of the revised Draft Plan of Subdivision;
5. Ten (10) 11x17 copy of the revised Draft Plan of Subdivision;
6. Digital copies of the submission contained on a USB Drive.

The revised Draft Plan has addressed relative circulation comments as follows:

- In accordance with comments received from the GRCA, a 10m wetland buffer (Block 8) has been added. This is no-touch area and in some portions of the Draft Plan forms the rear lot lines of residential lots.
- In accordance with comments received from the GRCA, a 30m wetland buffer has been allowed for. Lots 59-64 which abut the 10m wetland buffer (Block 8) are of sufficient lot depth to allow the construction of a dwelling on each lot at 30+ metre setback from the wetland (ie. 10m buffer block plus 20m rear yard).

Per comments from the GRCA, limited grading is permitted within the back yards of these lots, up to the 10m wetland setback (ie. rear lot line).

- The Stormwater Management Pond has been shifted west such that it is positioned adjacent to the Wetland buffer (Block 8), respecting the 10m no-touch wetland setback required by the GRCA.
- The Collector Road (Street 'A') is now set back significantly from the wetland boundary & buffer. Previously, the collector road touched the wetland boundary and was deemed no good by the GRCA. The revised Draft Plan allows for far more separation between the collector road and the wetland limit (Block 9) than the minimum 30 metre separation requested by the GRCA.
- The centreline radius of Street 'A' now meets the 115 metre provision as provided by RJ Burnside on July 13 2018.
- The small parkland block included in the previous Draft Plan version was not of sufficient size to be functional and thus has been eliminated. The developer will pay cash-in-lieu of Parkland.
- In accordance with comments received from RJ Burnside in relation to active transportation requirements, two 3.0 metre wide Sidewalk Blocks (Blocks 10 & 11) have been provided, adjacent to both County Road 25 and to Blocks 5 & 6 (commercial / mixed-use Blocks).
- Given the 3.0 metre sidewalk Blocks, to be dedicated to the Municipality, a 0.3 metre reserve on Blocks 5 & 6 are not necessary to inhibit direct access from these Blocks to County Road 25.
- The Draft Plan has been revised to accurately show which surrounding lands are considered other lands owned by the applicant.
- The Draft Plan now displays the Well Head Protection Area associated with existing municipal wells, such that it is consistent with the supporting Engineering plans.
- The previous Draft Plan version possessed one road access point to 52 homes. The revised Draft Plan rectifies this by providing two access points to all homes within the Subdivision.

Trusting the above is satisfactory; please do not hesitate to contact the undersigned with any questions or concerns. We look forward to future correspondence from you on this matter.

Respectfully submitted,

Innovative Planning Solutions



Cameron Sellers
Associate