



INNOVATIVE PLANNING SOLUTIONS

PLANNERS ● PROJECT MANAGERS ● LAND DEVELOPMENT

April 14, 2020

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

Attention: Mark Kluge, RPP, MCIP
Planner

Re: Zoning By-law Amendment & Draft Plan Redline Applications
173087 County Road 25 (Moco Subdivision)
Town of Grand Valley, County of Dufferin

On behalf of Moco Farms Ltd., Innovative Planning Solutions is pleased to provide the following re-submission package in response to comments received from circulation agencies. Included in this package is the following:

1. Five (5) 24x36 copies of the revised Draft Plan of Subdivision;
2. Five (5) copies of the draft Zoning Bylaw Amendment and associated Schedule;
3. Digital copies of the submission contained on a USB Drive.

In response to comments received from R.J. Burnside, the Redlined Draft Plan of Subdivision has been revised as follows:

1. Correspondence received on February 26, 2020 from R.J. Burnside has confirmed that the servicing allocation for Moco is 135 Single Detached Equivalents (SDEs) by way of the Surge Tank & Amending Agreements, in addition to 60 SDEs held by Moco as a result of land dedication for the Wastewater Treatment Plan. The total allocation for Moco is 195 SDEs which allows for the entirety of the Subdivision to move forward to approval. The Draft Plan now includes the entirety of the Moco Subdivision (no phasing), versus previously being for only a portion of the development.
2. R.J. Burnside provided information that the intersection between Streets 'A' and 'C' / 'D' did not meet the acute skew standard. The Draft Plan has now

been updated to reflect a revised intersection which achieves the proper skew requirements, and has been confirmed acceptable by R.J. Burnside.

No change to the previously submitted Zoning Bylaw Amendment has occurred as a result of the above revisions. It should be noted that the entirety of the Moco project, effectively in the same form as is being proposed through the current applications, was presented to / evaluated by the Public, Council, and Staff throughout the previous (2018) Draft Plan Approval & Zoning Bylaw Amendment process.

As all comments have been addressed, it is our hope that this project can now move forward to a decision. Trusting the above is satisfactory; please do not hesitate to contact the undersigned with any questions or concerns.

Respectfully submitted,

Innovative Planning Solutions

A handwritten signature in black ink, appearing to read 'C. Sellers', written in a cursive style.

Cameron Sellers, BBA
Associate