

February 7, 2020

Doug Herron, MCIP RPP  
Director of Planning services  
Town of Wasaga Beach  
30 Lewis Street  
Wasaga Beach, Ontario  
L9Z 1A1

Dear Mr. Herron:

**RE: Response Submission  
TPC at Marlwood Inc.  
Municipal Files: OP02/17, Z11/17, PS 01/17  
Our File No. 15715**

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We act as planners for TPC at Marlwood Inc. with regard to the following municipal files, Official Plan Amendment (OP02/17), Zoning By-law Amendment (Z11/17) and Draft Plan of Subdivision (PS01/17). The TPC at Marlwood Inc., applications were filed on July 10, 2017. The submission included applications for a Draft Plan of Subdivision, Official Plan Amendment and Zoning By-law Amendment. The following technical documents were submitted:

- Loft Planning Inc. - PJR - July 10, 2017
- Burnside Engineering - TIS - August, 2016 (should be 2017)
- Burnside Engineering - FSR - Masters Lane - July 6, 2017
- Burnside Engineering - FSR - 10 Lot - July 6, 2017
- MBTW - Golf Course Safety Report - April 2017

Following the initial submission. The Town of Wasaga Beach issued a Letter of Incomplete on August 3, 2017. A meeting was held on August 24, 2017 with Town representatives and the TPC at Marlwood Inc., consulting team. Based on the Letter of Incomplete comments and the follow-up meeting with Town staff, addendum reports were submitted on November 1, 2017 and included the following:

- Addendum Submission Letter – November 1, 2017
- Amick Archaeology - Stage 1-2 - August 25, 2017
- Azimuth - EIS - October 13, 2017
- Loft Planning Inc. - Addendum PJR - September 27, 2017
- Jasper Design - Letter Re: Design Elements - September 12, 2017
- Burnside Engineering - Cost Estimates - October 23, 2017
- Burnside Engineering - Addendum FSR Masters Lane - October 24, 2017
- Burnside Engineering - Addendum 9 Lot - September 27, 2017

In response to the additional technical reports, the Town of Wasaga Beach issued a Letter of Complete on December 22, 2017.

A Notice of Public Meeting was issued on June 7, 2018 and the Statutory Public Meeting was held on June 26, 2018. A second submission was made on October 24, 2018 in response to agency and departmental comments and included the following:

- Azimuth Letter to MNRF Re: Response to June 29, 2018 Correspondence
- Azimuth Letter to NVCA Re: Response to June 26, 2018 Correspondence
- Municipal Comment Chart Response - LPI comments - October 24, 2018

A meeting was held with NVCA staff, Town staff and the Consulting team on March 26, 2019 to confirm outstanding NVCA concerns and the details of further technical information to be provided. A meeting was held on May 10, 2019 with Loft Planning and Town planning staff to discuss planning comments and details of further planning opinion to be provided.

This resubmission includes the following:

- Planning Report – Addendum related to Growth Plan, dated February 7, 2020
- Comment Chart (originally provided by Town), with responses from Applicant, including:
  - Figure 1, Marl Lake Floodline, dated June 24, 2017
  - Figure 3, Development Overlay Revised Draft Plan and Golf Course Design, dated December 2019
- Formal Response to WSP and NVCA comments provided by Azimuth Environmental:
  - Water Balance Update, dated February 2, 2020
  - Azimuth Response to WSP Comments Marlwood (Wasaga) (October 23, 2018), dated February 6, 2020
- Formal Response to WSP comments (dated October 28, 2018) and NVCA comments (dated June 26, 2018) provided by Burnside Engineering:
  - Updated Functional Servicing and Stormwater Management Reports for Proposed 9 Lot and Proposed 51 Lot Residential Development, dated January 2020
  - Updated Traffic Impact Study Marlwood Subdivision, dated November 2019
- Amended Draft Plans dated January 14, 2020, responding to NVCA comments (dated June 26, 2018), Town Comment Chart (dated July 2018) which is a summary of all comments received in public file including ratepayer comments.
- Letter from Aird and Berlis LLP regarding the alleged restrictive covenant on TPC at Marlwood Inc. lands, dated February 7, 2020

We trust the above is satisfactory and if you should have any questions, please do not hesitate to contact me at the office, 705.446.1168.

Yours truly,



Kristine A. Loft BES BAA MCIP RPP  
Principal