



SHAPING GREAT COMMUNITIES

December 1, 2025

File No. 22028

Township of Melancthon
157101 Highway 10
Melancthon, ON
L9V 2E6

Attn: Liam Morgan, MCIP, RPP
Development Planner

**Re: 537086 Main Street, Horning's Mills, Township of Melancthon
Draft Plan of Subdivision Application – 2nd Submission**

Dear Liam,

On behalf of our client, we are pleased to submit a revised submission in support of a Draft Plan of Subdivision to facilitate the development of a 21 single detached lot subdivision with associated blocks for a stormwater management facility, 0.3 metre reserves and municipal rights-of-way.

In support of the Draft Plan of Subdivision Application, we have enclosed the following in digital format, including:

- Comment Response Matrix dated December 1st, 2025.
- Draft Plan of Subdivision, Revision No. 5, dated October 17, 2025, prepared by Van Harten Land Surveyors in PDF and AutoCAD versions.
- Functional Servicing and Preliminary Stormwater Management Report, dated November 2025, prepared by Pearson Engineering.
- Scoped Environmental Impact Study Addendum & Response Letter, dated November 7, 2025, prepared by Azimuth Environmental Consulting Inc.
- Vegetation Protection and Restoration Plan Addendum & Response Letter, dated November 7, 2025, prepared by Azimuth Environmental Consulting Inc.
- Response to Review Comments, Hydrogeology Consultant Services Inc. & NVCA, dated November 27 2025, prepared by Cambium.

PLANNING | URBAN DESIGN | LANDSCAPE ARCHITECTURE

72 Victoria St. S., Suite 201, Kitchener, ON, N2G 4Y9
162 Locke St. S., Suite 200, Hamilton, ON, L8P 4A9
gspgroup.ca

- Planning Justification Addendum/Response to Submission Comments, dated November 26, 2025, prepared by GSP Group Inc., and
- Visual Impact Assessment Study, Results of Leaf Off Study (Stage 2, Revision 1), dated October 17, 2025, prepared by Baker Turner Inc.

During the circulation of the above submission, we kindly request that the Township receive conditions of draft plan approval from the affected department and agencies reviewers.

If you have any questions or concerns on the above submission materials, please do not hesitate to contact me at (519) 569-8883 or by email at vschmidt@gspgroup.ca.

Sincerely,
GSP Group Inc.



Valerie Schmidt, MCIP, RPP
Senior Planner

cc Angelo Carnevale
Marco Carnevale
Denise Holmes, Township of Melancthon
Kaitlin Dinnick, Township of Melancthon