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Refer to  
File No.: 16-362H

March 18, 2019

Town of Grand Valley  
5 Main Street North  
Grand Valley, Ontario  
L9W 5S6

Attention: Mark Kluge

Dear Mr. Kluge:

**Re: Response to Comments  
Draft-Plan Approval**

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On July 19, 2018 a Notice of Complete application was obtained and on September 14, 2018 comments from agencies were received. The enclosed package is in response to agency comments.

### **Submitted Reports**

The following reports are being submitted:

REPORT	PREPARED BY	DATE
Development Concept Plan	Weston Consulting	March 5, 2019
Development Concept Plan with Topographic Overlay	Weston Consulting	March 5, 2019

Development Concept Plan with Footprints	Weston Consulting	March 5, 2019
Architectural Package	Cube Architects	March 5, 2019
Functional Servicing and Preliminary Stormwater Management Report	Crozier Consulting Engineers	March 2019
Site Servicing Plan	Crozier Consulting Engineers	March 15, 2019
Existing and Proposed Drainage Plan	Crozier Consulting Engineers	March 15, 2019
Grading Plan	Crozier Consulting Engineers	March 15, 2019
Revised Traffic Opinion Letter	Crozier Consulting Engineers	March 18, 2019
Revised Geotechnical Report	Chung & Vander Doelen	February 25, 2019
Arborist Report	North-South Environmental	February 21, 2019
Correspondence with MNRF	North-South Environmental and Ministry of Natural Resources and Forestry	January 17, 2019
Archaeological Ministry Clearance Certificate	Detritus Consulting	February 27, 2017
Easement Agreement	Land Registry Office	July 6, 2007
Letter of Understanding with Thomasfields Homes Limited	Thomasfields Homes Limited	February 5, 2019
Allocation Request	Weston Consulting	March 7, 2019
Comments-Response Matrix	Weston Consulting	March 18, 2019

### **Consultants**

The following is an updated list of consulting firms:

CONSULTING FIRM	AREA	CONTACT	E-MAIL ADDRESS	PHONE NUMBER
Crozier Engineering	Engineering, Traffic	Jurgen Koehler Aaron Wignall	Jkoehler@cfcrozier.ca Awignall@cfcrozier.ca	905-875-0026
Weston	Planner	Martin Quarcoopome	Mquarcoopome@westonconsulting.com	416-640-9917
Cube Architects	Architect	Shaowei Cheng	Shaowei.cheng@Gmail.com	416-272-6788
Chung & Vander Doelen	Geotechnical	Eric Chung	Eric.chung@cvdengineering.com	519-742-8979
North-West Environmental	Arborist	Samantha Hughes	Shughes@northsouthernenvironmental.com	905-854-1112
Van-Harten	Surveying	Luke Wilcox	Luke.wilcox@Vanharten.com	519-940-4110
Detritus Consulting	Archaeological	Garth Grimes	Garth@golden.net	519-744-7018

Garfinkle Biderman	Legal	Michelle Frost	Mfrost@ garfinkle.com	416-869-7605
Hrycyna Law Group	Legal	Daniel Hrycyna	Hrycynad@gmail.com	416-532-8006

### **Stormwater Management**

Multiple meetings between Lisgar (Grand Valley) Ltd, R.J. Burnside and Thomasfields Homes Limited have taken place regarding Stormwater Management. The substance of these meetings were summarised and agreed to in a Letter of Understanding between Lisgar (Grand Valley) Ltd and Thomasfields Homes Limited. In summary, a temporary drainage easement is proposed on Town owned lands north of the subject property. A 3-party agreement is being prepared to reflect the discussions and agreements that have occurred.

#### *3-Party Agreement*

A drainage and easement agreement, on agreed upon terms, is proposed to be conveyed in favour of Lisgar (Grand Valley) Ltd and the Town of Grand Valley over Thomasfields lands. This is a temporary easement until such time a permanent easement can be granted through registration of Thomasfield's development.

### **Draft Plan Approval**

On February 7, 2018 the following applications were submitted:

1. Application for Draft Plan of Subdivision or Condominium;
2. Application for Consent;
3. Application for Amendment to Zoning By-Law; and
4. Application for Site Plan Approval.

We formally request that the Application for Site Plan Approval be withdrawn.

Our goal is to obtain Draft Plan Approval and it is our understanding that the following applications are required:

1. Application for Draft Plan of Subdivision or Condominium;
2. Application for Consent; and
3. Application for Amendment to Zoning By-Law.

If other applications are required for Draft Plan Approval please advise.

### **Public Meeting**

After first submission Lisgar (Grand Valley) Ltd requested a public meeting which was determined to be premature at the time. After having addressed site specific engineering details Lisgar (Grand Valley) Ltd is now requesting to schedule a public meeting at the earliest possible date.

Yours very truly,

*D Hrycyna*

Daniel Hrycyna