



June 19, 2026

AKA LTD.
137 Water Street
Cambridge, ON N1R 3B8

Attention: Milan Kuljanin
Vice President and Project Manager

Dear Mr. Kuljanin,

**Re: Preliminary Servicing Letter
3024 Old Beverly Road
Township of North Dumfries**

This letter has been prepared for the above-noted project, in support of severance approval.

The 11.32ha site is located in a rural area, within the Township of North Dumfries. The site is bounded by Robinson Road to the west, Old Beverly Road (Regional Road No. 97) to the south, Shellard Side Road to the east, and residential lots to the north. The location of the site can be seen in Figure 1 below.

A dwelling, garage, and driveway are located on the property. The eastern portion of the site consists of an abandoned agricultural field, while the remainder is vegetated. Access to both the residence and the former agricultural field is provided via Old Beverly Road.

According to the Township of North Dumfries Official Plan, the property is designated Agricultural (Countryside), and under the Zoning By-law: it is zoned Z.1 – Agricultural (Site-Specific Exemption 20.1.65). The Regional Official Plan designates the property as Protected Countryside, Rural Area, and Beverly Environmentally Sensitive Landscape.

Based on the Environmental Impact Study (Greer Galloway, October 2025), three wetlands are located on the property. The Moffat Creek Swamp Provincially Significant Wetland is located approximately 145m north of the site.

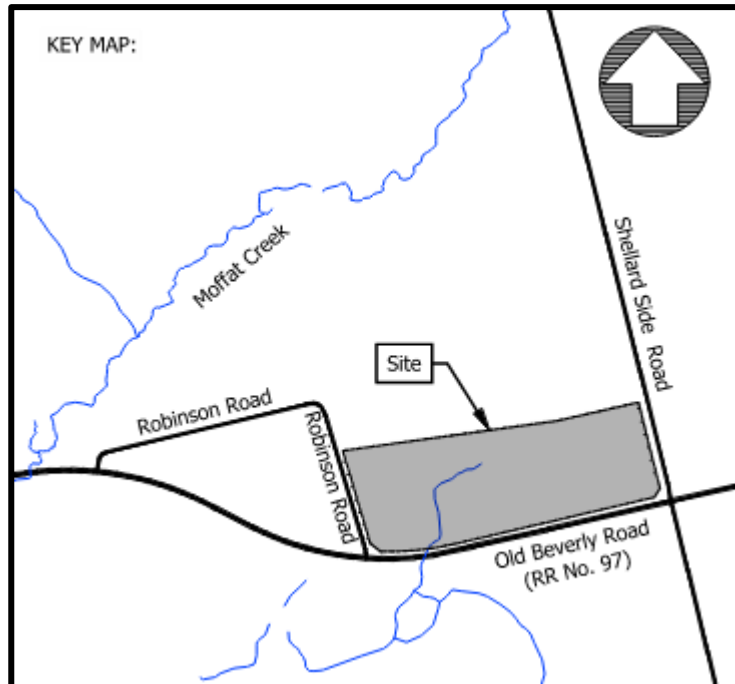


Figure 1: Site Location

The site is proposed to be subdivided to create five new lots. The severed lots will be between 1.0 ha to 1.7 ha in size and located on the west part of the property.

We understand that the creation of new residential lots will require a Zoning By-law Amendment application as a condition of approval for the Consent Applications to ensure proper land use and protection of natural features.

Currently, the dwelling in the property is occupied. There is a driveway that allows access to the dwelling from Old Beverly Road. The existing dwelling and a portion of the driveway, located within the largest lot in the southwest portion of the property, will be demolished and removed.

The existing driveway to Old Beverly Road will be retained, and an additional access will be established from Robinson Road. The other four lots will have access from Robinson Road via a new driveway.

Sanitary Servicing

The primary objective with respect to sanitary servicing is the sizing of the individual septic systems for sewage treatment on each lot. Septic systems will be sized in support of building permits by a qualified consultant.

The status of the existing septic system on Lot 5 (i.e. whether to maintain it) will be determined at a later stage.

Water Servicing

Water supply wells on each lot are proposed. The minimum 1.0-hectare lot size ensures that adequate separation between buildings, wells, and septic systems is easily able to be accomplished. The wells are expected to be in front of the buildings and the septic systems in the rear yards for both separation and aesthetic reasons. The status of the existing well on Lot 5 (i.e. whether to maintain it) will be determined at a later stage.

The site is believed to provide a sufficient quantity and quality of groundwater to supply water for individual lots by drilled water supply wells.

Stormwater Management

In the existing conditions, stormwater runoff from the site is conveyed via roadside ditches along Old Beverly Road and Robinson Road, which direct runoff to culverts discharging to Moffat Creek. The majority of the site drains toward low-lying areas on the property where wetlands are present. Three isolated wetlands exist on the property; these features are not hydraulically connected to each other or to a defined creek or surface watercourse. Refer to the attached catchment plan.

Under proposed conditions, the existing drainage pattern will largely be maintained, with runoff continuing to be directed toward the same low-lying areas and conveyance systems.

No stormwater management is proposed.

Grading and Drainage

A preliminary grading design has been completed, showing the developed site graded towards roadside ditches along Robinson Road and the on-site wetland area.

According to the Environmental Impact Study, a vegetation protection zone with sufficient width to protect the key natural heritage feature is required, located at the 30m buffer.

In the southwest part of the site, vegetation clearing around the existing culverts crossing Robinson Road is required to allow for an appropriate drainage.

Conclusions & Recommendations

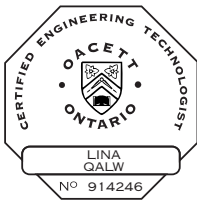
Further coordination should occur to confirm individual septic system sizes and locations, as well as new well locations.

A detailed siltation and erosion control plan should be developed prior to any grading.

Approval agencies shall review and approve this document as a suitable approach to a preliminary design configuration and approval of the severance.

Yours very truly,

MERITECH ENGINEERING



Lina Qalw
Lina Qalw, C.E.T.
Senior CAD Designer

LQ/

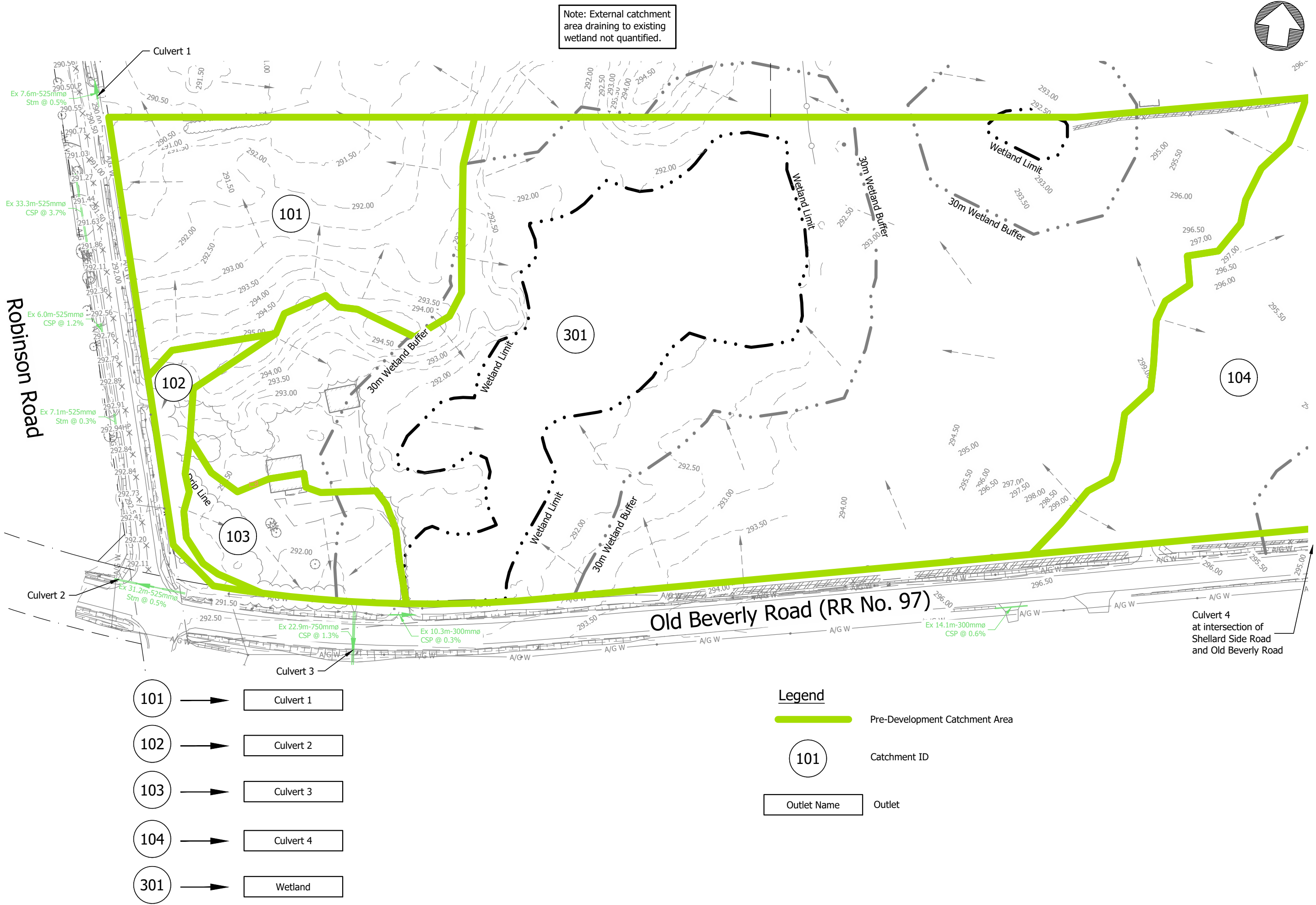
Enclosures:

Attachment 1 – Pre-Development Catchment Figure

cc



Chris H. Togeretz, P.Eng.
Manager, Design Services



- 101 → Culvert 1
- 102 → Culvert 2
- 103 → Culvert 3
- 104 → Culvert 4
- 301 → Wetland

Legend

- Pre-Development Catchment Area
- 101 Catchment ID
- Outlet Name Outlet

MERITECH engineering

1315 Bishop Street North, Suite 202 Cambridge
T 519.623.1140 F 519.623.7334 www.meritech.ca

Pre-Development Catchment Area Plan
3024 Old Beverly Road

DRAWN BY: LQ	CHECKED BY: CHT	SCALE: 1:1500	Figure 1
FILE NAME: 4200.Fig	DATE: Jun 2026		

File Path: C:\M\Meritech Engineering\PRJ - DOCS\4200\CAD\Sheets\4200.Fig.dwg, - Plotted: June 4, 2026 by: Linaq

1:1500

0 7.5 15 30 45 60

1:1500