

April 9, 2026  
Ministry of Transportation MTO West Operations  
659 Exeter Road, London Ontario N6E 1L3

**RE: Draft Plan of Subdivision 40T21004, 40T13002, and MTO clearance.**

In consideration of the Ministry of Transportation (MTO) clearing MTO conditions for Draft Plan of Subdivision 40T21004 & 40T13002 for the entire subdivision in lieu of revising the draft plan to reflect the phased approach, THE CORPORATION OF THE TOWN OF GODERICH (the "Municipality") hereby acknowledges and agrees to the following:

1. Developer Driven Highway Improvements are required to facilitate the development of the Sarah Properties and The Coast Subdivision, Goderich (40T21004 & 40T13002) as identified by the traffic impact study addendum signed and dated by Matt Brouwer on September 10, 2025, for the Sarah Properties and The Coast Subdivisions.
2. MTO reviewed and accepted the traffic impact study addendum signed and dated by Matt Brouwer on September 10, 2025. Subject to the terms and conditions in this acknowledgement, MTO agree with the conclusions of the TIS that the number of units included in Figure 1 can be built and occupied prior to the completion of the required highway improvements.
3. Highway improvements are required to facilitate the development of Sarah Properties (40T21004) and The Coast (40T13002) beyond that specified in Figure 1.
4. The developer has requested that MTO clear draft plan conditions for additional phases to allow additional flexibility to apply for the applicable building permits within the plan of subdivision in lieu of revising the draft plan to reflect different boundaries for the existing phases.
5. The Municipality acknowledges that building or occupancy permits beyond that specified in Figure 1 be split between Sarah Properties (40T21004) and The Coast Subdivision (40T13002) will not be issued without the prior written permission from the MTO.

**THE CORPORATION OF THE TOWN OF GODERICH**

Signature:  
Name:  
Title:  
I have the authority to bind the Municipality.  
Date:

**WITNESS**

Signature:  
Name:  
Title:  
Date:

**Figure 1 – Development to be accommodated prior to improvements being warranted**

	SF/SD	TOWN	STACKED TOWN	LTC	TOTAL
<b>TOTAL UNITS SUPPORTED IN TIS 4.0 – Final 2025-09 (Submission Copy)</b>	210 <sup>1</sup>	97	24	160	491

1. As specified in Section 5.4 of TIS, 192 SF/SD with an additional 18 SF/SD houses or 32 townhouses can be accommodated before improvements are warranted. The former is considered in this table.