



July 3, 2020

Mr. Randy Scherzer, MCIP RPP
Planning Director
County of Grey
595 9th Avenue East
Owen Sound, ON
N4K 3E3

Mr. Nathan Westendorp, MCIP RPP
Planning Director
Town of The Blue Mountains,
Mill St, Thornbury, ON

Dear Mr. Scherzer and Mr. Westendorp,

**RE: Windfall Draft Plan Redline and Zoning Amendment
Supplemental Applications and Reports
Town of The Blue Mountains
File No. 42T-2010-03; Our File: 2.216.22**

Your records will show that we are the authorized agents for matters concerning the above-noted development for the above referenced applications submitted in December 2018. The applications sought approval for a redline revision to increase the unit yield from 609 to 680 single and semi-detached dwelling units. The purpose of this letter is to follow up with a revised proposal that seeks approval for 659 dwelling units.

A public meeting was scheduled for April 2019. That Notice was preceded by a "Public Meeting Information" TBM Staff Report (PDS.19.24) detailing the nature and extent of the proposed changes along with a thorough review of applicable planning policy.

However, at the request of Windfall and under cover of my letters of March 12 and 13, 2019 we asked for a deferral of further processing of these applications. The reasons provided included Windfall's decision to revisit the scale and scope of the proposal and, the need to examine some of the public comments. One of the comments from an adjacent land owner led to a question over Windfall's

obligation to a pre-set density on parts of the Windfall subdivision lands, notwithstanding the Official plan. That was looked into in detail and Windfall's legal advisory is that no such obligation exists. As part of the history to part of the subdivision lands acquisition, there had been discussions regarding several matters including housing form and density but no such obligations were carried through in purchase and sale contracts.

We picked this matter up on February 13, 2020 with an email advising that Windfall wanted to proceed with the applications based on a proposed a modified amendment to the Draft Plan. Our respective offices discussed this in March and that resulted in your offices confirming requirements to go forward in emails dated April 28, 2020.

Further to those emails, Windfall revised and updated the proposed redline Draft Plan along with key engineering reports and studies. Accordingly we submit the following:

1. Updated Application Forms.
2. Planning Justification Report Supplemental (Travis, July 2020).
3. Storm Water Management Report (Tatham, June 2020).
4. Functional Servicing Report (Tatham, June 2020).
5. Traffic Impact Study (Tatham, June 2020).
6. SWM O & A Manual

Application fees are being couriered directly by Windfall to your respective offices.

We look forward to working with you in processing this application. In the meantime, should your office require additional information please do not hesitate to contact me directly.

Yours Truly,



Travis & Associates
Colin Travis, MCIP RPP

Cc: Windfall
Trevor Houghton
Jeremy Acres

