



September 29, 2022

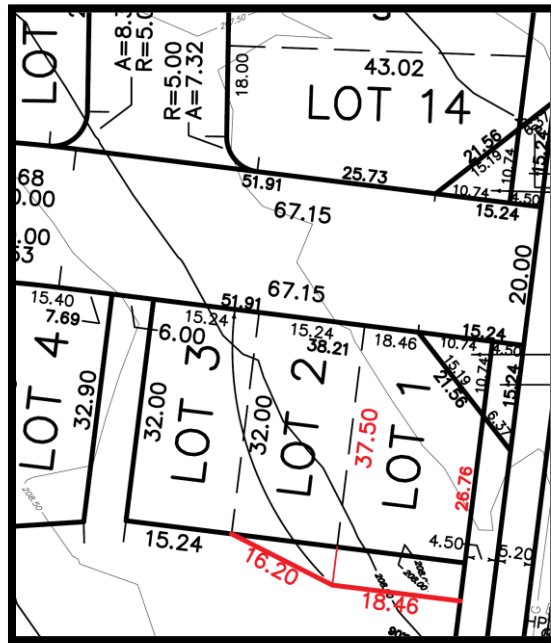
Mr. Scott Taylor, MCIP RPP
Planning Director
County of Grey
595 9th Avenue East
Owen Sound, ON
N4K 3E3

Dear Mr. Taylor,

**RE: Blue Vista Draft Plan
Lots 1 and 2, Minor Rear Lot Adjustment
County File: 42T-2019-01
Town File: P2737**

This is further to our previous conversation on this matter and your email of August 17, 2022 (copy attached to this submission email) regarding our enquiries for a necessary rear lot line adjustment for Lots 1 and 2 to the Draft Plan.

The Draft Plan was approved July 14, 2022. Upon detailed review of the Draft Plan it was discovered that the lot area for Lot 1 had been reduced over previous versions of the Draft Plan due to the later requirements for trail blocks and daylight triangles.



In order to rectify the deficiency, we are proposing a minor change to adjust the rear lot line by extending it approximately 5.5m to the south (increasing lot dept from about 32m along the west property line to about 37.5m). In the excerpt to the redline plan above, you can see the extent of the change and, how that daylight triangle and trail block arrangement impinged on the lot area. The lot to the north is not so affected (Lot 14) as it had a 43m lot depth in the approved Draft Plan. In order to better rationalize the rear lot configuration, the rear lot line to Lot 2 was angled resulting in minor additional area to that lot. The additional rear lot areas are possible by extending into Block 131, the SWM block.

The net result is that approximately 144sqm of area is added to Lots 1 and 2 by subtracting that area from Block 131. Attached to this submission is a letter from our engineers (Tatham, September 23, 2022) confirming that the proposed redline does not materially affect the engineered design and controls of the SWM block.

Additionally, I had reviewed this matter with TBM Senior Planner Shawn Postma. Shawn advised that the minor lot line change could be accounted for in the ongoing Zoning By-law housekeeping exercise. By copy of this letter, I'm advising Shawn of the minor revision and asking his office to respond to your office regarding any Town comments.

Included with this letter please find:

1. Copy of Approved Draft Plan.
2. Approved Draft Plan Conditions.
3. Copy of redlined plan.
4. Copy of blackline of the changes.
5. Copy of the September 23, 2022 opinion letter from Tatham Engineering.

Should your office require additional information or materials please do not hesitate to contact me at your earliest possible convenience as our team can respond rapidly.

Yours Truly,



Travis & Associates
Colin Travis, MCIP RPP

Cc: Owner: Royalton Homes
TBM Planning Department: Adam Smith, Shawn Postma
Tatham Engineering: Jeremy Acres