



May 4, 2021

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

Mr. Trevor Houghton, MCIP RPP
Manager, Community Planning
Town of The Blue Mountains,
Mill St, Thornbury, ON

VIA EMAIL ONLY

Dear Sirs,

**RE: Aquavil
County File No. 42T 2010-03
TBM Subdivision File No.2846**

Your files will show that applications for an Official Plan Amendment, Zoning By-law Amendment, and a Redline Revision to the approved Draft Plan were submitted to the County and Town in October 2019. These applications were deemed complete on January 3, 2020. A Public Meeting was held September 30, 2020.

By way of our February 26, 2021 letter to you we advised of our Clients decision to withdraw the OPA and ZBA applications. Our Clients shifted project direction to focus on approved land use designation and zoning permissions.

However, we wanted to maintain the ongoing Redline Revision file open so that we could continue with revised and simplified minor amendments to the existing approved Draft Plan. The primary objective is to accommodate MTO Highway 26 requirements along with the additional right of way identified by municipal staff along Blue Mountain Drive. These are necessary to confirm available development lands minus road right of way conveyances. In addition, it is anticipated that County and Town planning staff may consider updated conditions of Draft Approval as a result of more recent reviews.

Attached are the redline revision materials.

In summary the redline changes account for the following:

1. Provision of a 5m road widening along east side of Blue Mountain Drive per Town request.
2. MTO positions and comments on road widenings, daylight triangles and 0.3m reserves.
3. Street D road allowance dimensions (opposite Hope Street at Hwy 26) per 2, above.
4. Inclusion of single detached lotting along Street E to reflect existing zoning provisions.
5. Minor r.o.w alignment adjustment to Street E to allow minor increase in depth of lots (and corresponding minor decrease in area of Block 4 of 0.1ha).
6. Addition of a Block at north east terminus of Street E to allow for Brophy's emergency access provisions per Town request.

We would appreciate acknowledgement of this letter by your respective offices at your earliest convenience.

Yours truly,



Travis & Associates
Colin Travis MCIP RPP

Cc: Sal and Samer Chaya, Royalton Homes
Croziers (Hensel and Vendrig)

