



May 3, 2021

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

Mr. Shawn Postma, MCIP RPP  
Senior Policy Planner  
Town of The Blue Mountains,  
Mill St, Thornbury, ON

**VIA EMAIL ONLY**

Dear Sirs,

**RE: Windfall Ph 6**  
**Redline to Draft Plan: File No. 42T 2010-03**  
**Zoning By-law Amendment: File No. P2697**  
**Our File No. 2.216.22**

This is further to recent discussions on the subject applications.

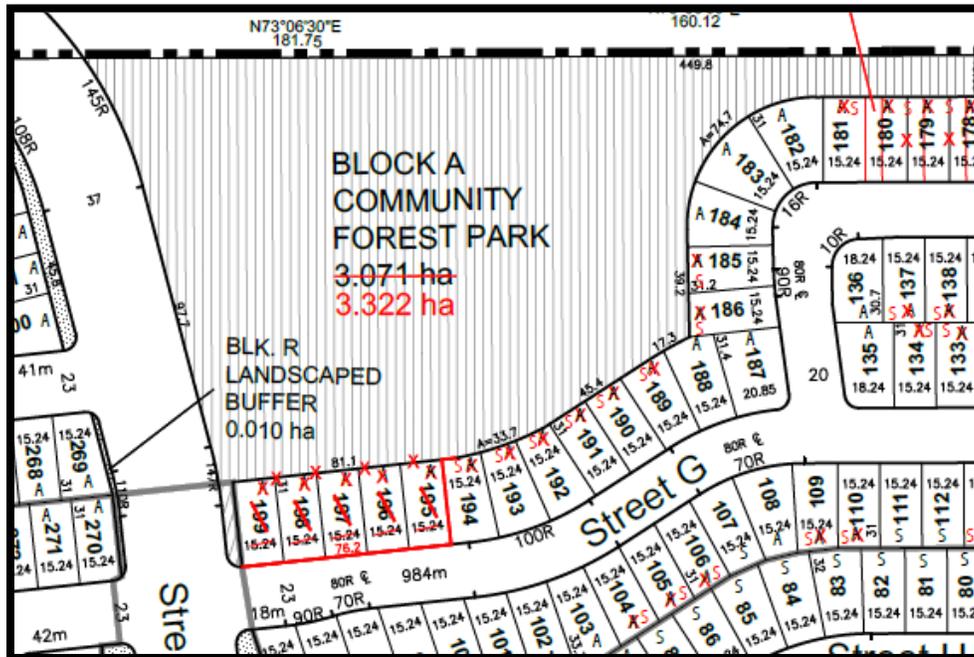
Your files will show that the subject applications were initially submitted in December, 2018. The required Public Meeting was held November 27, 2020.

A follow up submission was made under our March 2, 2021 planners reporting letter. This submission provided a detailed file background and explained adjustments to the proposed redline revision (on a Draft Plan dated February 19, 2021). In addition, the March 2<sup>nd</sup> reporting letter provided a summary of concerns raised and, how those concerns were addressed.

The February 19<sup>th</sup> Draft Plan adjustments included re-orienting proposed semi-detached lots so as not to abut existing Phase 3 single detached units and, eliminating semi-detached lots backing onto the existing stormwater management pond (which in turn abuts the Spa lands). In addition, in what was considered a major positive feature, it was proposed that the Draft Plan include provisions for an off-street parking staging area at the open space Block F.

The land use planning merits of these adjustments were reviewed in our March 2, 2021 reporting letter. Notwithstanding these merits, a further refinement to the redline plan is proposed. These refinements are illustrated in the appended redlined Draft Plan dated April 23, 2021.

A main feature in the April 23<sup>rd</sup> redlined Draft Plan is retention of proposed off-street parking feature now relocated to the area at the north-east corner of Crosswinds Blvd and Street G (see excerpt, below). This is achieved by deleting lots 195 through to 199 and adding the land area to Block A, Community Forrest Park. This will result in a 0.251ha addition to the existing, Town owned community park. The five dwelling units are made up in the distribution of redlined lots.

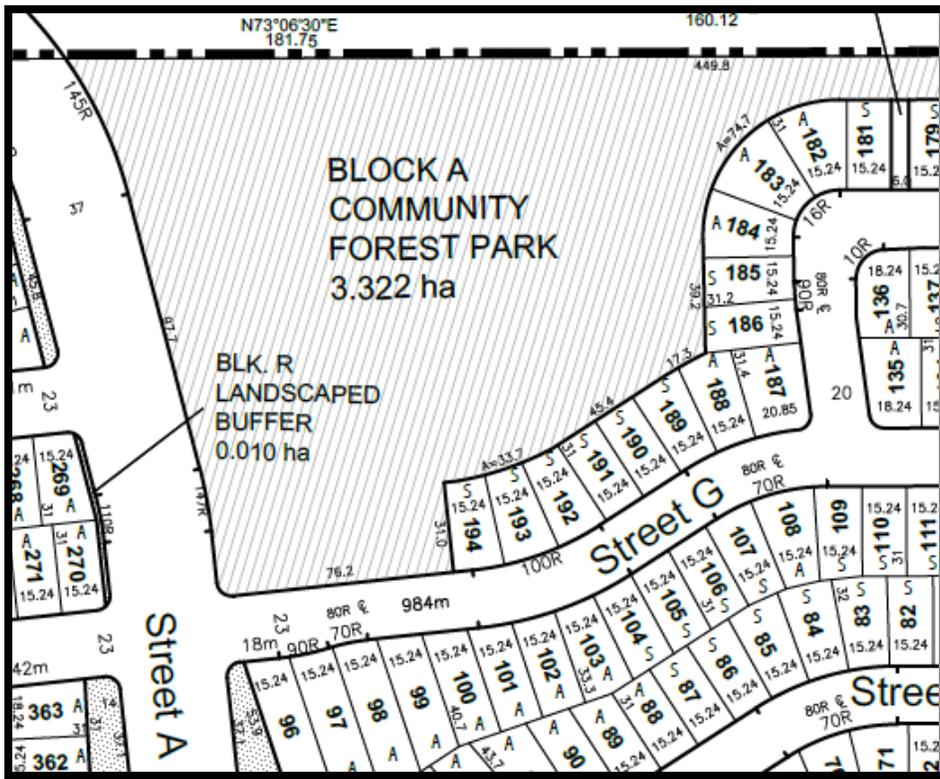


**Redline Change Adding Lots 195 to 199 to Park Block A**

The redline changes will retain a Phase 6 proposed unit yield of 166 dwellings, comprising 49 single detached lots and 59 semi-detached lots (for 118 semi-detached dwellings). The table below is taken from the April 23<sup>rd</sup> proposed Draft Plan redline.

PHASE 1	PHASE 2	PHASE 3	PHASE 4	PHASE 5	PHASE 6	TOTAL
37	67	32	42	63	48	289
0	100	34	82	36	118	370
0	0	0	0	0	0	0
<b>37</b>	<b>167</b>	<b>66</b>	<b>124</b>	<b>99</b>	<b>166</b>	<b>659 units</b>

As demonstrated in our March 2, 2021 submission, the proposed increase in unit yield conforms to the density provisions of the approved Official Plan. In addition, the types of units conform to the approved range of units in the approved Official Plan. Finally, parking provisions comply with the Zoning By-law.



Proposed Draft Plan Change Adding to Community Park Area

We note that to implement the addition of lands to the community park area, the Zoning By-law amendment should rezone the additional lands from the “R1-3” residential zone to “OS”, open space zone.

Should you require further information, please do not hesitate to contact me directly.

Yours truly,

Travis & Associates  
Colin Travis MCIP RPP

Cc: J. Beech, Georgian Communities  
T. Houghton, TBM Planning Manager

Att: Redlined Adjustments Draft Plan (Bousefields, April 23, 2021).