

D.C. Slade Consultants INC.
Planning & Development

August 19th, 2005

Ms. Janice MacDonald
Planning Director
County of Grey
595 – 9th Avenue East
Owen Sound, Ontario
N4K 3E3

Dear Ms. MacDonald:

**RE: Plan of Subdivision
Alta Phase II (Tabera Limited)
Part of Lots 23 & 24, Concession 4,
Town of The Blue Mountains
OMB File Nos: PL030216 & O030037**

Please find enclosed twenty (20) copies of an Application for a Plan of Subdivision as well as twenty (20) copies of the Draft Plan of Subdivision for the above noted property. In addition, we have also submitted two (2) applications as well as required plans for two (2) common element condominiums for the lots within the proposed Plan of Subdivision (10 copies of each). The first common element condominium is for all lots within the Plan of Subdivision. These lots are outlined as Lot No. 1 to Lot No. 65 and the common element to all of these lots will be Block 73. Block 73 will be used as a clubhouse and recreational facilities for the benefit of the complete subdivision.

The second common element condominium is only for proposed Lots No. 48 to 65. The common element in this case, will be Block 72 which will be used for private road access as well as access for sewer and water facilities to the seventeen (17) lots.

Along with the applications, we have enclosed a cheque in the amount of \$6,500.00 for the Plan of Subdivision, a cheque for \$2,000.00 for the 1st common element condominium and a cheque for \$2,000.00 for the second common element condominium. Also a cheque for \$1,000.00 is enclosed as a security deposit for a potential peer review.

As you are aware, there is presently an Official Plan Amendment which is before the Ontario Municipal Board in regards to the above noted property. In order to assist the completion of the Official Plan Amendment process, we have made our submission for the Plan of Subdivision and our Common Element Condominiums

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AUG 25 2005

*cheques
Patty Cash*

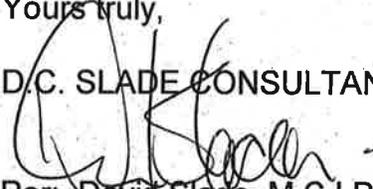
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in order to provide a full commitment in regards to the policies that have drafted within Official Plan Amendment No. 138 to the Beaver Valley Official Plan which is now before the Ontario Municipal Board. Although most items appear to be resolved through the mediation process with the Ontario Municipal Board, there is still one outstanding matter in regards to the location of the prominent escarpment slope which all parties have agreed will be ratified at a pending Ontario Municipal Board Hearing. We intend to have this Draft Plan of Subdivision, the Common Element Condominiums as well as the Zoning to implement these plans before the Ontario Municipal Board.

Since the Official Plan policies for these subdivisions are not presently in place, we would request that the County of Grey refuse our Plans of Subdivision and Common Element Condominiums applications. Upon refusal of the Plans of Subdivision and the Draft Plans of Condominiums, we will refer these matters to the Ontario Municipal Board in order to allow all items to be consolidated with the above Ontario Municipal Board files. This will allow all matters to be addressed by the Ontario Municipal Board.

If you should have any questions regarding the above, please do not hesitate to contact me. I would appreciate acknowledgement that you have refused the Plan of Subdivision and the Common Element Condominium submissions as soon as possible, so that this matter may be referred to the Ontario Municipal Board. We wish to have all matters before the Board early in the fall of 2005 and therefore your assistance in this matter would be appreciated.

Yours truly,


D.C. SLADE CONSULTANTS INC.

Per: David Slade, M.C.I.P., R.P.P.

DCS/bls

Encls.

c.c.: Lyn Townsend Renaud
Lorne Shiff
Rob Armstrong, Town of The Blue Mountains
Marion Plaunt, Niagara Escarpment Commission
Andy Sorensen, Grey Sauble Conservation Authority