



February 2, 2022

19M-00180

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

Dear Mr. Taylor,

Subject: **Cobble Beach - Blue Bay Villas**
Part of Block 75, 16M-15, Part 2 16R-10059
Township of Georgian Bluffs
County of Grey

On behalf of our client, Georgian Villas Inc., we are writing to confirm that the change in the number of units for Blocks 9 to 12 will not have any impact on drainage, stormwater management or traffic. With the redlined plan, Block 12 has been eliminated and the number of units decreased from 16 to 12.

Drainage - the grading has been revised to correspond to the redlined plan. The grading follows the intent of the original grading and there is no impact on the resulting drainage.

Stormwater Management - the redlined plan does have a small increase in impervious area from 1900m² to 2100m². The total area of this phase of Blue Bay is approximately 20,000m². The increase in impervious area is then 1.2% which has no impact on the stormwater management system.

Traffic - the increase in size of the units is not significant enough to increase the anticipated trips, while the reduction in the numbers of units will decrease the trips from this part of the plan resulting in a marginal improvement.

Hopefully you will find everything in order, however if you have any questions, please contact me.

Yours truly,

WSP CANADA INC.

Michael E. Oldham, P.Eng.
Senior Director, Land Development Ontario

c: Ms. Kimberley Harrison-McMillan, Design Plan Services
Mr. Rob McLeese, Georgian Villas Inc.