



June 25, 2018

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

Dear Mr. Scherzer:

**RE: RedLine Revision Application  
Villages at Peaks Bay (formerly NODP and Delphi Crt)  
Your Files: 42CDM 2007-15 & 42CDM-2013-01**

Your files will show that the above-noted draft plans of Vacant Land Condominium were draft approved under separate applications. As background, the subject lands comprise two approved Draft Plans of Vacant Land Condominium (above-noted file numbers). These were Draft Approved respectively on March 13, 2008 and October 15, 2013. The 2007-15 has received minor "redline revision" approvals.

The purpose of this application is to joint the two plans by means of a redline revision. Copies of the existing draft approved plans are attached as is the proposed redlined draft plan.

Servicing of the subject lands is currently well underway under provisions of a singular Preservicing Agreement. A final Subdivision Development Agreement is nearing completion to the point of execution at time of this submission.

You will recall that more recently we have discussed the fact that the Owner has expressed that the preferred implementation of the two plans is to proceed as one. The primary reasons are that both are under the same ownership, have been marketed under the same project name, are subject to the same preservicing agreement with the local municipality, are being serviced under one contract and, will be subject to the same subdivision development agreement. As important is the preference for the developments to be implemented under one condominium plan and corporation.

I believe that the conclusion arrived at by you, Mr. Benner and myself is that the most efficient method to achieve this would be to apply to redline the main, larger plan (42CDM-2007-15) by adding the smaller plan. In addition to the redlined plan, we would need to incorporate related minor amendments to the conditions of Draft Approval.

Below is Figure 1 which shows the resulting land use of the redlined draft plan. The first part of the graphic is the existing Land Use for 42CDM 2007-15 while the lower part is the addition of the land uses formerly under 42CDM 2013-01. Figure 2 highlights the area to be added.

LAND USE SCHEDULE				
LAND USE	UNITS	NO OF UNITS	±AREA (HA)	AREA (%)
TOWNHOUSE	1-83	83	2.229	33
SINGLE DETACHED	84-138	55	3.177	47
COMMON ELEMENT (ROAD, ACCESS, FUTURE DEVELOP. BIOFILTERS, PARKING, SNOW REMOVAL)			1.309	20
TOTAL			6.715	100

LAND USE SCHEDULE				
LAND USE	UNITS	NO OF UNITS	±AREA (m <sup>2</sup> )	AREA (%)
SINGLE FAMILY	1, 2	2	948	21.64
SEMI	3, 4	2	780	17.81
TOWNHOUSE	5, 6, 7, 8 9, 10, 11	7	1812	41.37
ROADWAY			840	19.18
TOTAL		11	4380	100

Figure 1: Land Use of Proposed Redline Plan

From a land use policy point of view, we are not proposing to change land uses or land use policy at the County or local levels. In terms of the PPS, we are not changing form or content of the plans or, the conditions of approval(s). The principles of the PPS that we have deemed to be applicable thus far remain intact as does the opinion that what we seek to implement remain consistent with the PPS.

Your files will show that the subject lands are regulated by local zoning By-laws 2009-33 and 2013-41. Development of the subject lands will remain subject to these By-laws and no change to these By-laws is anticipated as a result of the proposed redlined plan.

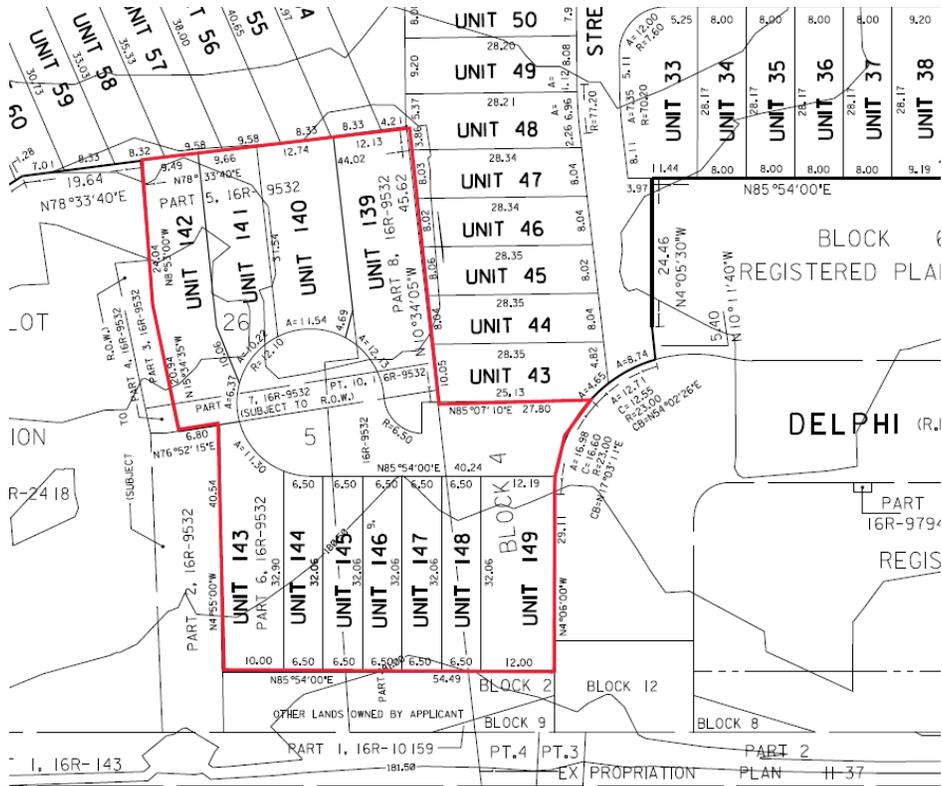


Figure 2: Redlined Area to be Added

In summary the proposal is to add the smaller approved draft plan to the existing larger approved draft plan. There will be no net change in land use, unit yield or zoning regulation. We advise that the proposal conforms to the intent of the County and Local Official Plans and remains consistent with the PPS.

By copy of this we are advising Mr. Benner at the Town of The Blue Mountains of this application and request that his office advise your office of the Town's support of this application.

Yours Truly,

Travis & Associates  
Colin Travis, MCIP RPP

Cc: M. Benner, Director of Planning Services, TBM  
Domenic DiLalla, Centennial Construction, NODP

