

August 31, 2018

Mr. Scott Taylor  
County of Grey  
595 9th Ave East  
Owen Sound, Ontario  
N4K 3E3

Dear Scott:

**Re: John Welton Custom Homebuilding Ltd.  
PT LT 24 CON 1 DIVISION 2 EGR GLENELG; PT LT 24 CON 1 DIVISION 3 EGR GLENELG PT 1 16R9070;  
S/T GL 10121; WEST GREY  
File: Plan of Subdivision #42T-2018-05 and Zoning By-law Amendment #ZA-04-18  
Our file No.: SUN.20716**

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Below please find a summary response out outstanding questions regarding the changes to the Draft Plan dated REV August 24, 2018. The following comments are itemized based on your email request of August 24, 2018.

- (1) We confirm that the planning report and concluding opinion remains unchanged based on the amended Draft Plan dated August 24, 2018. I have confirmed with Travis Burnside, P. Eng., Cobide Engineering that their engineering opinion remains unchanged as it relates to the amended Draft Plan dated August 24, 2018. Specifically, the stormwater management and functional servicing as reported remain unchanged based on the proposed Draft Plan.
- (2) The revised Draft Plan as proposed does not require any further provisions to the proposed Zoning Bylaw Amendment. We have requested the following amendments within our initial submission and those requests remain,
  - Minimum Front Yard setback to 4.5 metres for Single Detached Units and Semi-Detached Units.
  - Minimum Exterior Side Yard to 4.5 metres for Single Detached and Semi-Detached.
  - Minimum Interior Side Yard to 1.2 metres for one-storey and more than one storey for Single Detached and Semi-Detached.
  - Minimum Rear Yard to 6.0 metres for Single Detached and Semi-detached.
  - Lot coverage to 45% for Single Detached.
  - Side Yards - proposed Exterior Side Yard - no more than 1.5 m (4.9 ft). (Section 6.36 Yard Encroachments)
- (3) The following changes have been made to the Draft Plan based on our meeting on July 10, 2018. Summary as follows,

- As per LRO submission for Land Titles Absolute application (an encroachment claim), a lot boundary change has been made along the west lot line and bordering the stormwater management (Block 184).
- To accommodate the change in lot boundary the SWM block was amended.
- Lots 76-78 have reduced frontages to accommodate the change in lot boundary.
- Creation of Future Road Allowance (Block 187) and changes to affected lotting along east boundary.
- Elimination of two cul-de-sacs and connection as a thru street in north east quadrant and changes to affected lotting.

(4) New Site Information as follows,

• Detached Residential Lots	7.920 ha
• Semi Detached Residential Lots	2.124 ha
• Multi-Unit Residential Lots	1.889 ha
• Municipal Streets	4.343 ha
• Parkland	0.170 ha
• Parkland/Future Road Allowance	0.081 ha
• Drainage Block	1.121 ha
• Future Road Allowance	0.081 ha

(5) Unit Counts as follows,

• Single Detached	118 lots
• Semi-Detached	60 lots
• Multi-Unit	64 units (max)
• TOTAL	242 lots/units (Density 20 units per net ha)

(6) Inclusion of a Park Block along the north boundary. (Block 182)

As per our meeting, sidewalks are proposed along north side of Jackson Street, west side of Street A and inside of Street B.

We trust the above is satisfactory, and as always, should you have any questions please let us know.

Yours truly,

**LOFT PLANNING INC.**



Kristine A. Loft, MCIP RPP  
Principal

Copy: Sunvale Homes  
Municipality of West Grey  
Cobide Engineering