



July 28, 2016

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

Dear Mr. Scherzer:

**RE: Windfall Draft Plan of Subdivision
Redline Revision No. 3
Your File: 42T-2010-03**

Your records will show that we are the authorized agents for matters concerning the above-noted development.

The purpose of this letter and the supporting information is to apply for approval of a minor revision to the above-noted draft plan. Previously, minor redline revisions were granted in 2012 and 2014. These revisions reflect ongoing subdivision implementation refinements.

By copy of this letter we are advising Mr. Benner at the Town of The Blue Mountains of this application and request his office to respond.

The Windfall community is intended to be developed over a sequence of 6 Phases. Phase 1 is built. Phase 2 is larger in both area and in number of units and is being sub-phased. Phase 2A is currently under construction. Phase 2B is now under subdivision agreement review at the Town. Development of the Windfall community is proceeding in accordance with provisions of the April 16, 2013 Master Development Agreement and the detailed regulations found in the implementing zoning By-law 2011-57, which By-law zones the subject lands Residential "R1-232-h".

The nature of this application is twofold. First is to ensure that certain administrative matters are reflected in an updated draft plan. These include the updated reference to the Owners (now being Windfall LP) along with updated reference to "other lands owned by the "Additional Lands in Which the Applicant has an interest".

Secondly is to ensure that the draft plan continues to make the correct reference to the unit type annotations provided on each lot. The approved draft plan provides for a total of 609 units, comprised of single detached and semi-detached dwelling types. Each lot on the draft plan is identified with either an 'A' for a single detached dwelling type or, an 'S' for a semi-detached dwelling type. In this regard, we are seeking the redline approval to change the dwelling type annotation on Lot 415 from 'S' to 'A' and, on Lot 479 from 'A' to 'S'. There are no changes to the total number of units in the draft plan and no changes to the unit distribution and totals in Phase 2.

Related to the above note, we suggest that going forward, similar changes (nature and scale) could be allowed without a redline revision application and process. To this end, we ask that the County and Town consider adding the following as a condition of draft plan approval:

"That the notation of single detached 'A' and semi-detached 'S' unit types on lots within each Phase in the draft plan is shown for purposes of identifying the total number and type of dwelling units in each Phase and as such, changes in the distribution of 'A' and 'S' lots within any given Phase are permitted without amendment to the draft plan if the total unit yield and mix within each such Phase is maintained."

Included with the completed application form are the required application fees to the County. The Town of The Blue Mountains application fee will be provided directly to their offices.

In the meantime, should your office require additional information please do not hesitate to contact me directly.

Yours Truly,



Travis & Associates
Colin Travis, MCIP RPP

Cc: Michael Benner, Director of Planning and Development Services, TBM
David Bunston, President, Windfall GP
Ryan McGonigle, Project Manager, Windfall GP

