



November 30, 2018

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. 4
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 revision to the above-noted draft plan. Previously, minor redline revisions were granted in 2012, 2014 and 2016. By copy of this letter we are advising Mr. Westendorp at the Town of The Blue Mountains of this application and request his office to respond.

The proposed redline revision seeks to increase the number of units from 609 to 680. The overall number of "lots" is not increasing. The additional unit yield is realized through increasing the ratio of semi-detached units to single detached units. Plan wise, this is possible because the structure of the draft plan at the outset was to provide for fairly a standardized lot configuration and size that would accommodate either single detached or semi-detached dwelling types.

The Windfall community is being developed over a sequence of 6 Phases. Current Draft Plan provisions permit 609 units, 351 of which are single detached and 258 are semi-detached dwelling types.

Phases 1 and 2 are complete resulting in 204 dwelling units (comprising 104 single detached and 100 semi-detached dwelling types). Phase 3 is under construction and will result in 69 dwelling units (29 single detached and 40 semi-detached).

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". We note that provisions of the 2011 zoning By-law are carried through to the recently adopted Town Comprehensive Zoning By-law 2019-65.

Under separate cover, we have applied to amend the zoning By-law in order to permit an increase in the number of permitted dwelling units from 608 to 680.

The local Official Plan designates the subject lands as lying within the "Residential Recreational Area" designation. Policies permit a range of residential dwelling types including single and semi-detached dwelling types in developments having a maximum density of 15 units per ha (Schedule A-5 and policy directions in Section 3.7).

Your files will show that we engaged in a preconsultation meeting July 11, 2018 to review our proposed redline revision and related zoning By-law amendment. That meeting identified required reports and studies. Our meeting notes (July 12, 2018) and planning cover letter (June 14, 2018) are attached. In addition, we are including:

1. Completed Application Form.
2. Proposed Redline (Bousefields).
3. Proposed blackline of the Redlined plan (Bousefields).
4. Planning Justification Report (Travis, November 2018).
5. Master Storm Water Management Report (Tatham, September 2018).
6. SWMF Operations and Maintenance Manual (Tatham, September 2018)
7. Functional Servicing Report (Tatham, September 2018).
8. Traffic Impact Study (Tatham, September 2018).

Required application fees are being provided by the Owner under separate cover.

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: Nathan Westendorp, Director of Planning and Development Services, TBM
Ryan McGonigle, Project Manager, Windfall GP
Jonathan Best, Manager, Windfall GP

