

December 23, 2016



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

Dear Mr. Scherzer;

**RE: Skyline Blue Mountain Development Inc.
Part of Lots 17, Concession 1
42T-94004
Second Nature Phase 2, Town of the Blue Mountains
Major Plan Revision**

Further to our discussions earlier this year, please find attached an application for a Major Plan Revision for the above noted property. The application is to consider amending the existing approved draft plan of subdivision 42T-94004 to allow an a lot line adjustment and increase of units on the Second Nature Phase 2 property from 154 units to 179 units (25 units).

We are also proposing a change to the Private Recreation block on the current approved plan. The Private Recreation Block 154 will be reconfigured and rezoned to residential. Similar to the Second Nature Phase 1 application there is no plan for a homeowners association for this development so the recreation space is being eliminated from this phase.

These changes have also been discussed with the Town of The Blue Mountains planning staff and a zoning by-law amendment will be required to rezone the Private Recreation lands to a residential zone as well as some other minor zoning amendments to reflect the changes throughout the plan.

Please find the following as part of this application:

- The completed application form
- The application fee of ~~\$1,310.00~~ \$1330 2016 fee
- 3 copies of the Plan Revision prepared by Design Plan Services Inc.
- 2 reduced copy of the Plan Revision
- Copy of the justification report prepared for the Town

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In addition to this application we have submitted a request to the Town of the Blue Mountains to support this redline revision. An application for Site Plan Review/Approval, and a Zoning By-law Amendment Application have also been submitted to the Town of The Blue Mountains for Second Nature.

Should you have any questions or require any additional information please feel free to contact me directly.

Yours truly,



Georgian Planning Solutions
Krystin Rennie, MAES MCIP RPP

cc: Paul Mondell, Skyline
Michael Benner, Town of the Blue Mountains
Shawn Postma, Town of the Blue Mountains

GEORGIAN PLANNING SOLUTIONS

17 Brock Cres, Collingwood, Ontario L9Y 4A4 705.446.0530
www.georgianplanning.ca