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Craigeleigh Village Development
<table>
<thead>
<tr>
<th>Period</th>
<th>Event Description</th>
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<tbody>
<tr>
<td>Pre – 2003 (Approx)</td>
<td>Most of subject lands part of the former Easter Seals Children’s Camp. Remainder of subject lands used variously for residential and highway commercial uses.</td>
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<td>2003 – 2007 (Approx)</td>
<td>Former Camp lands sold to a small developer with the intent of residential subdivision.</td>
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<tr>
<td>2007 – 2013 (Approx)</td>
<td>Former Camp lands picked up by a larger developer (Terrasan) along with several adjacent residential and commercial properties. Extensive planning exercise resulted in an approval of an Official Plan Amendment and Zoning By-law Amendment for a comprehensive residential-commercial “village” re-development plan (2010).</td>
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<tr>
<td>2017 - 2019</td>
<td>Lands purchased by Royalton Homes. Original development concept plan revisited based on updated market, refined development plans, architectural concepts, updated servicing, traffic and environmental studies.</td>
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<tr>
<td>January 14, 2019</td>
<td>Information presentation package to Council on updated development concepts for “Aquavil”.</td>
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<tr>
<td>March 19, 2019</td>
<td>Formal Preconsultation Meeting at held at TBM with key review and commenting agencies.</td>
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<tr>
<td>April 27, 2019</td>
<td>Public Open House hosted by Royalton to present new development concepts held at Craigleith Community Centre. Approximately 110 people attended.</td>
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<tr>
<td>October 25, 2019</td>
<td>Applications for OPA, ZBA and Redline to Draft Plan submitted to County and Town.</td>
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<tr>
<td>December 19, 2019</td>
<td>Applications for OPA, ZBA and Redline Deemed Complete.</td>
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<tr>
<td>February 6, 2020</td>
<td>TBM Technical Development Review Committee held with key commenting agencies and departments to provide comments on applications.</td>
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<tr>
<td>September 30, 2020</td>
<td>Public Meeting scheduled to present and consider applications.</td>
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Existing Approved Land Use
Proposed Land Use

Block Numbers Per Proposed Redline Zoning and Unit Count:

- Low Rise Apartments R3 - 143 Dwelling
- Low Rise Apartments R3 - 33 Dwelling
- Residential R2 - 18 Semi's & 2 Singles
- Residential R2 - 36 Townhomes & 2 Semis
- Private Recreational Rec-3
- SWM - Private
- Apartments - 100 Rentals
- Beach
- Hazard
- Residential R1-1-59 - 4 Single Detached
- Commercial C2-59 - 74 Dwelling and/or Live Work Units and/or Seniors Accommodations

Craigleith Village Development
Proposed Development Concept Plan – West Neighbourhood
2014 Approved Draft Plan

Craigleith Village Development
Redline Draft Plan – West Neighbourhood
2020 Proposed Draft Plan – West Neighbourhood
Existing Zoning
Proposed Zoning

LEGEND
- Subject Lands
- Lands to be rezoned from the OS-59-h14, H Zone to the H-XX-h, H Zone
- Lands to be rezoned from the R1-1-59-h14, R2-59-h14, OS-59-h14, H Zone to the R3-X1-h, R2-X1-h, R3-X3-h, H Zone
- Lands to be rezoned from the R2-59-h14, OS-59-h14 Zone to the R2-X2-h Zone
- Lands to be rezoned from the R2-59-h14, OS-59-h14 Zone to the R2-X3-h Zone
- Lands to be rezoned from the R2-59-h14, C6-59-h15, H Zone to the RE3-XX-h Zone
- Lands to be rezoned from the C6-59-h15, H, W Zone to the R2-X5-h Zone
- Lands to be rezoned from the R2-59-h14 Zone to the R2-X4-h Zone
- Lands to be rezoned from the R1-1-59-h14 Zone to the R2-59-h14 Zone
- Lands to be rezoned from the I-59-h16 Zone to the I-X-h Zone
- Lands zoned W Zone to remain W Zone
- Lands zoned H Zone to remain H Zone
- Lands zoned R1-1-59-h14 Zone to remain R1-1-59-h14 Zone

- h-XX-h - Hazard - Exception XX
- h - Hazard
- W - Wetland
- RE3 - Private Recreation
- R3-X1-h - Residential Third Density - Exception X1 - 1444 sq ft/3 storey
- R3-X2-h - Residential Second Density - Exception X2 - 1180 sq ft/3 storey
- R2-X3-h - Residential Second Density - Exception X3 - 18 semi-d single
- R2-X4-h - Residential Second Density - Exception X4 - 36 townhs/2 storey
- R2-X5-h - Residential Second Density - Exception X5 - 2 semi-d/2 storey
- IXX-h - Institutional - Exception X - 180 seawins - 15.5m - 5 storey
- R1-1-59-h14 - Residential One - 1 (Existing Zoning - see Schedule 2-1)
Existing Official Plan Schedule

Designations

- Agricultural
- Commercial Corridor
- Craigleith Village Commercial
- Craigleith Village HSFPSW
- Escarpment
- Future Secondary Plan Area
- Craigleith Village Residential
- Hazard
- Institutional Area

- Major Open Space
- Recreational Commercial Area
- Recreational Ski
- Residential Recreational Area
- Resort Commercial
- Rural
- Special Agricultural
- Wetlands
- Niagara Escarpment Plan Boundary

Craigeith Village Development
Proposed Official Plan Amendment Schedule

LEGEND

- SITE BOUNDARY
- CRAIGLEITH VILLAGE RESIDENTIAL WEST LANDS
- CRAIGLEITH VILLAGE COMMERCIAL
Policy Review

• Provincial Policy Statement
• Niagara Escarpment Plan
• Grey County Official Plan
• The Blue Mountains Official Plan
Architectural Renderings
Comments Summary

Comments received from Review Agencies and the public and addressed in response matrix.

General comments received to date:

• Beach – Ownership
• Attainable Housing
• Density/Height
• Shoreline Wave Uprush
• Natural Heritage
• Connection to Brophy’s Lane/Traffic
Conclusion

• Consistent with planning policies
• Important recreation resource and community connectivity through trails and sidewalks
• Significant contribution to the Town’s Attainable Housing objectives
• Gateway to The Blue Mountains
• Economic contribution to local economy
Thank You!