



April 16, 2019

Mr. Nathan Westendorp, RPP  
Director of Planning  
Town of The Blue Mountains  
32 Mill Street, Box 310  
Thornbury Ontario N0H 2P0

Dear Mr. Westendorp,

**RE: Blue Vista – Royalton Homes  
Proposed Draft Plan of Subdivision and  
Zoning By-law Amendment  
Pt Lt 17, Con 1, Grey Rd 21  
Our File: 2.281**

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

The purpose of this letter along with supporting information is to apply for an amendment to the Town's Zoning By-law and apply for Subdivision Review in order to implement a proposed Draft Plan of Subdivision. Application for approval of a Draft Plan has been submitted to Mr. R. Scherzer's office under separate cover. By copy of this, we are advising Mr. Scherzer of this submission and trust that both applications can be processed concurrently.

Your records will show that a formal preconsultation meeting was held in September 2018 at the Town of The Blue Mountains planning offices. Agency responses to the preconsultation meeting are included in the attached Planning Justification Report as Appendix 1.

Overall, the Draft Plan proposes 133 lots averaging 15m wide. The intent is that the minimum unit yield would be 133 single detached dwellings. However, the proposed Draft Plan seeks to allow for a maximum yield of 180 dwelling units. This upper yield could be realized by providing semi-detached dwellings on 46 of the 133 lots. The proposal seeks flexibility in achieving these potential yields as a means of enabling the Owner to respond to varying market demands as applied to these two housing forms. As explained in the Planning Justification Report (PJR) submitted herein, this approach is similar to approved developments in the area. The Draft Plan includes provisions for a substantial open space component that includes a public park situation to complement similar uses in the approved and adjacent Windfall and Second Nature subdivisions.

The proposed amendment to the Zoning By-law is included as Appendix 2 in the PJR submitted. It proposes to rezone the subject lands from the "D", Development, zone to the "R1-2" exception zone. The "R1-2" zone provides a fundamental basis for the lot fabric in the proposed Draft Plan. The exception is geared to allowing an overlay of provisions for semi-detached dwelling types. The comparison table provided in our PJR is reproduced below for reference.

<b>Proposed Blue Vista Zoning Standards Compare</b>			
<b>ZONE STANDARD</b>	<i>Existing R1-2 Single Detached Dwelling</i>	<b>Proposed R1-2 (Exception) Single Detached Dwelling</b>	<b>Semi-Detached Dwelling</b>
Minimum Lot Area (sqm)	450	450	225
Maximum Lot Coverage	35%	38%	38%
Minimum Lot Frontage (m)	15.0	15.0	7.5
Minimum Front Yard (m)	6.0	6.0	6.0
Minimum Exterior Side Yard (m)	2.4	2.4	3.0
Minimum Interior Side Yard (m)	1.2	1.2	1.2
Minimum Rear Yard (m)	6.0	6.0	6.0
Maximum Height (m)	9.5	9.5	9.5
Maximum Height (storeys)	2.5	2.5	2.5

The table above shows that provisions of the parent zoning standards for the R1-2 zone are to be maintained for the single detached dwelling type in all cases except for a minor increase in maximum lot coverage (from 35% to 38%). The same provisions are proposed to apply to the semi-detached dwelling types while allowing for lot area and lot frontage to reflect the semi-detached housing form. In this latter case, the minimum lot area is proposed at 225 sqm and the minimum frontage at 7.5m.

In addition, the proposed zoning By-law amendment introduces a greater area of environmental protection lands by increasing the extent of the "H", Hazard zone boundaries (to reflect Blocks

134 and 137 in the Draft Plan). The proposed "H" zone is effectively double the size of the existing "H" zone.

Block 135 to the Draft Plan is proposed as a private recreational amenity block while Block 136 to the Draft Plan is the proposed public park and is to be zoned "OS", Open Space.

Included with this application:

1. Completed Application Form.
2. TBM Application Fees in the amount of \$29,420.00
3. GSCA Application Fee in the amount of \$1,690.00
4. Planning Justification Report (Travis, March 2019).
5. Storm Water Management Report (Tatham, February 2019).
6. Functional Servicing Report (Tatham, February 2019).
7. Traffic Impact Study (Tatham, February 2019).
8. Environmental Impact Statement (Hensel, March 2019)
9. Geotechnical Investigation Report (Peto MacCallum, June 2018)
10. Archaeological Assessment (Earthworks, December 2018)

We note that the same above-noted materials were provided to Mr. Scherzer's office. Electronic versions will also be made available. We look forward to your advisory of a complete application and trust that should additional information be required you will advise at your earliest opportunity.

Yours Truly,



Travis & Assoc  
Colin Travis, MCIP RPP

Cc: Randy Scherzer, MCIP RPP Grey County Planning Director.  
Royalton Homes