

August 1, 2023

Town of The Blue Mountains
32 Mill Street, P.O. Box 310
Thornbury, ON N0H 2P0
Tel. 519.599.3131
Fax 519.599.7723

Attn: Shawn Postma, MCIP RPP
Manager of Community Planning

Re: 16-0043 GBC Enclave – Applications for Draft Plan of Vacant Land Condominium and Zoning By-law Amendment

Dear Shawn,

Dunn Capital is pleased to submit applications for Draft Plan of Vacant Land Condominium and Zoning By-law Amendment for the lands located at 516681 7th Line, Town of The Blue Mountains. We trust that the information submitted meets the Town's requirements to deem the applications "Complete" and that the project can be included on the September 19, 2023, Public Meeting Agenda.

Per comments received at the April 7, 2022, Pre-Consultation Meeting, the following is submitted in support of the applications:

1. Draft Plan of Subdivision/Condominium Application Form
2. Zoning By-law Amendment Application Form
3. A Cheque in the amount of **\$40,513.00** in payment of the following application fees:
 - a. Draft Plan Review (Mid-Scale) - \$17,081.00
 - b. Zoning By-law Amendment (Mid-Scale) - \$18,432.00
 - c. Planning Deposit - \$5,000.00
4. Draft Plan of Vacant Land Condominium – Three (3) copies
5. Planning Justification Report - Three (3) copies
6. Functional Servicing Report and Stormwater Management Report - Three (3) copies
7. Functional Servicing Report Drawing – Road Cross Section – Three (3) copies
8. Archaeological Assessment (Phase 1/2) - Three (3) copies
9. Environmental Impact Study - Three (3) copies
10. Traffic Impact Brief - Three (3) copies

11. Geotechnical Report - Three (3) copies
12. Scoped Golf Spray Analysis - Three (3) copies
13. Tree Preservation Plan – Three (3) copies
14. First Nations Consultation

Sincerely,

A handwritten signature in black ink, appearing to read 'Travis Sandberg', with a stylized, flowing script.

Travis Sandberg
Manager – Land Development and Planning