SHAPING GREAT COMMUNITIES

SUBMITTED DIGITALLY

GSP File No. 25161

September 25, 2026
Town of Blue Mountains
Planning Services Division
32 Mill Street P.O. Box 310
Thornbury, ON N0H 2P0

Attn: Shawn Postma, RPP, MCIP
Manager of Community Planning

Re: Plan 529 Pt Lot 159 RP; 16R2536 Pt Part 1 (130 Ember Drive)
Site Plan Application Submission #2
Town of Blue Mountains LTC Inc., C/O peopleCare Inc.

Dear Shawn,

On behalf of Town of Blue Mountains LTC Inc., C/O peopleCare Inc., GSP Group is pleased to submit the enclosed Site Plan Application ("SPA") submission #2 for a portion of the lands legally described as Plan 529 Pt Lot 159 RP; 16R2536 Pt Part 1 in the Town of Blue Mountains (130 Ember Drive). This resubmission is in response to the final Site Plan comments provided by the Town on August 19, 2026, based on the initial Site Plan submission #1, submitted on June 29, 2026.

In support of the Site Plan resubmission, and in accordance with the Site Plan comments received by the Town, we have enclosed the following:

- Comment Response Matrix in response to Site Plan Application #1;
- Architectural Drawing Package, prepared by WalterFedy, dated September 2026:
  - A000 Cover Page;
  - A001 Context Plan;
  - A002 Project Stats & OBC Matrix;
  - A101 Master Site Plan;
  - A102 Site Plan;
  - A103 Site Plan Details;
  - A301 Building Elevations; and,
  - A305-A308 3D Views.
- Electrical Drawing Package, prepared by WalterFedy, dated September 2026:
  - ES01 Electrical Notes, Schedules, Details, Legends, and Drawing List;
  - ES02 Electrical Site Plan;
  - ES03 Site Photometrics; and
  - ES04 Electrical Lighting Cutsheets.

- Servicing and Stormwater Management Report, prepared by WalterFedy, dated September 2026.
- Civil Drawing Package, prepared by WalterFedy, dated September 2026:
    - C101 Existing Conditions & Removals Plan;
    - C201 Grading Plan (1 of 2);
    - C202 Grading Plan (2 of 2);
    - C301 Servicing Plan (1 of 2);
    - C302 Servicing Plan (2 of 2);
    - C401 Erosion & Sediment Control Plan;
    - C501 Notes; and
    - C502 Details
- Engineer Cost Estimate and Securities Calculation, prepared by WalterFedy, dated September 2026; and,
- Landscape Drawing Package prepared by Hill Design Studios, dated September 2026:
    - L1: Tree Management Plan;
    - L2: Landscape Plan;
    - L3: Landscape Plan Enlargement; and,
    - L4-L5: Details

We trust this submission resolves the comments from the Town as provided with the initial Site Plan Application and look forward to obtaining Site Plan approval. Should you have any questions, or require any additional information, please do not hesitate to reach out to the undersigned.

Sincerely,
GSP Group Inc.



Rachel Bossie, MCIP, RPP
Senior Planner



Michael Serra, BEDP, CPT
Planner





/ Enclosures