



6783 Wellington Road 34, RR 22
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June 6, 2017

The Blue Mountains
 32 Mill Street, Box 310
 Thornbury, ON N0H 2P0

Dear Mr. Mayor and Members of Council;

**RE: Cottages at Lora Bay/Keepers Cove, Town of The Blue Mountains
 Part of Lot 39, Concession 12, Part of Lots 1 & 3, Plan 1032
 42-CMD-2006-11
 Zoning By-Law Amendment Application
 Redline Revision Application**

Further to our recent public meeting held on April 24th, 2017, comments received from neighbours and discussions with staff at The Town of The Blue Mountains and Grey County, we would like to update you on our plans to move forward with the applications and to address the concerns raised by the residents.

At this time we will be proceeding with the road and lot layout submitted as part of our redline revision application to the County. We have decided to withdraw our request to rezone the recreational lands.

Below is a chart that outlines/addresses the questions posed at the Public Meeting and in correspondence to the Town and County.

Density	<ul style="list-style-type: none"> • OP permits 212 units • Currently approved for 198 units • Redline to reduce density to 194 units
Traffic Circle	<ul style="list-style-type: none"> • Accepted as an appropriate traffic calming tool especially effective on a looped internal residential street • To address existing residents' concerns the pedestrian crossings on either side of the traffic circle will be enhanced with textured and coloured crosswalks
Recreational Facility – Ownership	<ul style="list-style-type: none"> • Owned by developer



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<p>Recreational Facility – Longer Term Plan</p>	<ul style="list-style-type: none"> • Request to rezone the lands for residential uses has been removed from this application • In the condominium documents Section (00) (i) indicates that the existing recreational centre within the Cottages of Lora Bay development may at some point be demolished – exact wording, “(00) “Shared Recreational Facilities of the Lora Bay Project and the Cottages of Lora Bay” shall mean all present and future recreational amenities within the Lora Bay Project that are available to members of the Lora Bay Community Association, including, (i) the existing recreational centre pending the demolition thereof”
<p>Residents of the Leased Lands</p>	<ul style="list-style-type: none"> • A transition agreement is in place • Last phase of the proposed development • 10 trailers remain with an average of 2 leaving per year as per the transition agreement • Of the 4 privately owned modular homes not covered by the transition agreement, one is in the proposed next development phase. The owner has been contacted and has expressed her desire to remain on her current lot. The developer will accommodate. The three remaining units that are in the last development phase (with the trailers) will be accommodated where possible or relocated at the developers expense (modular homes are structurally designed to be moved)
<p>Waterfront Park</p>	<ul style="list-style-type: none"> • Private Park owned by the developer which will be conveyed to the Lora Bay Community Association as per the condominium declaration referenced above Section (00) “Shared Recreational Facilities.....(iii) a waterfront park to the north of Sunset Boulevard; once development has been completed • There is a public access agreement in place



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Green Space	<ul style="list-style-type: none">• Water front park is 3.1 acres• Park and stormwater area is 1.56 acres• Developer has paid cash in lieu of park land for this development• Development is surrounded by open space – golf course lands and ridge
Visitor Parking	<ul style="list-style-type: none">• Additional visitor parking spaces have been added to the amended lands from the previously approved plan• The parking spaces at the recreational centre will remain
Drainage	<ul style="list-style-type: none">• Submitted a functional servicing and Stormwater management report• Interceptor ditch has been constructed• A regional drainage study for the area is underway
Snow Storage	<ul style="list-style-type: none">• A block on the east side of the development has been designated for snow storage and was approved as part of original Plan of Condo
Sidewalks	<ul style="list-style-type: none">• Condominium developments don't typically have sidewalks• within a condominium development roads are private low traffic roads and are used by residents – not a through road• less on-going cost for the condo corporation

Hopefully this has helped to address some of the items of concern presented at the Public Meeting. Should you have any questions or concerns please feel free to contact me directly.

Yours truly,



Tim Blevins
President, Reid's Heritage Homes
cc: Michael Benner, TOBM
Randy Scherzer, Grey County