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July 22, 2015

The Town of Collingwood
Planning Services Department
55 Ste. Marie St., Unit 302
Collingwood, Ontario
L9Y 0W6

Attention: Ms. Nancy Farrer, Director of Planning and Development

Dear Ms. Nancy,

Re: **SITE PLAN APPLICATION - 1st SUBMISSION**
BALMORAL VILLAGE
BLOCK 1 PLAN 51M-1049 (ROYALTON HOMES)
BLOCK 4 PLAN 51M- 1049 (MTCO)

Please find enclosed the first submission of the Site Plan Applications for Blocks 1 and 4 in Balmoral Village.

Although Blocks 1 and 4 are owned and will be developed by two separate owners, the two proposed developments form part of the larger Balmoral Village development proposal, and as such, are connected both physically and logistically.

In order to ensure that these large blocks are designed and developed in a comprehensive manner, it was agreed that the two site plan applications be prepared, reviewed and approved concurrently, particularly with respect to urban and architectural design and the detailed engineering design. It should be noted that both owners/developers and their consultants have worked together in the preparation of these applications.

As you know, the Balmoral Village proposal has already undergone an extensive review through the approval of OPA No. 20, the implementing Zoning By-law No 2012-122, and the recent draft approval of the Plan of Subdivision application. These Site Plan Applications have been prepared in conformity with these previous approvals.

OPA 20 requires that an Urban Design Brief be prepared for the Mixed Use Block (Blocks 2, 3, and 4) and that all buildings within the Balmoral development share a

common architectural style or theme. The developers have spent a considerable amount of time discussing both urban design and the architectural style and those details will be provided through Urban Design and Architectural Guideline documents, which are being prepared and will be submitted in the coming days.

We look forward to meeting with the Development Review Committee on August 13th to discuss these proposals.

Yours truly,
Lucas and Associates



Per: Glenn Lucas B.E.S.

copy Mr. Steven Graham, MTCO
Ms. Carol Jameison, MTCO
Mr. Samer Chaaya, Royalton Homes
Mr. Thom Vincent, Black Ash Enterprises
Mr. Kevin Morris, CF Crozier and Associates