



Date: Wednesday, December 11, 2024

From: Michael Benner, Director of Development and Infrastructure

Subject: Cobble Beach Plan 42T-2004-02 Request for Draft Plan Extension

Report DEV2024-071

This document and its attachments are public and available in an accessible format upon request.

Recommendation

That correspondence from Design Plan Services, dated November 27, 2024, regarding the request for an extension of draft approval for Plan of Subdivision 42T-2004-02 for Georgian Villas Inc. (Cobble Beach) be received, and,

That Council support the request for a three-year extension of draft approval for Plan of Subdivision 42T-2004-02 for Georgian Villas Inc. to February 16, 2028, and,

That staff be directed to forward the motion in support of the request to the County of Grey.

Background

On behalf of Georgian Villas Inc., Design Plan Services has submitted a request for a three-year extension of draft approval for Draft Plan of Subdivision 42T-2004-02 (Cobble Beach). Development at Cobble Beach was intended to proceed in phases and is ongoing. Phased development is commonly seen with larger development projects and extension requests are necessary to keep the draft approval active. The draft approval for 42T-2004-02 is set to expire on February 16, 2025. Recently, one phase of the development, Algonquin Heights was registered, and new lots are currently being built on. As the conditions of draft approval have not been met for the entire development, the plan cannot be registered and thus, requires an extension or it will lapse.



Analysis

Draft Plan of Subdivision 42T-2004-02 is essentially the second phase of development for Cobble Beach. This plan included the development of the Algonquin Heights area, being the majority of Snowberry Lane, Algonquin Trail and Laurens Lane located to the northwest of Cobble Beach Drive. Additional lands, located to the south of Cobble Beach Drive were also approved for development as part of this Draft Plan.

The lands contained Plan 42T-2004-02 have not yet been fully developed and, as work on this phase of development continues, it is important to extend draft plan approval to ensure that the work complies with the conditions laid out in the original approved plan.

A copy of the most recent Draft Plan and a list of approved conditions for the plan are included as attachments to this report.

Financial Impact

There are not any anticipated financial impacts to the Township resulting from the extension of this Draft Plan approval.

Conclusion

Phased development is commonly seen with larger development projects such as the Cobble Beach development, and extension requests are necessary to keep the various draft approvals active as those phases build out over time. The Draft Plan approval for plan 42T-2004-02 is set to expire on February 16, 2025. Accordingly, it is recommended that staff be directed to forward the motion in support of the request to extend Draft Plan Approval for Plan 42T-2004-02 to February 16, 2028 to the County of Grey for approval.

Respectfully Submitted:

Original signed by

Michael Benner, MCIP RPP



Report Approval Details

Document Title:	DEV2024-070 Cobble Beach Phase 2 Draft Plan Extension.docx
Attachments:	<ul style="list-style-type: none">- Township - Request for extension of Draft plan Approval Nov-2024.pdf- 42T-2006-12 revised draft plan June 13, 2019.pdf- 42T-2004-02 Notice of Decision.pdf- 42T-2004-02 Approval Memo April 4 2016.pdf
Final Approval Date:	Nov 28, 2024

This report and all of its attachments were approved and signed as outlined below:

Niall Loble, Chief Administrative Officer