



**DESIGN  
PLAN  
SERVICES**  
TOWN  
PLANNING  
CONSULTANTS

Michael Benner  
Director, Development & Infrastructure  
Township of Georgian Bluffs  
177964 Grey Road 18  
Owen Sound, Ontario  
N4K 5N5

Wednesday, November 27, 2024

DPS File: 0518

**RE: Request for Draft Approval Extension – 3 year extension  
Draft Plan of Subdivision 42T-2004-02 (former 42T-2006-12)  
Georgian Villas Inc. (Cobble Beach)**

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On behalf of our client, the purpose of this letter is to request that a resolution be passed by the Township of Georgian Bluffs Council approving a 3 year extension to the Draft Plan of Subdivision Approval for File No. 42T-2004-02 (former 42T-2006-12). The existing Draft Approval will expire on February 16, 2025, and as part of the draft plan extension process by the County, a letter of support is required from the Township of Georgian Bluffs.

Work on the proposed development as shown on the approved Draft Plan of Subdivision No. 42T-2004-02 (former 42T-2006-12) is still ongoing, which is why an extension to the Draft Approval is currently being sought.

Policy 9.13.1 *Extension of Draft Approval* in the County of Grey Official Plan provides a list of criteria that must be considered for any Extensions of Draft Plan Approval. The requested draft plan extension as outlined by this letter meets the following criteria:

- The proposal is within an identified designated settlement area land use type in the County and municipal official plans.
- The proposal can be serviced with municipal services. Where an extension is being considered in a settlement area land use type that does not have municipal services, extensions can be supported if private or communal services can feasibly service the development.

- The proposal provides a lot density which meets any applicable County or municipal official plan targets. Where such density targets do not currently exist, it shall be demonstrated that the density makes efficient use of land and municipal water and wastewater services.
- The proposal provides a mix of housing types (e.g. single detached, semi-detached, townhouse, or multi-residential).
- The proposal provides for a mix of land uses, including more than just residential uses, but which may also include commercial, employment, or recreational uses. For the purposes of this policy recreational uses need to be either passive or active recreational uses, which go beyond a standard 5% parkland dedication.
- The proposal represents infilling, redevelopment of an underutilized property, and/or intensification within or immediately adjacent to a built-up area.
- Earlier phases of the same development have already been registered, and the draft approval extension represents development in accordance with an approved phasing plan, or master development agreement.
- Substantial progress towards clearance of conditions of draft approval, including at least one of the following actions have been demonstrated since the date of draft approval or previously granted extension of draft approval:
  - a) Completion of a supporting study as required by the conditions of draft approval;
  - b) Submission and/or acceptance of final servicing drawings;
  - c) Drafting and/or execution of a municipal agreement;
  - d) Zoning by-law amendment or site plan applications have been submitted and/or completed; or
  - e) Clearance letter received from a municipality or agency.

Please find enclosed a cheque for the extension fee in the amount of \$500.00.

Please do not hesitate to contact the undersigned with any questions, concerns or requests for additional information or documents.

Sincerely,

DESIGN PLAN SERVICES INC.



Steven Qi, MA Planning MCIP RPP PMP  
Associate