



Grey
County

Planning and Development

595 9th Avenue East, Owen Sound ON N4K 3E3
519-372-0219 / 1-800-567-GREY / Fax 519-376-7970

June 18, 2019

TJ Cieciora, BA, MCIP, RPP
Design Plan Services Inc
Development & Planning
900 The East Mall, Suite 100
Toronto, ON
M9B 6K2

**Re: County File No. 42T-2004-02 (Cobble Beach) – Redline Revision
Part of Lot 28 to 34, Concession 3
Township of Georgian Bluffs (Geographic Township of Sarawak)
Owner: Georgian Villas Inc. (Cobble Beach)**

Pursuant to Subsection 51(45) of the Planning Act R.S.O. 1990, as amended, the above noted draft plan of subdivision is hereby amended. Please see the attached Notice of Decision for further information regarding this decision.

The revised conditions that must be fulfilled prior to final approval are also attached.

The approval of this draft plan will still lapse on **February 16, 2022**. The approval may be extended pursuant to Subsection 51(33) of the Act, but no extension can be granted once the approval has lapsed.

Yours truly,

A handwritten signature in black ink, appearing to read 'Randy Scherzer'.

Randy Scherzer, MCIP, RPP
Director of Planning & Development
(519) 372-0219 –Ext. 1237
randy.scherzer@grey.ca
www.grey.ca
Encl.

cc. MSO Southwest Ministry of Municipal Affairs and Housing, Regional Director
Township of Georgian Bluffs
Grey County Transportation Services
Grey Sauble Conservation Authority
Ministry of Environment, Conservation and Parks – London Office

Applicant: Georgian Villas Inc.

File No.: 42T-2004-02 (Revised)

Municipality: Township of Georgian Bluffs

Location: Part of Lots 28 to 34, Concession 3 (Geographic Township of Sarawak), Township of Georgian Bluffs, County of Grey

Date of Decision: June 13, 2019

Date of Notice: June 18, 2019

Last Date of Appeal: July 8, 2019

NOTICE OF DECISION

On Application for Revision to Approval of Draft Plan of Subdivision under Subsection 51(45) of the Planning Act

Draft Plan Approval was originally given by the County to Plan of Subdivision 42T-2004-02 on October 13, 2005 and later revised October 12, 2006 and February 16, 2016. Revised Draft Plan Approval is hereby given by the County of Grey for the application regarding the above noted lands. A copy of the Decision is attached.

PUBLIC AND AGENCY COMMENTS RECEIVED ON THE FILE

All written and oral submissions received on the application were considered; the effect of which helped to make an informed recommendation and decision.

WHEN AND HOW TO FILE A NOTICE OF APPEAL

Notice to appeal the decision to the Local Planning Appeal Tribunal (LPAT) must be filed with the County of Grey no later than 20 days from the date of this notice, as shown above.

The notice of appeal should be sent to the attention of the Director of Planning and Development of the County, at the address shown below and it must,

- (1) set out the reasons for the appeal,
- (2) be accompanied by the fee prescribed under the LPAT Act, and
- (3) Include the completed appeal form from the LPAT's website.

WHO CAN FILE A NOTICE OF APPEAL

Only individuals, corporations or public bodies may appeal decisions in respect of applications for approval of draft plans of subdivision to the LPAT. A Notice of Appeal may not be filed by an unincorporated association or group. However, a Notice of Appeal may be filed in the name of an individual who is a member of the association or group.

RIGHT OF APPLICANT OR PUBLIC BODY TO APPEAL CONDITIONS

The applicant or any public body may, at any time before the final plan of subdivision is approved, appeal any of the conditions imposed by the County of Grey to the LPAT by filing with the Director of Planning and Development of the County, or her delegate, a Notice of Appeal.

HOW TO RECEIVE NOTICE OF CHANGED CONDITIONS

The conditions of an approval of draft plan of subdivision may be changed at any time before the final approval is given.

You will be entitled to receive notice of any changes to the conditions of the approval of draft plan of subdivision if you have either,

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- (1) made a written request to be notified of the decision to give or refuse to give approval of draft plan of subdivision, or
 - (2) make a written request to be notified of changes to the conditions of approval of the draft plan of subdivision.

GETTING ADDITIONAL INFORMATION

Additional information about the application is available for public inspection during regular office hours in the Planning & Development Office at the address noted below or by calling 519-376-2205 or 1-800-567-GREY.

ADDRESS FOR NOTICE OF APPEAL

County of Grey

595-9th Avenue East

OWEN SOUND, Ontario N4K 3E3

Attention: Mr. Randy Scherzer, MCIP RPP

Director of Planning & Development

Applicant: Georgian Villas Inc.

File No.: 42T-2004-02 (Revised)

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That the Redline Revision to Plan of Subdivision File No. 42T-2004-02 has been granted draft approval. The previous conditions of draft approval that were approved on October 13, 2005 and later revised on October 12, 2006 and February 16, 2016 are hereby revised as follows.

No. Conditions

1. Condition 1 of the draft plan conditions approved as revised on February 16, 2016 is hereby deleted and replaced with the following:

That this approval applies to the draft plan originally prepared by Hewett & Milne Limited, as revised by Design Plan Services dated November 16, 2018 showing a total of 96 single detached residential lots, 16 single detached residential blocks/units (total range of 131 units to 176 units), 3 on street townhouse blocks (total range of 17 to 28 townhouse units), 10 open space/public park blocks, 4 heritage site blocks, 3 walkway blocks, 1 public utility block, 4 golf course blocks, 1 mixed use block, 3 multiple family blocks, and various roads on Part Lots of 28 to 34, Concession 3 in the Township of Georgian Bluffs (geographic Township of Sarawak) in the County of Grey.

2. Condition 2 of the draft plan conditions approved as revised on February 16, 2016 is hereby deleted and replaced with the following:

This draft plan consists primarily of residential, parkland and open space uses to a maximum of 300 units (excluding the mixed use and multiple family blocks). The type and location of these units will be determined through the zoning by-law amendment process. Prior to final approval, the Township of Georgian Bluffs shall confirm to the County that the subject lands are appropriately zoned to implement the subject plan.

3. Condition 3 of the draft plan conditions approved as revised on February 16, 2016 is hereby deleted and replaced with the following:

That the lot layout for Single Detached Residential Blocks 40 to 49 and Blocks 30 to 35 be determined and approved by the Township of Georgian Bluffs in accordance with the following densities while ensuring conformity with the effective zoning by-law provisions of the Township and that

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confirmation of the acceptance of the lot pattern be provided to the County of Grey prior to final approval being given:

| Block Number | Minimum/Maximum Lots | Block Number | Minimum/Maximum Lots |
|---------------------|-----------------------------|---------------------|-----------------------------|
| 30 | 13 to 17 lots | 42 | 3 to 5 lots |
| 31 | 7 to 9 lots | 43 | 2 to 3 lots |
| 32 | 8 to 10 lots | 44 | 5 to 7 lots |
| 33 | 10 to 14 lots | 45 | 2 to 3 lots |
| 34 | 13 to 17 lots | 46 | 3 to 5 lots |
| 35 | 14 to 18 lots | 47 | 10 to 12 lots |
| 40 | 15 to 17 lots | 48 | 11 to 15 lots |
| 41 | 7 to 10 lots | 49 | 8 to 14 lots |

4. Condition 6 of the draft plan conditions approved as revised on February 16, 2016 is hereby deleted and replaced with the following:

That Block 4 be deeded to the Township of Georgian Bluffs for parkland purposes as a portion of the overall 5% parkland dedication as required by the Planning Act and that Blocks 2, 3, 5, 7, and Blocks 62 to 65, and 67 be deeded to the Township, if determined acceptable to the Township. If the Blocks are not conveyed to the Township as public open space, they shall be retained by the owner as private open space. The owner shall convey up to 5% of the land included in the plan to the municipality for park or other public recreational purposes. Alternatively, the municipality may accept cash-in-lieu of all or a portion of the remainder of the conveyance.

5. Condition 7 of the draft plan conditions approved as revised on February 16, 2016 is hereby deleted and replaced with the following:

That Block 60, 61 and 66 be deeded to the Township of Georgian Bluffs for open space/walkway purposes including utility easements if necessary.

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6. Condition 14 of the draft plan conditions approved as revised on February 16, 2016 is hereby deleted and replaced with the following:

That prior to the registration of any lot containing a grassland area identified within the Scoped Site Environmental Impact Study prepared by SAAR Environmental dated August 1, 2006 within Lots 50 to 56 and Lots 68 to 80, an Ecological Planting Plan shall be completed by a qualified consultant for the grassland areas satisfactory to the Grey Sauble Conservation Authority and the Township of Georgian Bluffs. The findings and conditions of the Ecological Planting Plan shall be included within the Subdivision Agreement which shall also require that restrictive covenants be placed on the title of individual lots to ensure the grassland area is maintained.

7. That all other conditions as draft approved on February 16, 2016 remain in effect.