

April 4, 2016

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

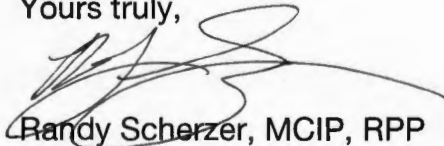
**Re: County File No. 42T-2004-02 (Cobble Beach) – Redline Revision
Part of Lot 28 to 34, Concession 3
Township of Georgian Bluffs (Geographic Township of Sarawak)
Owner: Georgian Villas Inc. (Cobble Beach)**

Dear Mr. Cieciora,

Further to the letter sent to you on March 2, 2016 regarding the Notice of Decision for the above noted Plan, please note that based on the conditions of draft approval the new lapse date for the above noted Plan of Subdivision is **February 16, 2019**. The lapse date in the previous letter was incorrect. The revised conditions that must be fulfilled as previously circulated are attached. The approval may be extended pursuant to Subsection 51(33) of the Act, but no extension can be granted once the approval has lapsed.

Should you have any further questions, please do not hesitate to contact me.

Yours truly,



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 and Climate Change – London Office



Planning and Development

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

April 4, 2016

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

Dear Mr. Cieciora:

RE: Proposed Plan of Subdivision
County of Grey File No.: 42T-2004-02 (Redline Revision)
Part of Lot 28 to 34, Concession 3
Township of Georgian Bluffs (Geographic Village of Sarawak)
Owner: Georgian Villas Inc. (Cobble Beach)

Pursuant to Subsection 51(42) of the Planning Act R.S.O. 1990, as amended, enclosed please find a Sworn Declaration that Notice of the proposed decision was given in accordance with the provisions of the Planning Act and that **no appeals** were received within the 20 day appeal period with the last day of appeal having been March 22, 2016.

Should you require any further information regarding this file, please do not hesitate to contact our office.

Yours truly,

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

cc. MSO Southwest – Ministry of Municipal Affairs & Housing
Township of Georgian Bluffs
Grey County Transportation Services
Grey Sauble Conservation Authority
Ministry of Environment and Climate Change – London Office

SWORN DECLARATION

In accordance with Subsection 51(42)

of the Planning Act

R.S.O. 1990, as amended

Applicant: Georgian Villas Inc. (Cobble Beach)

Municipality: Township of Georgian Bluffs

File No.: 42T-2004-02

I, Randy Scherzer, of the Township of Georgian Bluffs, solemnly declare:

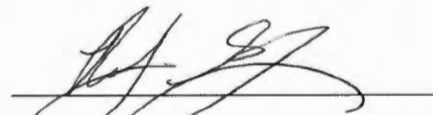
- 1) That in accordance with subsection 51(37) of the Planning Act, R.S.O. 1990, as amended Notice of the proposed decision in respect of the above noted matter was given as required on March 2, 2016.
- 2) That no appeal of the proposed decision was received by the County of Grey within the 20 day appeal period with the last day of appeal having been March 22, 2016, as provided by subsection 51(39) of the Planning Act, R.S.O. 1990, as amended.

And I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath.

Dated the 4th day of April, 2016



HEATHER LYNN MORRISON, a
Commissioner, etc., County of Grey,
while Deputy Clerk of the Corporation
of the County of Grey.



Randy Scherzer, MCIP, RPP
Director of Planning and Development
County of Grey

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: February 16, 2016

Date of Notice: March 2, 2016

Last Date of Appeal: March 22, 2016

NOTICE OF DECISION

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

Draft Plan Approval was originally given by the County of Grey on October 13, 2005 and was revised on October 12, 2006. Draft Plan of Subdivision 42T-2006-12 lapsed on March 15, 2015. A request has been made by the Applicant to consider a major redline revision which would add the previous draft approved lots from the lapsed plan (42T-2006-12) to draft approved plan 42T-2004-02. 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.

WHEN AND HOW TO FILE A NOTICE OF APPEAL

Notice to appeal the decision to the Ontario Municipal Board 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, and
- (2) be accompanied by the fee prescribed under the Ontario Municipal Board Act.

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 Ontario Municipal Board. 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 Ontario Municipal Board 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,

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

Applicant: Georgian Villas Inc.

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

Municipality: Township of Georgian Bluffs

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Date of Decision: February 16, 2016

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- (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)

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

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Plan of Subdivision File No. 42T-2004-02 was granted draft approval on October 13, 2005 and later revised on October 12, 2006. Plan of Subdivision File No. 42T-2006-12 lapsed on March 15, 2015. Draft Plan of Subdivision 42T-2004-02 is hereby further **Revised** by adding the previously draft approved lots from 42T-2006-12 along with some other minor revisions. The previous conditions of draft approval that were approved on October 12, 2006 are hereby deleted and replaced with this decision. The County's conditions of approval for this draft Plan of Subdivision are as follows:

No. Conditions

1. That this approval applies to the draft plan originally prepared by Hewett & Milne Limited, as revised by Design Plan Services dated January 5, 2016 showing a total of 31 single detached residential lots, 23 single detached residential blocks (total range of 185 units to 253 units), 3 on street townhouse blocks (total range of 17 to 28 townhouse units), 11 open space/public park blocks, 4 heritage site blocks, 2 walkway blocks, 1 public utility block, 4 golf course blocks, 1 mixed use block, 3 multiple family blocks, and 11 roadways 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. This draft plan consists primarily of residential, parkland and open space uses to a maximum of 312 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. That the lot layout for Single Detached Residential Blocks 40 to 56 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 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
40	15 to 17 lots	52	3 to 5 lots

Applicant: Georgian Villas Inc.

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

Municipality: Township of Georgian Bluffs

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Date of Decision: February 16, 2016

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Block Number	Minimum/Maximum Lots	Block Number	Minimum/Maximum Lots
41	7 to 10 lots	53	11 to 15 lots
42	3 to 5 lots	54	4 to 7 lots
43	2 to 3 lots	55	17 to 24 lots
44	5 to 7 lots	56	6 to 8 lots
45	2 to 3 lots	30	13 to 17 lots
46	3 to 5 lots	31	7 to 9 lots
47	10 to 12 lots	32	8 to 10 lots
48	11 to 15 lots	33	10 to 14 lots
49	8 to 14 lots	34	13 to 17 lots
50	2 to 3 lots	35	14 to 18 lots
51	11 to 15 lots	-	-

4. That the road allowances in this draft plan shall be shown and dedicated as public highways and named to the satisfaction of the Township of Georgian Bluffs.
5. That 0.3 metre reserves be established and conveyed to and held in trust by the Township of Georgian Bluffs along all open sides of road allowances shown on the draft plan in consultation with the Township, with these blocks being identified within the Subdivision Agreement and shown on the final plan for registration.
6. That Blocks 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 62 to 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

Applicant: Georgian Villas Inc.

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

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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.

7. That Block 60 and 61 be deeded to the Township of Georgian Bluffs for open space/walkway purposes including utility easements if necessary.
8. That a Master Development Agreement/Plan be entered into between the owner and the Township of Georgian Bluffs addressing but not limited to, the overall comprehensive development of the subject lands including such matters as the overall servicing strategy with respect to phasing of water supply and waste water treatment, road construction and standards, storm water management, easements, agreements and securities. The Master Development Agreement/Plan shall also contain appropriate guidance for the contents of the Master Servicing Plan, Environmental Management Plan, Urban Design and Architectural Guidelines and Environmental Guidelines. The Master Development Agreement/Plan shall also define the inter-relationships between these lands and the other lands owned by the developer and in particular the registration of common element condominiums or corporations for the maintenance and upkeep of certain common components of the development.
9. That the Master Development Agreement/Plan shall include provisions for a recreational trail routing and design plan to be prepared by a qualified consultant in consultation with the Township of Georgian Bluffs. The ultimate construction details as well as long-term maintenance and ownership of the trail system shall be provided for in the Agreement/Plan.
10. That the Master Development Agreement/Plan and/or each Subdivision Agreement entered into between the owner and the Township of Georgian Bluffs shall contain the following requirement:
 - a. that an advisory clause on all agreements of purchase and sale for all lots within the plan of subdivision that there is a quarry licensed pursuant to the Aggregate Resources Act of Ontario, located on part of Lots 40 and 41, Concession 2 (geographic Township of Sarawak) in the Township of Georgian Bluffs and that occasional blasting occurs on the said quarry property.

Applicant: Georgian Villas Inc.

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

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Date of Decision: February 16, 2016

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- b. that an advisory clause on all agreements of purchase and sale of all lands within 100 metres of the boundary of the Block(s) containing the wastewater treatment facility recognize the location of the facility and the potential for odours and that no structures for human habitation within this area will be permitted except for office and maintenance facilities associated with the golf course.
11. That a Subdivision Agreement be entered into between the owner and the Township of Georgian Bluffs and contain all matters set out as Conditions of Approval as deemed necessary in this Decision, phasing of the development and any other matters as deemed appropriate including financial requirements by the Township of Georgian Bluffs regarding drainage, services, road construction, identification of appropriate maintenance periods etc. related to this draft approval.
12. That appropriate provisions be included within the Master Development Agreement/Plan and Subdivision Agreement for the deeding of Block 27 as a Public Utility Block/Storm Water Management Block at a time acceptable to the Township of Georgian Bluffs and the owner. The Subdivision Agreement shall contain appropriate provisions for the granting of an easement for Block 27 for the owner of the golf course to use and maintain the block as a golf course feature as well as provisions for the maintenance of the block for its storm water management purposes.
13. That the Subdivision Agreement includes a clause recognizing that portions of the Plan may be subject to the Grey Sauble Conservation Authority's 'Regulation of Development, Interference with Wetlands and Alterations to Shorelines and Watercourses' (Regulation No. 151/06) and in particular the requirement for a permit for the watercourse crossing for the construction of Cobble Beach Drive.
14. 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 Blocks 51 and 53, 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.

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15. That the development be fully serviced with municipal sewerage and water to the satisfaction of the Ministry of the Environment and Climate Change and the Township of Georgian Bluffs.
16. That a Master Servicing Plan be prepared by a technically qualified consultant for the approval of the Township of Georgian Bluffs in consultation with the Ministry of the Environment and Climate Change and Grey Sauble Conservation Authority. The Master Servicing Plan shall include provisions for sanitary sewage, potable water services, road construction, utility services and surface/storm water management. The report will also detail the methods that will be used to control surface water flow and erosion and sedimentation within the development lands and abutting properties during and following construction. The Master Servicing Plan shall include suitable provisions for phasing of certain works and be incorporated into the Subdivision Agreement.
17. That Blocks 8, 9, 10 and 12 be retained as open space/heritage sites. Blocks 8 and 9 shall be deeded to the Township of Georgian Bluffs. Provision shall be made through the Subdivision Agreement and zoning by-law amendment to ensure that these sites are preserved in their natural state and identified by an appropriate cairn, plaque or similar identification to the satisfaction of the Township of Georgian Bluffs. The Subdivision Agreement shall contain provisions for the long term maintenance and ownership of these Blocks.
18. That the owner agrees to satisfy all the requirements, financial and otherwise, of the Township of Georgian Bluffs for the upgrading of Church Sideroad East from Grey Road 1 to McLeese Drive and that the appropriate provisions be contained within the Subdivision Agreement.
19. That the development shall be subject to suitable arrangements for the extension of municipal water from the East Linton Water system. Details of any upgrades to the system and financial requirements may form part of the Master Servicing Plan and will be included within the Master Development Agreement/Plan.
20. That Urban Design and Architectural Guidelines be prepared by a technically qualified consultant in consultation with the County of Grey and the Township of Georgian Bluffs for inclusion within the Master development Agreement/Plan and/or Subdivision Agreement registered on title, to ensure appropriate provisions for dark

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sky lighting, architectural design standards including but not limited to appropriate exterior building materials, pedestrian linkages and streetscapes.

21. That Environmental Guidelines be prepared by a technically qualified consultant to the satisfaction of the Township of Georgian Bluffs in consultation with the Grey Sauble Conservation Authority for inclusion within the Subdivision Agreement and implemented through a zoning by-law or site plan control. The Environmental Guidelines shall include the findings and mitigation measures included within the Scoped Environmental Impact Assessments prepared by SAAR Environmental Limited.
22. That an Environmental Management Plan including a monitoring plan, be prepared by a technically qualified consultant for those lands to be developed as part of the golf course (Blocks 15, 16, 17a and 17b) to the satisfaction of the Township of Georgian Bluffs and the Grey Sauble Conservation Authority for inclusion within the Subdivision Agreement or separate agreement.
23. That prior to final approval, the owner shall enter into an agreement with the County of Grey Transportation Services Department detailing all works and related improvements necessary for County Roads as determined through the Traffic Impact Study by Stantec Consulting Limited dated November 2001 and updated October 2002, June 2004 and July 2006 in consultation with the County. A provision shall be incorporated into the Subdivision Agreement for a re-evaluation of the regional impacts for residential development greater than 400 residential units in any phase or phases (both draft approved and previously registered units) prior to the Township removing/lifting the holding (-h) prefix from the zoning by-law. This work is to be carried out by the owner in consultation with the County and the Township. Further, that any additional road widening and daylight triangles that can be deeded to the County of Grey as per the County's Road Widening Policy are to be identified on the final plans and transferred to the County at the time of final approval.
24. That prior to the final approval by the County, we are advised by the Township that appropriate zoning utilizing the holding (-h) prefix, is in effect for this proposed subdivision including the requirements of the Grey Sauble Conservation Authority.

Applicant: Georgian Villas Inc.

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

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25. That any easements, rights of way and reserves as may be required for utility or drainage purposes shall be granted to the appropriate authority and identified as Blocks for inclusion in the Subdivision Agreement.
26. The Owner shall make satisfactory arrangements with Canada Post and the Township, for the installation of Canada Post Community Mailboxes and shall indicate these locations on the appropriate servicing plans. The applicant shall further provide the following for the Community Mailboxes if required:
 - a. An appropriately sized sidewalk section (concrete pad), per Canada Post standards, to place the mailbox on, plus any required walkway access and/or curb depressions for wheelchair access.
 - b. A suitable temporary Community Mailbox location which may be utilized by Canada Post until the curbs, sidewalks and final grading have been completed at the permanent Community Mailbox Site locations to enable Canada Post to provide mail service to new residences as soon as homes are occupied.
27. That prior to final approval, a copy of the fully executed Master Development Agreement/Plan between the owner and the Township of Georgian Bluffs shall be provided to the County of Grey.
28. That prior to final approval, a copy of the fully executed Subdivision Agreement between the owner and the Township of Georgian Bluffs shall be provided to the County of Grey.
29. That prior to final approval, the County is advised in writing by the Township of Georgian Bluffs how conditions 2 to 28 inclusive, have been satisfied.
30. That prior to final approval, the County is advised in writing by the Grey Sauble Conservation Authority how conditions 13, 14, 16, 21, 22 and 24 have been satisfied.
31. That prior to final approval, the County is advised in writing by the Ministry of the Environment and Climate Change how conditions 15, 16 and 19 have been satisfied.

Applicant: Georgian Villas Inc.

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32. That prior to final approval, the County is advised in writing by the County Transportation Services Department how condition 23 has been satisfied.

33. If final approval is not given to this plan prior to the lapsing date, and no extensions have been granted, draft approval shall lapse under Subsection 51(32) of the Planning Act, RSO 1990, as amended. If the owner wishes to request an extension to draft approval, a written explanation, together with the applicable application fee and a resolution from the local municipality, must be received by the County of Grey Director of Planning prior to the lapsing date. Please note that an updated review of the Plan and revisions to the conditions of approval may be necessary if an extension is to be granted.

34. That the owner provide the County of Grey with a computer disk containing a digitized copy of the Final Plan in a "geo referenced autocad dwg file" format acceptable to the County of Grey.

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Notes to Draft Approval

1. It is the applicant's responsibility to fulfil the conditions of draft approval and to ensure that the required clearance letters are forwarded by the appropriate agencies to the County of Grey, quoting the County file number.
2. An electrical distribution line operating at below 50,000 volts might be located within the area affected by this development or abutting this development. Section 186 - Proximity - of the Regulations for Construction Projects in the Occupational Health and Safety Act, requires that no object be brought closer than 3 metres (10 feet) to the energized conductor. It is the proponent's responsibility to be aware, and to make all personnel on site aware, that all equipment and personnel must come no closer than the distance specified in the Act. They should also be aware that the electrical conductors can raise and lower without warning, depending on the electrical demand placed on the line. Warning signs should be posted on the wood poles supporting the conductors stating "**DANGER - Overhead Electrical Wires**" in all locations where personnel and construction vehicles might come in close proximity to the conductors.
3. Portions of the Plan may be subject to the Grey Sauble Conservation Authority's 'Regulation of Development, Interference with Wetlands and Alterations to Shorelines and Watercourses' (Regulation No. 151/06). As such, written permission may be required from the Authority prior to any development occurring on the subject property.

4. Clearances are required from the following:

Township of Georgian Bluffs
RR#3 177964 County Road 18
Owen Sound, Ontario N4K 5N5

Grey Sauble Conservation Authority
237897 Inglis Falls Road, RR#4
Owen Sound, Ontario N4K 5N6

Ministry of the Environment and Climate Change
733 Exeter Road
London, Ontario N6E1L3

Applicant: Georgian Villas Inc.

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County Transportation Services Department
County of Grey
595 9th Avenue East
Owen Sound, Ontario N4K 3E3

5. We suggest you make yourself aware of the following subsections of the Land Titles Act:
 - i. subsection 144(1) requires all new plans to be registered in a Land Titles system if the land is situated in a land titles division; and
 - ii. subsection 144(2) allows certain exceptions.
6. It is suggested that the municipality register the subdivision agreement as provided by subsection 51(26) of the Planning Act against the land to which it applies, as notice to prospective purchasers.
7. Inauguration or extension of a piped water supply, a sewage system or a storm drainage system, is subject to the approval of the Ministry of the Environment under the Ontario Water Resources Act, RSO 1990, as amended.
8. All measurements in subdivision final plans must be presented in metric units.
9. The final plan approved by the County must be registered within thirty (30) days or the County may withdraw its approval under subsection 51(21) of the Planning Act RSO 1990, as amended.