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Township of Georgian Bluffs  
177964 Grey Road 18  
Owen Sound ON N4K 5N5



Monday December 5th, 2022

DPS File: 0518-8

**RE: COBBLE BEACH, BLUE BAY VILLAS  
42-CDM-2013-03  
REQUEST FOR EXTENSION OF DRAFT APPROVAL  
GEORGIAN VILLAS INC.**

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The purpose of this letter is to formally request that you grant an extension to the draft approval for the above noted file. The sale and construction of the units is progressing, however, it is progressing slower than originally intended. Therefore the entire plan has not been registered yet and it would be appropriate to preserve the approval of the Draft Plan in order to register subsequent phases as needed. A redline revision was approved in May 2022 and the rest of the draft plan remains the same.

We would ask that you extend the draft approval for as long a timeframe as possible under your delegated authority from Town Council, and also please consider this letter as our formal request to have a report presented to Town Committee of the Whole to have the draft approval extended for a 3 year time period.

The proposed extension to Draft Approval satisfies Section 9.13.1 of the County Official Plan, and the following criteria are satisfied:

1) The proposal is within an identified designated settlement area land use type in the County and municipal official plans.

The subject site is located within Georgian Villas/Cobble Beach area which is designated as Primary Settlement Area by the County Official Plan.

2) The proposal can be serviced with municipal services.

The proposed development is connected to municipal services.

3) The proposal provides a lot density which meets any applicable County or municipal official plan targets.

The proposal provides approximately 20 unit per ha which meets the density provision of the Secondary Plan for Georgian Villas Inc. under the County Official Plan.

4) The proposal provides a mix of housing types.

The proposal provides townhouse condominium units and semi-detached units.

8) The proposal represents infilling, redevelopment of an underutilized property, and/or intensification within or immediately adjacent to a built-up area.

The proposed draft plan is part of the Georgian Villas which is a major development of the entire Cobble Beach area.

9) Earlier phases of the same development have already been registered, and/or intensification within or immediately adjacent to a built-up area.

A portion of the proposed development has already been built and registered.

10) 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 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.

The fee related to this request will be enclosed under a separate cover.

Should you have any questions or concerns please do not hesitate to contact the undersigned.

Sincerely,

DESIGN PLAN SERVICES INC.

A handwritten signature in blue ink, appearing to read 'T.J. Cieciora', written in a cursive style.

T.J. Cieciora, MSc MCIP RPP  
PRESIDENT

Encl.

TJC/nc