



Committee Report

To:	Warden Milne and Members of Grey County Council
Committee Date:	March 23 rd , 2023
Subject / Report No:	PDR-CW-13-23 Information Report
Title:	Cobble Beach Phase 3 (Information Report) 42T-2022-10
Prepared by:	Hiba Hussain
Reviewed by:	Scott Taylor
Lower Tier(s) Affected:	Township of Georgian Bluffs
Status:	Recommendation adopted by Committee as presented per Resolution CW50-23; Endorsed by County Council April 13, 2023, per Resolution CC29-23.

Recommendation

- 1. That report PDR-CW-13-23 regarding an overview of plan of subdivision application 42T-2022-10 on lands described as Part of Lots 32 and 33, Concession 3, Geographic Township of Sarawak, now in the Township of Georgian Bluffs, be received for information.**

Executive Summary

The County has received a plan of subdivision application known as Cobble Beach Phase 3 (The Dell) (County file number 42T-2022-10). The proposed plan of subdivision would create blocks of land for sixty-five (65) single-family detached dwellings, three (3) open space blocks and one (1) memorial block. In addition to the residential units, the proposed development will extend McLeese Drive and create an internal street. A zoning by-law amendment application has also been submitted to the Township of Georgian Bluffs for this proposed development.

The subject lands are in designated settlement areas in both the County and Township Official Plans. Access to the new development would be from the extension of McLeese Drive. An additional internal street will be created that will connect to McLeese Drive. The development will be serviced via municipal water and sewer services. Various technical reports were prepared as part of the application submission packages. The applications and supporting studies will be circulated to prescribed agencies and the public for comment. Following the public process, and agency review process, a thorough analysis and staff recommendation will be provided.

Background and Discussion

The proposed plan of subdivision application, known as the Cobble Beach Phase 3 (The Dell) (County file 42T-2022-10), would create blocks of land for residential and units consisting of:

- 65 single detached residential units,
- 3 open space blocks, and
- 1 memorial block dedicated to the indigenous community.

A zoning by-law amendment application is also required for the proposed development and has been submitted to the Township of Georgian Bluffs. The subject lands are designated as 'Primary Settlement Area' in the County Official Plan.

The subject site is located within the larger Cobble Beach development which is approximately 232 hectares of land. The Cobble Beach development amended the County Official Plan which created the Georgian Villas Secondary Plan. This secondary plan speaks to the creation of a fully serviced community which will accommodate approximately 1200-1500 residential units, a village centre and park, and an open space system that will incorporate the existing golf course. The currently application 42T-2022-10 is Phase 3 of this larger development and is approximately 8.49 hectares.

This new development would be serviced via municipal water and sewer services. The proposed residential units would gain access from the extension of McLeese Drive and the creation of an internal street 'A' connecting to McLeese Drive.

This site is one component of the larger Cobble Beach development. The subject lands are approximately 8.49 hectares of lands which are connected to McLeese Drive. The lands are legally described as Part of Lots 32 and 33, Concession 3, Geographic Township of Sarawak, now in the Township of Georgian Bluffs.

The subject lands are located in Primary Settlement Area of Cobble Beach. The subject property is currently vacant. The surrounding lands are subject to the Georgian Villas Secondary Plan in which they will be subject to future residential development. Currently, the majority of the surrounding lands are vacant, however residential development in accordance which Phase 1 and 2 has started to develop.

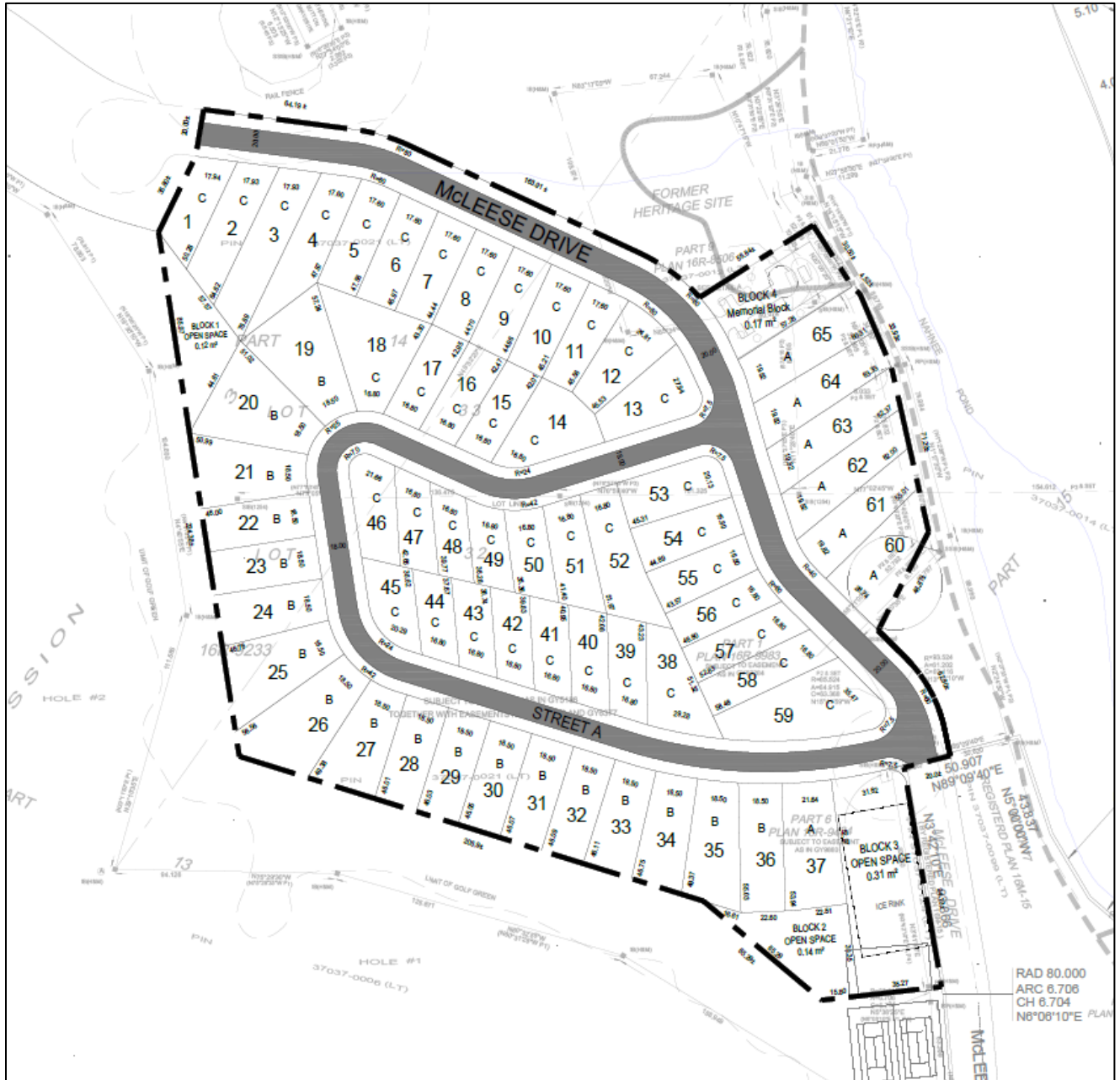
Map 1 below shows the subject lands highlighted in red and the surrounding area, while Map 2 shows the proposed Cobble Beach Phase 3 (The Dell) concept plan.

A public meeting for the applications has not been scheduled yet.

Pre-submission consultation between the proponent, Township of Georgian Bluffs, and the County identified the submission requirements for the proposed plan of subdivision. Copies of all background reports and plans can be found at [this link](#).



Map 1: Location of Subject Lands



Map 2: Proposed Cobble Beach Phase 3 (The Dell) Concept Plan

(Map 2 Courtesy of Design Plan Services Inc.)

Analysis of Planning Issues

When rendering a land use planning decision, planning authorities must have regard to matters of Provincial Interest under the *Planning Act*, be consistent with the Provincial Policy Statement (PPS) 2020, and conform to any Provincial Plans or County/Municipal Official Plans that govern

the subject lands. In this case, County of Grey Official Plan and Township of Georgian Bluffs have jurisdiction over the subject property. The lands are outside of the Niagara Escarpment Plan area.

Provincial Policy and Legislation

Both the *Planning Act* and the Provincial Policy Statement (PPS) speak to promoting development and redevelopment within settlement areas. The proposed plan of subdivision is within an existing settlement area, which will offer a mix of commercial and residential development. The PPS indicates that municipal services are the preferred form of servicing for settlement areas, which is what will be utilized for this development.

Other policies in the PPS speak to the protection of natural, cultural, and archaeological resources. There are no mapped significant environmental features on-site, but the site is adjacent to Georgian Bay. Environmental Impact and Archaeological Assessments were submitted in support of this development.

Following the public and agency review periods, staff will provide a more fulsome analysis of the Provincial legislation and policy.

County of Grey Official Plan

The proposed plan of subdivision is on lands designated as 'Primary Settlement Area' in the County Official Plan. The Primary Settlement Area designation permits a wide range of commercial and residential uses on full municipal services.

Section 10.4.2 of the County Plan outlines the density requirements for development within the Georgian Villas Secondary Plan. The policy states,

3) Density Provisions

For the purposes of this Plan, low density is considered to be 6-15 units per net acre and medium density is 15-20 units per net acre.

The subject application is proposing 65 single family detached units to help achieve the intended residential units of 1200-1500 for the entirety of the Secondary Plan Area. County and Township staff will work with the applicant to review whether there are opportunities to include affordable housing within the proposed or future phases.

Detailed development standards within this designation are deferred to the Township Official Plan and Zoning By-law.

The County Plan also provides policies which govern roads, transportation, and stormwater management.

Township of Georgian Bluffs Official Plan

The subject lands are designated as 'Primary Settlement Area' in the Township of Georgian Bluffs Official Plan. The proposed residential and parkland uses are permitted within this designation.

A more thorough analysis of the County and Township Official Plan policies will follow the agency review and the public process.

Legal and Legislated Requirements

The application will be processed in accordance with the *Planning Act*.

Financial and Resource Implications

There are no anticipated financial, staffing, or legal considerations associated with the proposed subdivision, beyond those normally encountered in processing a subdivision application. The County has collected the requisite fee and peer review deposit for this application.

Relevant Consultation

Internal: Planning

External: The public, Township of Georgian Bluffs, Grey Sauble Conservation Authority, and required agencies under the *Planning Act*.

Appendices and Attachments

None