

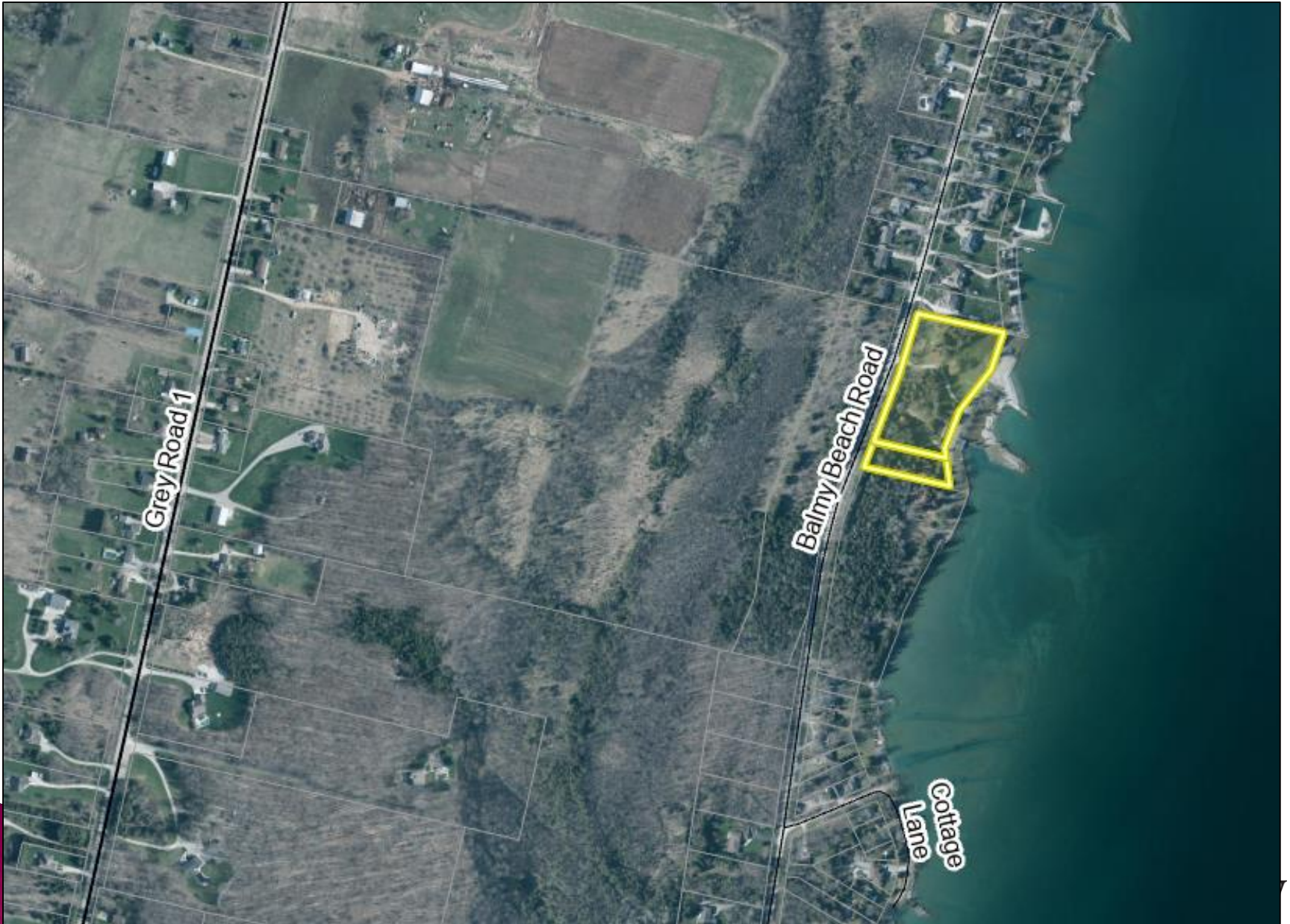


Balmy Beach Road – Shahabi Plan of Subdivision Addendum to Report PDR-CW-02-21

**Plan of Subdivision 42T-2020-05
Plan 447, Part Lot 51, Lot 52, and Lot 52A
(geographic Township of Sarawak)
now in the Township of Georgian Bluffs**

This presentation contains a summary of Addendum to Report PDR-CW-02-21. For more details on this application, please see the Staff Report.

Subject Lands



Proposed Plan of Subdivision

- The proposed plan of subdivision will include;
 - 6 detached dwellings, and
 - One block for access and drainage purposes.
- This subdivision will be serviced with municipal water and private individual septic systems.
- The new lots will front an existing open and maintained municipal road (Balmy Beach Road).
- The subject lands are in the Inland Lakes and Shoreline designation, a designated settlement area.
- No planning applications are required from the Township of Georgian Bluffs as the lands are already zoned for development.

Comments Summary

- A brief summary of some of the questions and concerns are as follows:
 - A need to balance development with the duty to act as guardians for the land and common good
 - Hazard Lands including drainage, water pooling, and flooding
 - Impact on the environment and wildlife
 - Consider not allowing development on lot 1
 - Restriction of access to the shoreline as a result of the proposed development
 - Seeking further information on what is proposed on the property
 - Questions over servicing and growth management

Planning Analysis


- Technical reports were completed including staff and peer reviews of the subject reports.
- The proposed development is in a designated settlement area in the County Official Plan.
- The recommended draft plan conditions address Township and agency comments, as well as giving further certainty that some of the public comments will be addressed.
- With the recommended draft plan conditions, County staff are of the opinion that the proposed plan of subdivision:
 - has regard for matters of Provincial interest under the *Planning Act*;
 - is consistent with the Provincial Policy Statement;
 - conforms to the County of Grey Official Plan; and
 - conforms to the Township of Georgian Bluffs Official Plan.

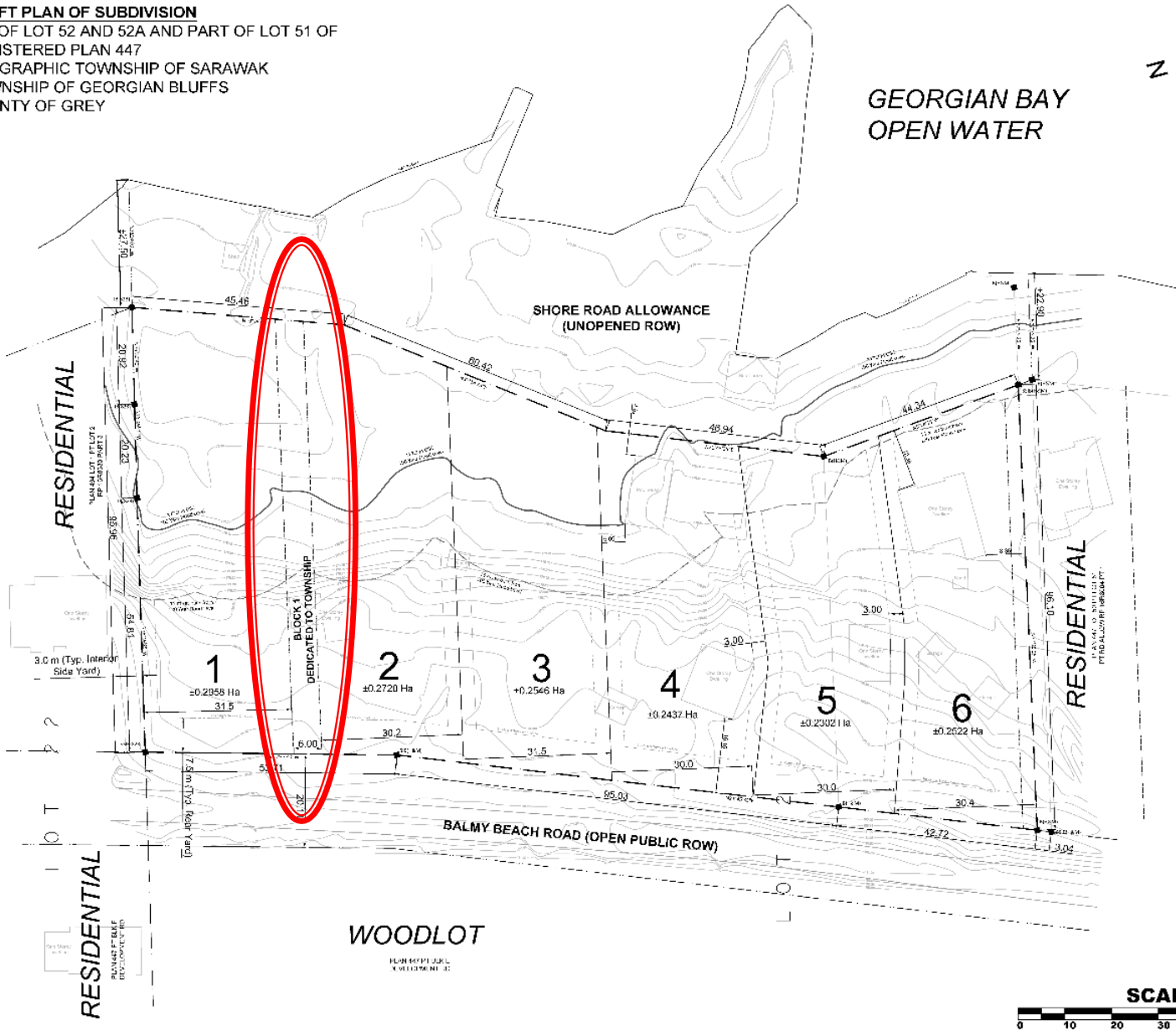
Block 1

DRAFT PLAN OF SUBDIVISION
ALL OF LOT 52 AND 52A AND PART OF LOT 51 OF
REGISTERED PLAN 447
GEOGRAPHIC TOWNSHIP OF SARAWAK
TOWNSHIP OF GEORGIAN BLUFFS
COUNTY OF GREY

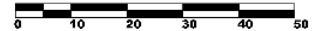
GEORGIAN BAY
OPEN WATER



 = Block 1



SCALE 1:400



Block 1

- The Township of Georgian Bluffs has requested the inclusion of Block 1 for access and drainage purposes.
- Ms. Scott, on behalf of her client, has expressed concerns with the requirement for this Block.
- Township and County staff have met with Ms. Scott and her client on this matter.
- Some matters such as the culvert vs. swale matter have now been resolved.
- County staff see merit in including the Block to support future Township efforts to access, maintain, and/or rehabilitate the shoreline lands.
- The lands will be gated to prevent unauthorized vehicular access, but pedestrian access is permitted.
- The County Plan promotes public access to waterfront.

Recommendation

1. That Addendum to Report PDR-CW-02-21 be received; and
2. That all written and oral submissions received on plan of subdivision 42T-2020-05 known as the Shahabi plan of subdivision were considered; the effect of which helped to make an informed recommendation and decision; and
3. That in consideration of the draft plan of subdivision application 42T-2020-05 for lands described as Plan 447 Part Lot 51, Lot 52, Lot 52A, in the Township of Georgian Bluffs (geographic Township of Sarawak), the Grey County Committee of the Whole approves this plan of subdivision to create a total of six (6) residential lots, and one block for access and drainage purposes, subject to the conditions set out in the Notice of Decision.