



Committee Report

To:	Warden Hicks and Members of Grey County Council
Committee Date:	March 14, 2019
Subject / Report No:	PDR-CW-18-19
Title:	Cobble Beach – Redline Revisions – 42T-2004-02
Prepared by:	Randy Scherzer
Reviewed by:	Kim Wingrove
Lower Tier(s) Affected:	Township of Georgian Bluffs
Status:	Recommendation adopted by Committee of the Whole as presented as per Resolution <i>CW70-19</i> ;

Recommendation

1. That Report PDR-CW-18-19 be received which provides an overview of proposed redline revisions to draft approved plan of subdivision 42T-2004-02 known as Cobble Beach on lands described as Part of Lot 29 to 31, Concession 3, Part 24 of RP 16R9233, (geographic Township of Sarawak) in the Township of Georgian Bluffs.

Executive Summary

The County has received a request for redline revision to the Cobble Beach draft plan of subdivision (County file number 42T-2004-02). 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 was revised in February 2016 by adding the previously draft approved lots/blocks from 42T-2006-12 along with some other minor revisions. The combined draft plans consist primarily of residential, parkland and open space uses to a maximum of 312 residential units (excluding the mixed use and multiple residential blocks). The revisions propose to change the road network by eliminating a cul-de-sac and connecting two roads and to identify individual lots within Blocks 50 to 56. Following the public process, and agency comments, a thorough analysis and staff recommendation will be provided.

Background and Discussion

The County has received a request for redline revision to the Cobble Beach draft plan of subdivision (County file number 42T-2004-02). 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

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The Applicant is requesting revisions to Blocks 50 to 56 in the current draft approval plan. The following are the proposed revisions:

- Street D to be extended northwards and connect to Street G. The cul-de-sac at the end of Street G would be removed;
- Individual residential lots (Lots 50 to 56, 68 to 126) are proposed to replace residential Blocks 50 to 56; and,
- 65 residential lots are proposed with lot frontages ranging from 16.7 metres to 33.8 metres, and lot areas ranging from 668 square metres to 1,251 square metres.

The current draft approved plan provides a range of 54 to 77 residential units within Blocks 50 to 56. The redline revision proposes 65 residential units which is within the current draft approved range. The total count of residential units of the overall development will change from a range of 233 to 312 residential units to 244 to 300 residential units which is within the range that has been draft approved.

Pre-submission consultation between the proponent, the Township and the County identified the submission requirements for the proposed plan of subdivision. The following reports have been submitted with the subdivision application;

1. Planning Justification Report memo,
2. Functional Servicing and Stormwater Management Report, and
3. Revised Draft Plan.

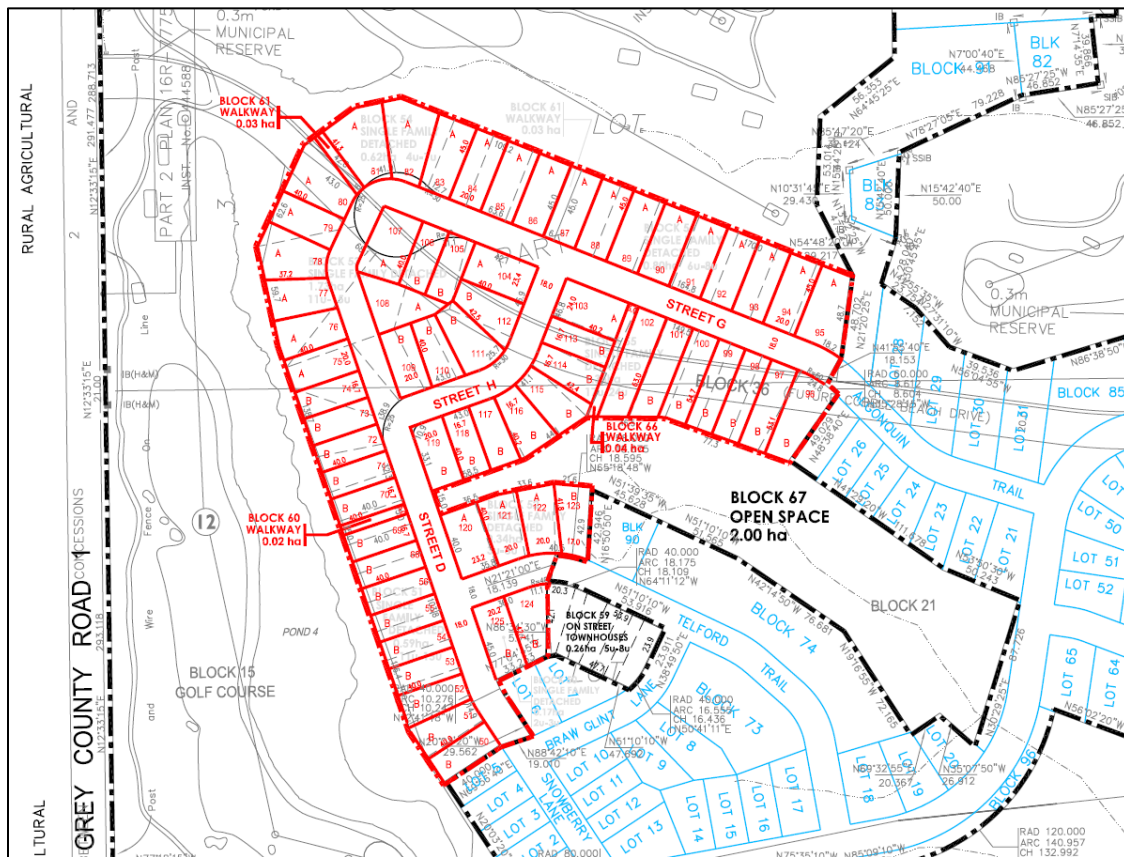
Copies of all background reports and plans can be found at [this link](#).

The Township will be holding a public meeting on April 10, 2019 for the proposed revisions.

Figure 1: Subject Lands – Proposed Revisions Cobble Beach



Figure 2: Proposed Revised Plan



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) 2014, and conform to any Provincial Plans or official plans that govern the subject lands. In this case, the County of Grey Official Plan which includes a Secondary Plan for Cobble Beach and the Township of Georgian Bluffs Official Plan all have jurisdiction over the subject property.

Provincial Policy and Legislation

Both the *Planning Act* and the PPS speak to the efficient use of land within settlement areas, where services are readily available. The proposed plan of subdivision is within a designated settlement area that is serviced by municipal water and private communal sewer services which the Township is currently in the process of assuming from Cobble Beach.

County Official Plan

The proposed plan of subdivision is designated as 'Primary Settlement Area' within the County Official Plan. A Secondary Plan has previously been approved for Cobble Beach which has been included in the County Official Plan. The Cobble Beach Secondary Plan sets out specific policies for the overall development of Cobble Beach. The subject lands are designated as 'Residential' and 'Open Space' within the Cobble Beach Secondary Plan.

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 redline revisions, beyond those normally encountered in processing the application. The County has collected the requisite fee for this application.

Relevant Consultation

- Internal: Planning Staff, Transportation Services
- External: Township of Georgian Bluffs, required agencies under the Planning Act, and the public.

Appendices and Attachments

None