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**RE: Cobble Beach  
Draft Plan 42T-2004-12  
Redline Revision (Algonquin Heights)  
Planning Justification Brief**

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## **1. Introduction**

This Planning Justification Brief has been prepared in support of the redline revision application proposed to revise the approved Draft Plan of Subdivision 42T-2004-12.

Georgian Villas Inc. (the registered owner of the subject property) initiated development on its 232 ha (574 acres) of lands in 1999. The development was approved in the form of an amendment to the County Official Plan (Amendment #32). The “Georgian Villas Secondary Plan” was created through/with that Official Plan Amendment, and provided for the development of a fully serviced community incorporating approximately 1200-1500 residential units, a village centre and park, and an open space system that would be integrated into an 18 hole championship golf course (which already existed). The first phase of the residential component, draft plan 42T-2004-02, was draft approved and registered in part as 16M-15. The second phase of the residential component, draft plan 42T-2006-12, was approved in February 2016 and subsequently redline revised.

## **2. Phase Two - Draft Plan 42T-2006-12**

Phase two involves the central and south western portion of the subject lands, and modifications of blocks 23, 31, 18, 17 and 2 of the phase one draft plan 42T-2004-02. The overall draft plan 42T-2006-12 provides 233 to 312 residential units which includes 31 residential lots on 3.45 ha of lands; 65 to 85 residential units of single detached residential dwellings on blocks 30 to 35 on 6.37 ha of lands; 120 to 168 residential units of single detached residential dwellings on block 40 to 56 on 12.26 ha of lands; and, 17 to 28 residential units of

on street townhouses on block 57 to 59 on 0.84 ha of lands. The draft plan also provides a total area of 4.74 ha of open spaces/park and a 35.09 ha golf course.

### **3. Proposed Redline Revision**

The proposed redline revision is only for the central portion of the subject lands, which is block 50 to 56 on the draft plan 42T-2006-12. This area is commonly referred to as “Algonquin Heights”. The revisions are minor in nature, and adhere to the existing zoning by-law permitting these forms of residential lots within this area of Cobble Beach.

The following are the details of proposed revisions:

- Street D will be extended northwards and connect to Street G. The cul-de-sac at the end of Street G will be removed;
- Individual residential lots (lot 50 - 56, 68-126) are proposed to replace residential blocks 50 to 56;
- 65 residential lots are proposed with lot frontages ranging from 16.7m to 33.8m, and lot areas ranging from 668m<sup>2</sup> to 1251m<sup>2</sup>.

The approved draft plan 42T-2006-12 proposed to provide a range of 54 to 77 residential units on the residential blocks identified as #50 to 56. The redline revision proposes 65 residential units, which falls within that range. As a result of the revisions, the total count of residential units of the overall development will change from a range of 233 - 312 residential units to 244 - 300 residential units. The total number of residential units, as proposed to be revised, falls within the range that was previously approved under draft plan 42T-2006-12, therefore, the changes to net density of the overall development will not be different than originally contemplated, and what is permitted in the zoning by-law. The proposed lot frontages and lot areas fully comply with the Town of Georgian Bluffs Zoning By-law 2018-084 as amended.

### **4. Potential Impact to Grassland Area**

The scoped Environmental Impact Study prepared by SAAR Environmental dated August 1, 2006 has identified grassland area located within the western edge of Block 51 and 53 of the draft plan 42T-2006-12. The study has recommended to protect the grassland area through establishing an EP split zone. This recommendation has been imposed as Condition #14 of the draft plan conditions. As requested under Condition #14, an Ecological Planting Plan has been prepared by SAAR Environmental dated April 11, 2007.

The redline revision proposes to extend street D northwards and connect to Street G. The extension of street D runs through Block 51 and 53. However, the proposed street is located away from the identified EP Split Zone and the proposed lots will not change the development boundary of the approved draft plan, which will not create any additional impact to the grassland area. The new lots created under the proposed redline revision will continue to satisfy the draft plan condition #14 to ensure the grassland area is maintained.

Further, the proposed redline revisions comply with the zoning by-law which established the “OS-2” zone over the portion of the golf course, pond, and grassland area at the west end of the area proposed to be redline revised. In essence, the boundary of the proposed residential lotting is the same as what has already been draft approved, what was evaluated under the 2006 Scoped EIS, and what is zoned for residential development.

Based on the above, it is our opinion that the grassland area will not be affected by these proposed redline revisions to the approved draft plan.

## 5. Conclusion

It is our opinion that these proposed changes have no effect on the conditions of draft approval, on the zoning of the subject land, nor any environmental or other natural features on or abutting the subject lands. The only material change is the size of the proposed residential lots, the lot and block numbers, and the extension of one road to eliminate a cul-de-sac and create a “loop” road through the subject land.

Please note, that the boundary of the previous draft approval is not proposed to change through this revision. Further, the number of residential lots proposed in this area is within the range of lots that have already been approved, therefore, there will be little to no impact on any environmental features on any abutting lands.

Based on the forgoing analysis of the proposed redline revision of draft plan 42T-2006-12 and taking into account the supporting Functional Servicing & Preliminary Stormwater Management Report prepared by Crozier Consulting Engineers, and the Scoped EIS prepared by SAAR Environmental in 2006, it is our opinion that the proposed revisions are consistent with the Provincial Policy Statement, and conform to County Official Plan, Georgian Villas Secondary Plan, Georgian Bluffs Official Plan, and the Township Zoning By-law.

Sincerely,

DESIGN PLAN SERVICES INC.



T.J. Cieciora, MSc MCIP RPP  
PRINCIPAL

