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CONSULTANTS

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Friday, February 4th, 2022

DPS File: 0518

**RE: Cobble Beach
Draft Plan 42-CDM-2013-03
Redline Revision (Blue Bay Villas)
Cover Letter**

1. Introduction

This Cover Letter has been prepared in support of the redline revision application proposed to revise the approved Draft Plan of Condominium 42-CDM-2013-03.

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). Being part of the residential component, draft plan of condominium 42-CDM-2013-03, received draft approval in February 2014, and followed by a redline draft approval in September 2014.

2. Draft Plan 42-CDM-2013-03 and 2014 Redline Revision

The land subject to Draft Plan 42-CDM-2013-03 is located in the north-eastern portion of the Cobble Beach development and has been referred to as “Blue Bay Villas”. The Draft Plan consists of approximately 2.02 hectare in size, and provides 41 residential units in the form of semi-detached dwellings and townhouses. The Draft Plan also contemplates 146 parking spaces in total to support future residents and visitors. In September 2014, a redline revision to the Draft Plan was approved with changes made to Block 6 and 6a of the Draft Plan while still providing 41 residential units and 146 parking spaces.

3. Proposed Redline Revision

The proposed redline revision is only for the west portion of the subject lands, which includes townhouse blocks 9, 10, 11, and 12 on the draft plan 42-CDM-2013-03, located along the west side of Hawthorn Crescent. This area is commonly referred to as "Blue Bay Villas". 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. Further, there are no changes proposed to the configuration of the road.

The following are the details of proposed revisions:

- Eliminating Townhouse Block 12;
- New lay out for Townhouse Block 9, 10 and 11 along the west side Hawthorn Crescent;
- Minimum reconfiguration to the amenity area located at the rear of original townhouse blocks 9, 10 and 11, and the total amenity area has been increased from 3,256.4 sq.m.

The approved draft plan 42-CDM-2013-03 proposed to provide a total of 16 residential units on the residential townhouse blocks identified as #9, 10, 11, and 12. The redline revision proposes to reduce the number of units from 16 to 12 residential units. As a result of the revisions, the total count of residential units of the overall development will change from a total of 41 residential units with 146 parking spaces to 37 residential units with 149 parking spaces. The total number of residential units, as proposed to be revised, is below what was previously approved under draft plan 42-CDM-2013-03, therefore, the changes to net density of the overall development will still be permitted in the zoning by-law. The proposed lot frontages, lot areas and number of parking spaces fully comply with the Town of Georgian Bluffs Zoning By-law 2018-084, as amended.

4. Potential Impact on Drainage, Stormwater Management and Traffic

WSP as the engineering consultant of this redline revision, has reviewed the redline revised draft plan from the Drainage, Storm Management and Traffic perspectives, and provided a letter, dated February 2, 2022, which includes following comments:

- Drainage – the grading has been revised to correspond to the redlined plan. The grading follows the intent of the original grading and there is no impact on the resulting drainage.
- Stormwater Management – the redlined plan does have a small increase in impervious area from 1900m² to 2100m². The total area of this phase of Blue Bay is approximately 20,000m². The increase in impervious area is then 1.2% which has no impact on the stormwater management system.
- Traffic – the increase in size of the units is not significant enough to increase the anticipated trips, while the reduction in the numbers of units will decrease the trips from this part of the plan resulting in a marginal improvement.

Please note that an application to amend the existing Site Plan Agreement registered on title is also being submitted to the Town as part of this Redline Revision, which will include the revised engineering drawings.

Based on the above, it is our opinion that the originally designed drainage, stormwater management and traffic for the draft plan 42-CDM-2013-03 can accommodate the proposed redline revisions.

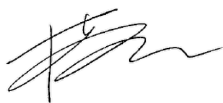
5. Conclusion

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 impacts to the engineering designs of the subject lands. The only material change is the size of the proposed townhouse units and block numbers, and slight changes to the boundary of the amenity area at rear of townhouse block 9, 10, and 11 of draft plan 42-CDM-2013-03, and the overall amenity area has been increased by 46.9 sq.m.

Based on the forgoing analysis of the proposed redline revision to draft plan 42-CDM-2013-03 and taking into account the supporting engineering letter prepared by WSP dated February 2, 2022, 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.



Steven Qi, MA Planning MCIP RPP
Senior Planner