



**DESIGN
PLAN
SERVICES**
TOWN
PLANNING
CONSULTANTS

Scott Taylor
Director of Planning
Grey County
595 9th Avenue East
Owen Sound, ON
N4K 3E3

Friday, February 3, 2023

DPS File: 0518-2

**RE: COBBLE BEACH – Phase 3 (The Dell)
Part of Lots 32 & 33, Con. 3
Geographic Township of Sarawak
Township of Georgian Bluffs, County of Grey
Draft Plan of Subdivision Application
Zoning By-law Amendment Application
Planning Justification Brief**

1. Introduction

This Planning Justification Brief has been prepared in support of development applications under the Planning Act, R.S.O. Chapter p.13, as amended, for a Zoning By-law Amendment and a Draft Plan of Subdivision to permit a residential development of “The Dell” site, located in northeast portion of Cobble Beach, in the Township of Georgian Bluffs, County of Grey (“Subject Site). The applications, if approved, would result in 65 single detached residential dwellings, three (3) open space blocks and 1 memorial block dedicated to the indigenous community and to recognize the history of the land. This brief has been prepared in conjunction with the Draft Plan of Subdivision (0518-2b-17), prepared by Design Plan Services Inc., dated January 27th, 2023.

2. Background and History of Cobble Beach

The Subject Site is located within Cobble Beach, which is known as a golf course four seasons resort community, located along the western shore of Owen Sound Bay, in the Township of Georgian Bluffs, County of Grey.

Georgian Villas Inc. (the registered owner of the subject property) initiated development on its 232 ha (574 acres) of lands (Cobble Beach) 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.

Phase two involves the central and southwestern portion of the subject lands, and modifications of Blocks 2, 17, 18, 23 and 31 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 Blocks 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 phase two draft plan also provides a total area of 4.74 ha of open spaces/park and a 35.09 ha golf course.

3. Description of the Subject Land

The Subject Site is located in the northeast portion of Cobble Beach, at the north end of the existing McLeese Drive. McLeese Drive will be extended further north to provide vehicular and pedestrian access to the Subject Site and is included as part of the proposed Draft Plan of Subdivision, which will be Phase 3. The legal description of the Subject Site is “Part of Lots 32 and 33, Concession 3, Geographic Township of Sarawak, Township of Georgian Bluffs, County of Grey”. A municipal address for the Subject Site has not been assigned yet. The Subject Site is approximately 8.49ha in size and is currently vacant.

4. General Description of Proposed Development

The proposed draft plan of subdivision will serve as an extension of the approved Draft Plan 42T-2004-02. The proposed phase 3 development consists of 65 single detached residential dwellings, 3 open space blocks and 1 memorial block. Further, the proposed draft plan of subdivision will include extension to McLeese Drive which will provide direct access to lots 1 to 13, 53 to 59, and 60 to 65, as shown on the proposed draft plan (see attachment “1”). Further, an internal street is also proposed to provide circulation for the balance of the proposed residential lots.

The proposal includes three (3) different types of single detached residential dwellings. Type A Residential Single lots will have a minimum frontage of 19.82m (65 feet), Type B Residential Single lots will have a minimum frontage of 18.50m (60 feet), and Type C Residential Single lots will have a minimum frontage of 16.80m (55 feet). There are 7 Type A lots in total, which are mostly located on the east side of the proposed McLeese Drive extension; 18 Type B lots in total,

which are mostly backing onto the golf course; and, 40 Type C lots, which are generally located in the central area of the Subject Site and to the west of the proposed McLeese Drive extension.

5. Planning Act, R.S.O. 1990, C. P.13

The Planning Act is a provincial legislation that establishes the overall regulatory framework for land use planning in Ontario. Matters of provincial interest are set out in Section 2 of the Planning Act which the Minister, the council of a municipality, a local board, a planning board and Tribunal, shall have regard to. Section 3 of the Planning Act states that on matters relating to municipal planning that are of provincial interest, all decisions shall be consistent with the Provincial Policy Statement and shall conform with the provincial plans, or shall not conflict with them.

The proposed draft plan of subdivision is planned and designed with consideration of the provincial interests. The location of the Subject Site is within the settlement area of the Township of Georgian Bluffs which is appropriate for growth and development; making efficient use of existing transportation infrastructure, and sewage and water services; contributes to the existing housing stock of township and county by providing a range of housing types; providing a well-designed built form that encourages a sense of place; and adopting sustainable design and construction measures. The proposal is consistent with the Provincial Policy Statement; and will conform to other applicable provincial plans and relevant policies of the township and county which will be discussed in the following sections.

6. 2020 Provincial Policy Statement

The provincial Policy Statement (PPS) 2020 was issued under Section 3 of the Planning Act and came into effect on May 1, 2020. The Provincial Policy Statement sets out high-level policy goals for land-use planning in Ontario. Generally speaking, it promotes efficient development and uses of land, long-term economic prosperity, careful use and management of natural resources and public health and safety.

Part V Section 1.1 deals with managing and directing land use to achieve efficient development and land use patterns. The proposed subdivision will provide 65 single detached residential dwellings, which represents efficient development and land use patterns of the Subject Site. More specifically, the subject proposal contributes to a healthy, livable and safe community and meets the following policies:

- Promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;
- Accommodating an appropriate affordable and market-based range and mix of residential types, employment, institutional, recreation, park and open space, and other uses to meet long-term needs;
- Avoiding development and land use patterns which may cause environmental or public health and safety concerns;
- Ensuring that necessary infrastructure and public service facilities are or will be available to meet current and projected needs.

The Subject Site is located within the settlement area known as Cobble Beach within the Township of Georgian Bluffs, and the following policies under Section 1.1.3 are met by the proposed development:

- Policy 1.1.3.1 states that settlement areas shall be the focus of growth and development.
- Policy 1.1.3.2 speaks to land use patterns within settlement areas and shall be based on densities and a mix of land uses which:
 - Efficiently use land and resources;
 - Are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available;
 - Minimize negative impacts to air quality and climate change, and promote energy efficiency;
- Policy 1.1.3.4 states that appropriate development standards should be promoted which facilitate intensification, redevelopment and compact form, while avoiding or mitigating risks to public health and safety.
- Policy 1.1.3.5 states that planning authorities shall establish and implement minimum targets for intensification and redevelopment within built-up areas, based on local conditions.

Section 1.4 provides housing policies under the PPS, and the following policies are relevant and met by the proposed subdivision:

- Policy 1.4.1 states that it is the PPS's goal to provide an appropriate range and mix of housing options and densities required to meet projected requirements of current and future residential of the regional market area.
- Policy 1.4.3 points out that appropriate range and mix of housing options and densities shall be provided to meet projected market-based and affordable housing needs by the following:
 - b) Permitting and facilitating:
 - All housing options required to meet the social, health, economic and well-being requirements of current and future residents, including special needs requirements and needs arising from demographic changes and employment opportunities; and
 - All types of residential intensification, including additional residential units, and redevelopment according with Policy 1.1.3.3.
 - c) Directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs;
 - d) Promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation and transit in areas where it exists or is to be developed;
 - e) Establishing development standards for residential intensification, redevelopment and new residential development which minimize the cost of housing and facilitate compact form, while maintaining appropriate levels of public health and safety.

Section 1.6 of the PPS addresses policies on infrastructure and public services. Section 1.6.3 prioritizes the use of existing infrastructure and public service facilities wherever possible. As

the Subject Site has full municipal servicing, it meets the preferred standard set out in this section.

The proposed development provides 65 single detached residential dwellings which directly contributes to the existing housing supply and increases the range of housing options in the downtown area. The proposal is to develop a greenfield site that has been designated and zoned for future residential developments. The Subject Site is located within Cobble Beach, which is identified as the primary settlement area in Grey County with existing resources, infrastructure and public service facilities available. The proposed single detached dwellings will have similar built form to the existing and planned context of Cobble Beach. It is our opinion the proposed development is consistent with the policies of the PPS 2020.

7. Recolour Grey (Grey County Official Plan)

Recolour Grey is the Official Plan for the County of Grey and was adopted by County Council on October 25, 2018. On June 6, 2019, the Official Plan was approved by the Province and was in effect on June 7, 2019.

- The Subject Site is designated 'Primary Settlement Area' as shown on Schedule A Land Use Types Map 1 of the Official Plan (see attachment "2").
- More specifically, the Subject Site is designated 'Residential' as shown on Secondary Schedule Land Use Types Map 1q – Cobble Beach (see attachment "3")

Section 3.3 of the Official Plan defines Primary Settlement Area as larger settlements with full municipal servicing, a wide range of uses, services, and amenities which are intended to be the primary target for residential and non-residential growth.

Section 3.4 provides general policies affecting settlement area land use types, and the following policies are applicable and met by the proposed subdivision:

- 1) In order to support achieving growth allocation targets established in Table 2, this Plan sets an overall intensification target for new growth at 15%. According to Table 6 of the Official Plan, the residential intensification target for Primary Settlement areas within the Township of Georgian Bluffs is 10%.
- 3) Local official plans, secondary plans, plans of subdivision and condominium plans shall ensure a proper and orderly street pattern facilitating safe motor vehicle, bicycle and pedestrian travel, efficient use of services, and a variety of housing and development opportunities within Settlement Area land use types. Consideration should also be given to the orientation of the streets and dwelling units in order to ensure energy efficiency, convenient access to retail facilities, schools, recreational facilities, and services via motor vehicle, bicycle and pedestrian travel. Street design and layout should also promote healthy community design.
- 6) Development within growth areas should occur adjacent to the existing built-up area and will have a compact form, mix of uses, and densities that allow for the efficient use of land, infrastructure, and public service facilities.
- 9) It is the policy of this Plan to accommodate appropriate development in settlement areas in accordance with the servicing policies of this Plan as outlined in Section 8.9.

- 10) Growth should be compatible with historic features or areas, archaeological sites, and properties with potential or identified as having significant cultural heritage value or interest, cultural heritage landscapes, or areas of archaeological potential by ensuring adverse impacts to heritage resources are mitigated through conservation or preservation in advance of development.
- 14) It is a policy of this Plan that development of communities occur with a wide range of housing types, including detached, semi-detached, townhouses, and apartment units, be provided, along with a mix of affordable housing, including second units and special needs housing, range of alternative locations, forms and densities of housing, and price ranges to meet a variety of housing needs. Targets in relation to this objective are stated in Section 4.1 of this Plan.

Section 3.5 provides Official Plan policies for Primary Settlement Areas located within the County. The preamble of the section states that Primary Settlement Areas are areas suitable for high intensification targets, public transit services, and have full municipal services. Further, Section 3.5.1 identifies the Georgian Villas (Cobble Beach) development as an existing exception to Section 3.5, which will be developed in accordance with OPA #32 entitled “Secondary Plan for Georgian Villas Inc.” included as Section 10 to this Plan.

Cobble Beach is the only primary settlement area in the Township of Georgian Bluffs, and therefore the entire 10% residential growth will be allocated to Cobble Beach. The Subject Site is located within Cobble Beach, and the proposed subdivision will contribute to meeting the intensification target for new growth as set out under the Official Plan policies. The proposed street patterns will facilitate safe motor vehicle, bicycle and pedestrian travel, efficient use of services, and a variety of housing and development opportunities by extending McLeese Drive, which is one of the main street that connects different areas of Cobble Beach with full municipal services available. Cobble Beach is a large development and has been broken down into different phases which is contemplated by the policies of the Official Plan. The Subject Site is part of the Cobble Beach community, and is adjacent to the areas that are completely built-up as part of the earlier phases, and will be in a compact form similar to the built-up areas. The overall Cobble Beach community will provide a wide range of housing types, including detached, semi-detached, and townhouses in both freehold and condominium forms and different price ranges to accommodate a variety of housing needs. Although confirmed by previous archaeological assessments, the Subject Site does not contain areas of archaeological potential, a memorial park is proposed to recognize the history and cultural heritage of the land. In our opinion, the proposal meets the County of Grey Official Plan Policies.

8. Secondary Plan for Georgian Villas Inc. (Section 10 of Recolour Grey)

Under the Secondary Plan for Georgian Villas Inc., the property is designated ‘Residential’ as shown on the Secondary Schedule Land Use Types Map 1q – Cobble Beach (See attachment “3”). The Secondary Plan sets out the following objectives and the proposed subdivision will contribute to the overall Cobble Beach community in achieving the following objectives:

- 1) To protect and preserve the natural environment of the area by establishing policies which maintain and enhance sensitive natural areas and protect the surface, groundwater, shoreline and aquatic resources.

- 2) To provide for an adequate supply of housing in terms of type, cost, size and tenure to meet the needs of an anticipated seasonal and permanent population of 2500 to 3000 within the Secondary Plan area.
- 3) To create an urban environment that celebrates the built heritage and streetscapes of Southern Ontario while conserving the surrounding natural heritage environmental features and functions.
- 5) To provide for a level of public services, that adequately meets the needs of the residents of the Secondary Plan area.

Section 10.4.2 provides policies for areas designated 'Residential' within the Secondary Plan area. The proposed single detached residential dwelling is a permitted use under policy 10.4.2.1). As per policy 10.4.2.2), it is the intent of the Secondary Plan that the residential development will generally occur by plan of subdivision or condominium. Under policy 10.4.2.3), low density is considered to be 6-15 units per net acre and medium density is 15-20 units per net acre. The proposed residential lots are to be achieved through a draft plan of subdivision application, and the proposed density of the overall development of the northern portion of Cobble Beach community including the Subject Site will achieve the density target set out under the Secondary Plan.

Section 10.5 of the Secondary Plan establishes the development criteria for forms of development within the Secondary Plan area. McLeese Drive is identified as local road on the Secondary Schedule Map 1q of the Official Plan (see attachment "3"), and the proposal will include extension to the existing McLeese Drive with a right of way width of 20m, which exceeds the minimum requirement of 18m for local roads under the Secondary Plan. The proposed internal Street A will have a right of way width of 18m. Both the proposed Street A and extension to McLeese Drive will meet all the Transportation and Utility Systems development criteria set out under section 10.5.1 of the Secondary Plan.

The Functional Servicing Report (FSR) prepared by WSP, dated January 26, 2023, provides appropriate storm sewer and downstream sanitary designs to accommodate the proposed development. Further, the report confirms that the layout and size of the watermain shall be designed in accordance with Master Servicing Plan (MSP). As such, the proposal will meet all the Municipal Service Standards under section 10.5.2 of the Secondary Plan. Further, the FSR confirms that the proposed phase 3 of 65 new single detached residential dwellings are within the current threshold for servicing, as servicing capacity for 400 units has been allocated to Georgian Villa Inc.

Although detailed architectural designs of the proposed residential dwellings are yet to be developed at this stage, the proposed residential dwellings will be designed to achieve the Community Design & Architectural Guidelines included as Schedule I of the Master Development Agreement (MDA) of Cobble Beach Community, which will also meet the general purpose and intent of the Urban Design Guidelines and Architectural Styles policies provided in sections 10.5.9 and 10.5.10 of the Secondary Plan.

Section 10.5.6 establishes development criteria for lot creation in the Secondary Plan area. The proposed lots are being created through draft plan of subdivision which is contemplated by the

Secondary Plan policy. More specifically, the proposed draft plan of subdivision will meet the following criteria:

- 1) The division of land is permitted by appropriate land use policies.
- 2) The division of land shall promote development in an orderly and contiguous manner and shall not conflict with the established development pattern of the area.
- 3) The proposed use is compatible with existing and permitted future land uses on adjacent lands.
- 4) The size of any parcel of land created shall be appropriate for the proposed use and in no case shall any parcel be created which does not conform to the minimum provisions of the implementing zoning bylaw.

Section 10.5.18 states that parkland dedication shall be in a manner authorized under the Planning Act. The Environmental Protection areas and portions of the Open Space network will be considered for dedication to the Municipality or the Grey Sauble Conservation Authority, as part of the required parkland dedication requirements of the Planning Act. The proposed subdivision includes 3 open space blocks and 1 memorial block which account for 8.7% of the Subject Site. Along with the Environmental Protection areas and the open space network of the overall Cobble Beach community, the proposed parkland dedication exceeds the parkland dedication requirement authorized under the Planning Act.

Based on the forgoing analysis, it is our opinion that the proposed draft plan of subdivision and zoning by-law amendment will meet the Secondary Plan policies for Georgian Villas Inc.

9. Township of Georgian Bluffs Official Plan

Township of Georgian Bluffs Official Plan was adopted by the Township of Georgian Bluffs on August 8, 2012, and approved by the County of Grey on August 15, 2013. On February 24, 2014, the official was approved by the Ontario Municipal Board.

- The Subject Site is designated 'Primary Settlement Area' as shown on Schedule A of the Official Plan (see attachment "4")

Section 1.2 of the Official Plan states that Cobble Beach is the only settlement area of the Township, and both municipal sewage and water services are available. Further, policy 2.10.3.c) further confirms that Cobble Beach currently has full servicing, and full servicing is anticipated within the planning period of the Official Plan as well.

Section 3.2, subsection 1) provides policies for Primary Settlement Areas. The policy states that Cobble Beach community is a fully-serviced primary settlement area subject to the provisions of Amendment No. 32 to the County of Grey Official Plan (Secondary Plan for Georgian Villas Inc.). Analysis of the Secondary Plan has been provided in the previous section of this brief. Therefore, in our opinion, the proposed development conforms to the policies of the Township of Georgian Bluffs Official Plan.

10. Township of Georgian Bluffs Zoning By-law 2020-020

The Subject Site is currently zoned 'Planned Development Zone (PD)' as per the Township's Zoning By-law 2020-020 (see attachment "5"). Therefore, to facilitate the proposed subdivision, a Zoning By-law Amendment is required.

11. Proposed Zoning By-law Amendment

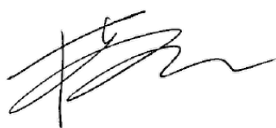
The Zoning By-law should be amended to permit the proposed residential detached dwellings on the Subject Site. Similar to other existing areas with single detached residential dwellings, the Subject Site is proposed to be rezoned to "R1-8". The proposed Zoning By-law is included as attachment "6".

12. Conclusion

It is our opinion that the proposed development is planned and designed with consideration of the provincial interests set out in Section 2 of the Planning Act. Further, the proposal is consistent with the Provincial Policy Statement 2020, conforms to Grey County's Official Plan and Secondary Plan policies, and conforms to the Township of Georgian Bluffs Official Plan policies.

Based on the forgoing analysis of the proposed draft plan of subdivision and zoning by-law amendment, taking into account the supporting Functional Servicing & Preliminary Stormwater Management Report prepared by WSP, and the rest of the supporting materials submitted previously as part of the overall Cobble Beach development approvals, it is our opinion that the proposed applications should be approved to permit the residential development as proposed. This proposal achieves a number of the County and Township's goals and objectives with regard to growth in the primary settlement area, known as Cobble Beach, and will have minimal impact on the surrounding land uses. This proposed development represents an appropriate and desirable use of the Subject Site.

DESIGN PLAN SERVICES INC.



Steven Qi, MA. Planning, RPP, MCIP

Senior Planner



Attachment 1- Draft Plan of Subdivision



LEGEND

Subject Boundary

Trail System

Pavement (diagrammatic only)

Watercourse

Temporary Roundabout

AREA TABLE

Residential Singles	19.82m (65')	A	Lots 37, 60 - 65	0.80 ha
Residential Singles	18.50m (60')	B	Lots 19 - 36	1.87 ha
Residential Singles	16.80m (55')	C	Lots 1 - 18, 38 - 59	3.31 ha
Memorial Block 4				0.17 ha
Open Space			Blocks 1, 2, 3	0.57 ha
R.O.W.				1.77 ha
TOTAL				8.49 ha

UNIT COUNT

Residential Singles	19.82m (65')	A	Lots 37, 60 - 65	7 u
Residential Singles	18.50m (60')	B	Lots 19 - 36	18 u
Residential Singles	16.80m (55')	C	Lots 1 - 18, 38 - 59	40 u
TOTAL				65 u

SURVEYORS CERTIFICATE

I hereby certify that the boundaries of the land to be subdivided as shown on this plan, and their relationship to the adjacent lands are accurately and correctly shown.

Neil C. Milne - OLS
Hemitt and Neil Limited

Signature

Day

Month

Year

OWNER'S AUTHORIZATION

We, **GEORGIAN VILLAS INC.** hereby authorize **DESIGN PLAN SERVICES INC.** to prepare and submit a draft plan of subdivision for approval.

Robert McLeese

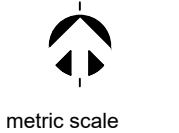
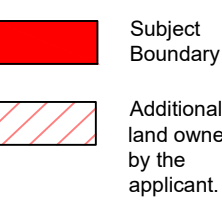
Signature

Day

Month

Year

KEY PLAN



ADDITIONAL INFORMATION REQUIRED UNDER THE PLANNING ACT - SECTION 51 (17)

- C. Additional land in which the applicant has an interest is indicated on the key plan.

D. Residential single-family.

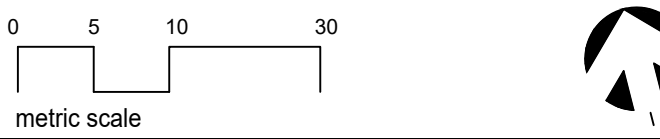
H. Piped water to be provided.

I. Clay loam and sandy soil.

K. Sanitary and storm sewers to be provided.

NOTES

All measurements are in meters.
All elevations refer to Geodetic Datum.
Survey prepared by Hewitt and Milne Limited
Ontario Land Surveyors - Nov. 30, 2022.



DRAFT PLAN OF PROPOSED SUBDIVISION

PART of LOT 28 & 34, CON. 3
Geographic Township of Sarawak
Township of Georgian Bluffs
County of Grey

DESIGN PLAN SERVICES INC.

Town Planning Consultants

900 The East Mall, Suite 300

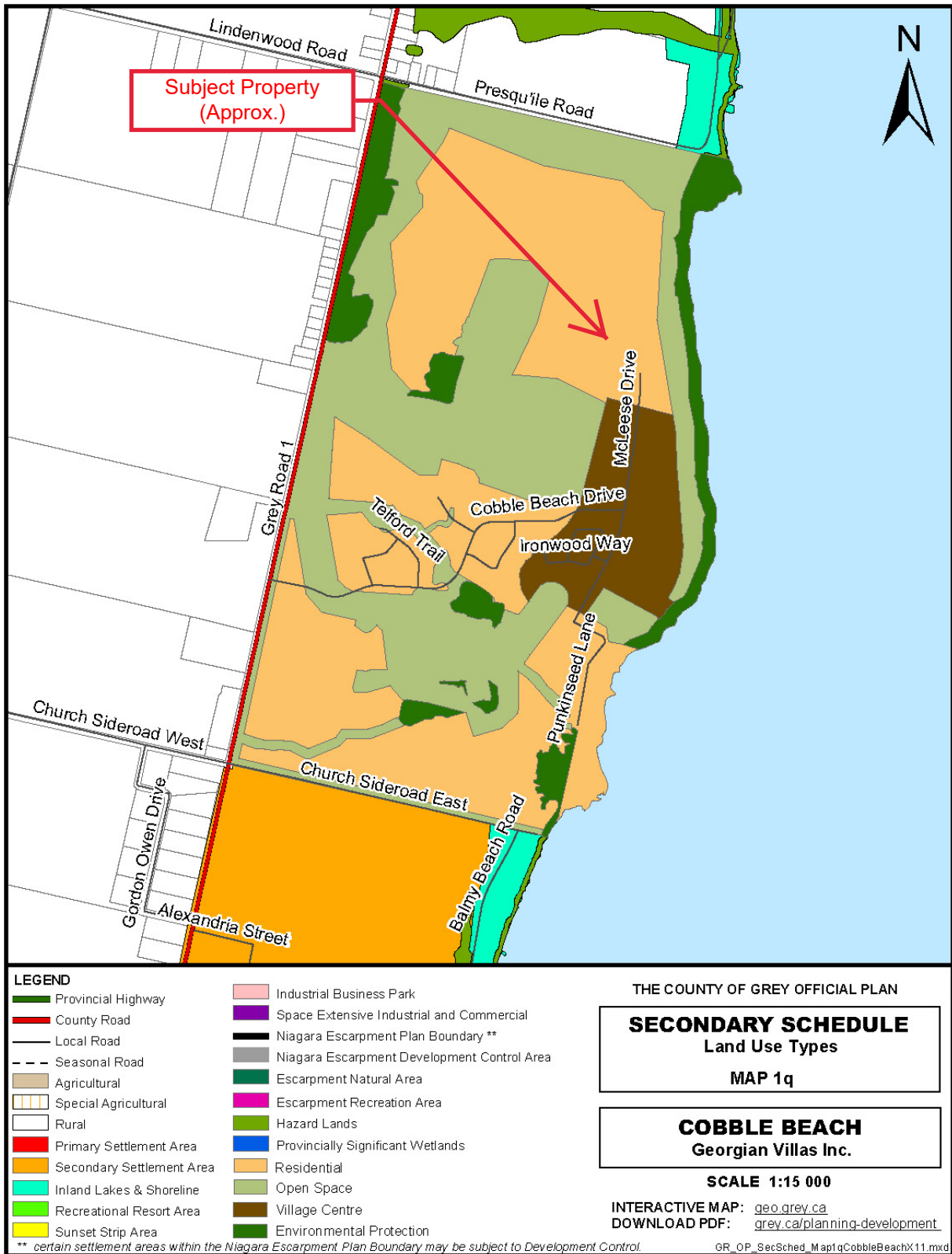
Etobicoke, Ontario M9B 6K2

Telephone (416) 626-5445

www.designplan.ca



1:800	January 27, 2023	0518-2b-17	JD
Scale	Date	Drawing Number	Rev. Drawn Design



This map is for illustrative purposes only. Do not rely on this map as being a precise indicator of routes, location of features or surveying purposes. This map may contain cartographical errors or omissions.

Attachment 3 - Secondary Schedule Land Use Types

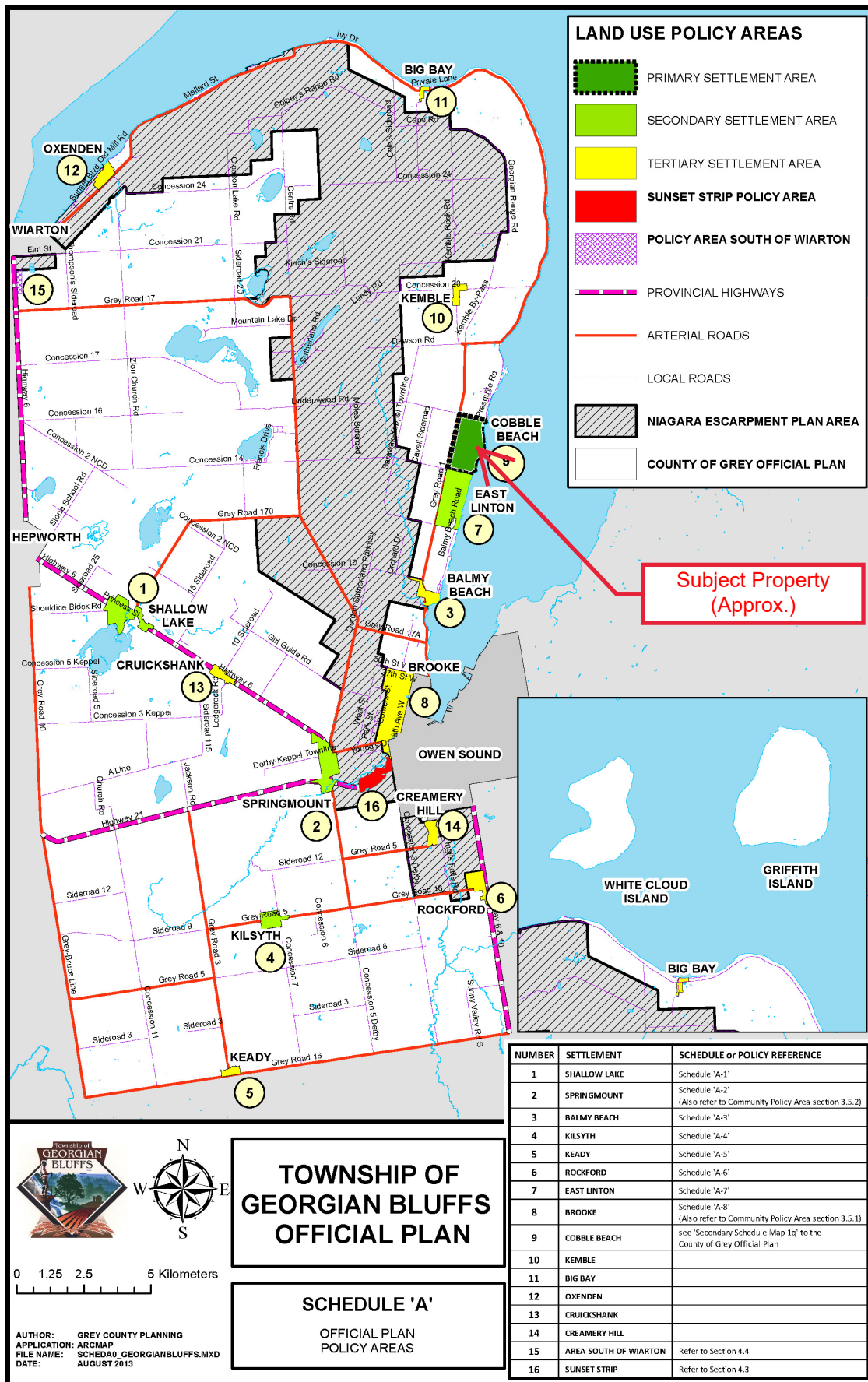
Map 1q – Cobble Beach

DESIGN PLAN SERVICES INC.
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Telephone: 416.626.5445
www.designplan.ca

scale	NTS	01/30/2023	0518-2b-sc3	Drawn	RW
	Date		Drawing No		Design



Attachment 4 - Schedule A of the Township of Georgian Bluffs Official Plan

DESIGN PLAN SERVICES INC.
Town Planning Consultants

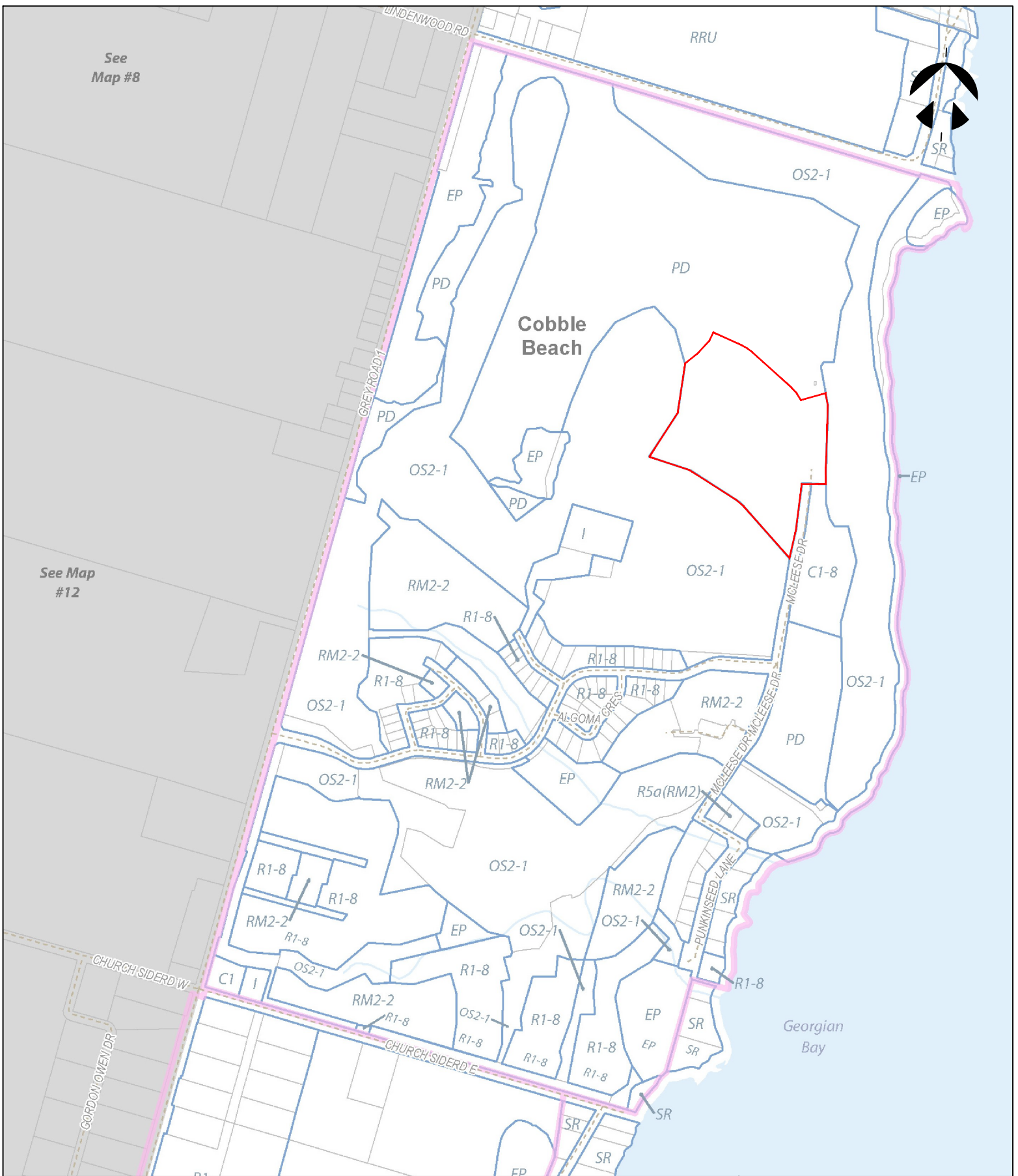
900 The East Mall, Suite 300
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scale	NTS	01/30/2023	0518-2b-sc4	Drawn	RW
	Date		Drawing No		Design

See
Map #8

See Map
#12



Attachment 5 - Township of Georgian Bluffs Zoning By-Law 2020-020



Subject Property

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1:2000	01/30/2023	0518-2b-sc5	Rev.	Drawn	RW
Scale	Date	Drawing Number			Design

THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BLUFFS

BY-LAW NUMBER -2023

BEING a By-law to amend Zoning By-law No. 2020-020 of the Township of Georgian Bluffs;

WHEREAS the Council of Corporation of the Township of Georgian Bluffs deems it in the public interest to pass a By-law to amend Bylaw No. 2020-020;

AND WHEREAS, pursuant to Section 34 of the *Planning Act, R.S.O. 1990*, as amended, By-laws may be amended by the Council of the Municipality;

AND WHEREAS pursuant to Section 41 of the *Planning Act, R.S.O. 1990* as amended, and in conformity with the official plan, these lands are designated as a Site Plan Control Area;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BLUFFS ENACTS AS FOLLOWS:

- 1. By-law No. 2020-020 is hereby amended as it affects lands described as Part of Lots 32 & 33, Concession 3, in the geographic Township of Sarawak, in the Township of Georgian Bluffs, and shown on Schedule "A"; attached hereto and forming part of this By-law.
- 2. Schedule "A", Map "40" to By-law No. 2020-020 is hereby further amended by changing the zone symbol from PD (Planned Development) to R1-8 (R1-39-2007 – Detached Residential Special) , as shown on Schedule "A" attached hereto and forming part of this By-law.

Read a first time this _____ day of _____, 2023.

Read a second time this _____ day of _____, 2023.

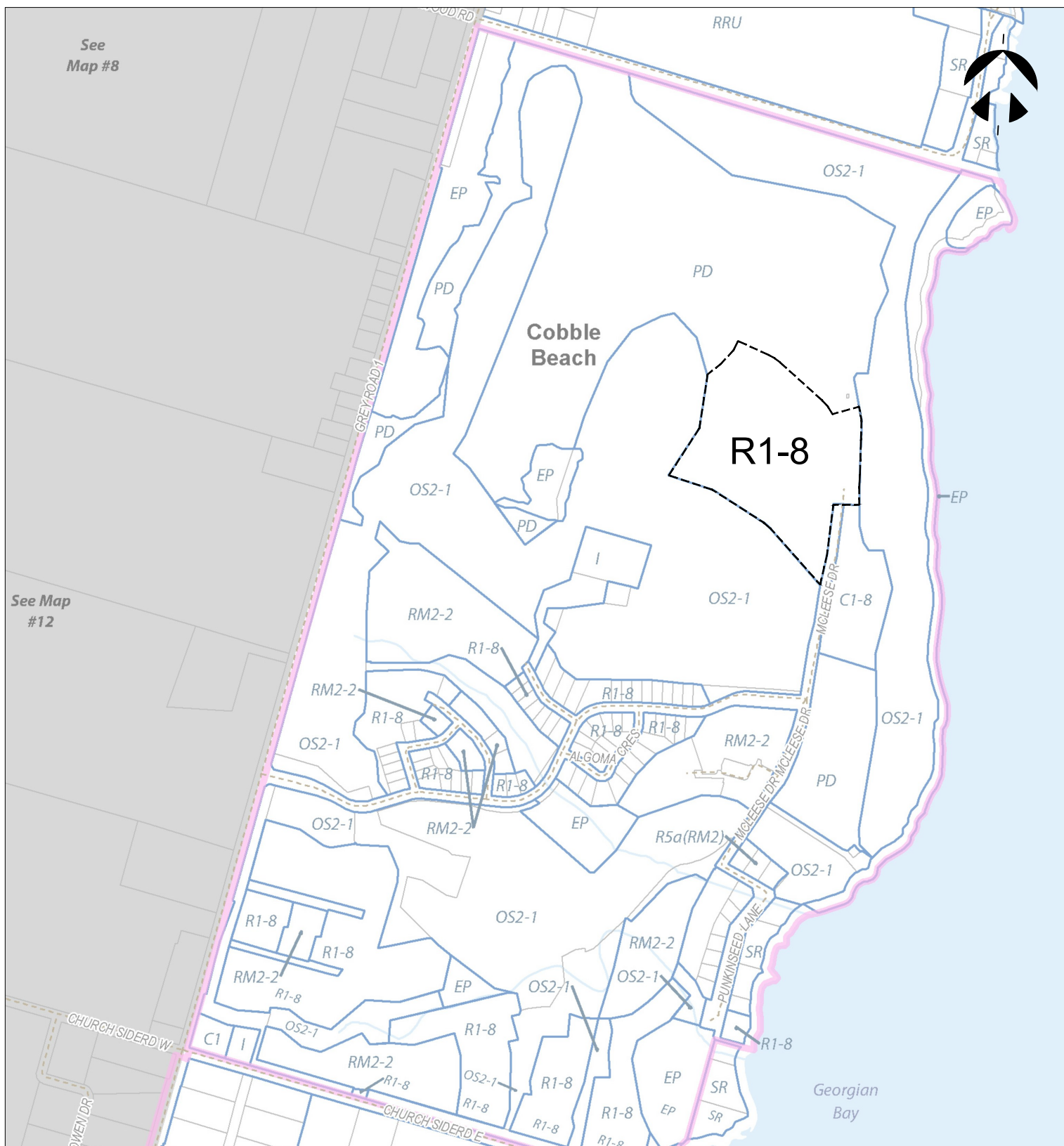
Read a third time and finally passed this _____ day of _____, 2023.

Sue Carleton, Mayor

Carly Craig, Acting Clerk

I hereby certify that the foregoing is a true copy of By-law No. _____
as enacted by the Council of the Corporation of the Township of Georgian Bluffs
this _____ day of _____, 2023.

Carly Craig, Deputy Clerk



**THIS IS SCHEDULE 'A' TO BY-LAW No. 2020-020
PASSED THE ____ DAY OF _____, 2023**



Subject Lands being Rezoned to R1-8

SIGNING OFFICERS

MAYOR

CLERK

Schedule "A", Map "40" to By-law No. 2020-020 is hereby further amended by changing the zone symbol from PD (Planned Development) to R1-8 (R1-39-2007 - Detached Residential Special) , as shown on Schedule "A" attached hereto and forming part of this By-law.