



**DESIGN
PLAN
SERVICES**
TOWN
PLANNING
CONSULTANTS

Mr. 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 – The Dell
Part of Lot 28 &34, Con. 3
Geographic Township of Sarawak
Township of Georgian Bluffs, County of Grey
Draft Plan of Subdivision Application
Material Submission Cover Letter
Georgian Villas Inc.**

On behalf of our client, Georgian Villas Inc., we are pleased to submit herewith, supporting materials in addition to the application for a Draft Plan of Subdivision which was previously submitted on December 22, 2022.

The following supporting documents/plans have been submitted with this cover letter:

1. Material Submission Cover Letter
2. Draft Plan of Subdivision (0518-2b-17)
3. Planning Justification Brief (DPS, February 3, 2023)
4. Functional Servicing Report (WSP, January 26, 2023)
5. Draft Zoning By-law Amendment (DPS, February 3, 2023)
6. Scoped Environmental Impact Study (2006)
7. Environmental Guidelines for Cobble Beach (2007)
8. Master Development Agreement (2007)
9. Transportation Impact Study (July 2006)

10. Master Servicing Study (PSMI, 2007)
11. Storm Water Management Report (2007)
12. Stage 1 & 2 Archaeological Assessment, (Feb 2000)
13. Sewer Agreement
14. Water Agreement Summary (2019)

Items 6-14 are being provided for reference only as requested by the County. Please note the Master Servicing Plan and Urban Design & Architectural Guidelines have been requested from the Town of Georgian Bluffs but have not yet been received. Upon receipt, these items will be shared as well for your records.

We would appreciate the acknowledgement of receipt of the application package and confirmation that the application has been deemed to be complete upon submission of all the supporting reports and materials. Should you have any questions or concerns please do not hesitate to contact the undersigned.

DESIGN PLAN SERVICES INC.



Steven Qi, MA. Planning, RPP, MCIP
Senior Planner