



PLANNING JUSTIFICATION REPORT

Roseate
Draft Plan of Subdivision
Municipality of West Grey

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TABLE OF CONTENTS

1.0 INTRODUCTION	2
1.1 SITE LOCATION AND DESCRIPTION	3
2.0 SURROUNDING LAND USES	3
3.0 PROPOSAL.....	4
4.0 REVIEW OF APPLICABLE PLANNING POLICIES	5
4.1 PLANNING ACT.....	5
4.2 PROVINCIAL POLICY STATEMENT	6
4.3 COUNTY OF GREY OFFICIAL PLAN	9
4.4 MUNICIPALITY OF WEST GREY OFFICIAL PLAN	15
4.5 MUNICIPALITY OF WEST GREY ZONING BY-LAW 37-2006	20
5.0 SUPPORTING STUDIES.....	21
5.1 ARCHAEOLOGICAL REPORT	21
5.2 FUNCTIONAL SERVICING REPORT.....	21
5.3 STORMWATER MANAGEMENT REPORT	22
5.4 ENVIRONMENTAL IMPACT STUDY	23
5.5 TRAFFIC IMPACT STUDY	23
6.0 SUMMARY/CONCLUSION	24

LIST OF FIGURES

APPENDIX 1 Location Map

APPENDIX 2 Concept Plan

APPENDIX 3 Grey County Land Use Designation – Schedule A – Map 3

APPENDIX 4 Municipality of West Grey Official Plan Schedule 'A' Land Use Plan: Durham

APPENDIX 5 Municipality of West Grey Zoning By-Law Schedule

APPENDIX 6 Draft Plan of Subdivision

APPENDIX 7 Proposed Zoning Schedule

1.0 INTRODUCTION

Georgian Planning Solutions has been retained by Oak & Stone Developments Inc to act as the Planning Consultant and to prepare a Planning Justification Report to support a Draft Plan of Subdivision Application and Zoning By-Law Amendment Application to permit a residential subdivision in Durham, in the Municipality of West Grey, County of Grey.

The subject land is located on Grey Road 4. Access to the site will be off of Grey Road 4 and through the extension of Chester Street. The development will consist of the following:

- 88 townhouse units in thirteen (12) blocks (Blocks 1-12)
- 60-80 unit residential apartment (Block 13)
- One (1) open space/parkette areas (Blocks 14)
- No development area (Block 15)

The subject lands are currently designated 'Primary Settlement Area', 'Rural' and 'Hazard' in the County of Grey Official Plan (Appendix 3: Land Use Planning Schedule A – Map 3) and 'Residential' in the Municipality of West Grey's Official Plan (Appendix 4: Schedule 'A' Land Use Plan: Durham)

The property is currently zoned Restrictive Rural (A3), Future Development (FD) and Natural Environment (NE) in the Municipality of West Grey Zoning By-Law 37-2006. (Appendix 5: West Grey Zoning By-Law). A zoning amendment is requested to rezone a portion of the lands Residential (R3) for the townhouse Blocks and the Apartment Block. The proposed Plan of Subdivision proposes a total of 148-168 units providing a density range of 45 to 50 units per net hectare.

The following Reports have also been submitted in support of the Draft Plan of Subdivision and Zoning Amendment Applications:

- Planning Justification Report
- Archaeological Assessment
- Functional Servicing Report
- Stormwater Management Report
- Environmental Impact Study
- Geotechnical Investigation
- Flood Plain Study

1.1 SITE LOCATION AND DESCRIPTION

The subject lands are located south of Durham Road West, west of College Street in Durham within the Municipality of West Grey, County of Grey. (Figure 1 and Appendix 1: Location Map)

Specifically, the lands are located within Part Lots 57 & 58, Concession 2 WGR, Geographical Township of Bentinck, Municipality of West Grey, Grey County, Roll number 420528000306350. The lands have frontage on Durham Road West and comprise approximately 16.12 ha (39.84 acres). Only a portion of the subject lands are included in the requested approvals, and they have an area of 6.24 ha (15.42 acres) (Appendix 2: Concept Plan)



Figure 1: Location Map

2.0 SURROUNDING LAND USES

The surrounding area is characterized by residential, agricultural lands and natural environmental areas. The immediate surrounding land uses include residential and the hospital to the east, rural and natural environmental areas to the south and west. The West Grey Municipal Offices and rural lands are to the north.

3.0 PROPOSAL

Approval is sought for a Draft Plan of Subdivision and Zoning By-law Amendment in order to enable a residential development proposing 148-168 residential units.

As illustrated on the draft plan (Appendix 6) the owner seeks land use planning approvals for 88 townhouse residential units within Twelve blocks (Blocks 1-12) and a 3 or 4 storey apartment building (Block 13) containing 60-80 dwelling units with the option of community commercial uses on the main floor.

The portion of the property applying for approvals is approximately 6.24 ha in size which is broken down with the townhouse blocks and apartment block being 33,500 m² (3.35 ha) of the development land, 20,3000 m² (2.03 ha) for municipal roads, and 8,600 m² (0.86 ha) for open space/park block and no development zone.

As noted above the zoning amendment application is requesting site specific zoning on the property to help create a subdivision that will meet the requirements of the Official Plan and the density requirements. No site-specific zoning requests are required to support this proposed development layout.

The proposed development provides egress and ingress from Durham Road West and from the east by an extension of Chester Street. A future extension of Chester Street (Street B), and Street A will be proved to connect to the lands to west.

Block 14 is proposed for the requirement of parkland dedication for the proposed subdivision. The area shown on the plan is approximately 11.7% of the subject lands. There is also an area that is proposed as a no development area (Block 15) as per recommendations from the Environmental Impact Study prepared in support of the development. This area is approximately 1,300 m² (0.13 ha) and is located within the parkland area and will be landscaped to protect the sensitive area on the adjacent property. The location for the parklands area lends itself to a large open space for residents in the proposed subdivision and the already existing residential area to the east of this development. Sidewalks will also be constructed within the development and will connect to the subdivision to the east via Chester Street and to Durham Road West.

Stormwater will be directed to the west on site to the stormwater management pond in the western portion of the overall property. The development will utilize full municipal services that are in close proximity to the subject lands and will provide sufficient capacity. The application is supported by civil engineering drawings and reports which provide specific servicing, stormwater management and grading details to demonstrate the viability of the development.

4.0 REVIEW OF APPLICABLE PLANNING POLICIES

The consideration of the planning policy support for this proposal will include a review of applicable planning policy of various government levels to consider “consistency with” and “conformity to” the intent and direction they offer. The policies that are noted below are applicable to the proposed development.

The following reviews the subject application with respect to key planning policies provided in the Planning Act, Provincial Policy Statement, the County of Grey Official Plan, and the Municipality of West Grey’s Official Plan.

4.1 PLANNING ACT

The Planning Act is provincial legislation that sets out the ground rules for land use planning in Ontario and describes how land uses may be controlled. There are sections in the Planning Act that must be addressed with the submission of a Draft Plan of Subdivision and a request to amend a Zoning By-law.

Section 2 of the Planning Act speaks to the requirement of planning decisions having regard to matters of provincial interest. Provincial interests have been considered with the proposal and the submitted studies support the development proposed. **Section 3** of the Planning Act states that decisions affecting planning matters “shall be consistent with” policy statements that are issued under the Act. The Provincial Policy Statement must be considered and is addressed in the following section.

Section 51 (34) outlines a list of criteria to be considered with the submission of a Draft Plan of Subdivision. It is submitted that the proposal and applications meet the requirements set out by the Planning Act for approval of a Draft Plan of Subdivision through the pre-consultation process, the

submitted applications and the support documents that form a complete submission.

This application complies with the purpose of the Planning Act, the proposal is consistent with the Provincial Policy Statement, conforms to the County and local official plans, is an efficient use of land and is in the public interest.

4.2 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. It provides policy direction on matters of provincial interest related to land use planning and development. Under provisions of the Planning Act comments, submissions or advice that affect a planning matter “*shall be consistent with*” the PPS. The PPS is based on three fundamental planning themes, specifically, “*Building Strong Communities*”, “*Wise Use and Management of Resources*” and “*Protecting Public Health and Safety*”.

The following is a summary of policies within the PPS that are relevant to this proposal.

- *Promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term (1.1.1a)*
- *accommodating an appropriate affordable and market-based range and mix of residential types (including single-detached, additional residential units, multi-unit housing, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care, recreation, park and open space, and other uses to meet long-term needs (1.1.1b)*
- *avoiding development and land use patterns which may cause environmental or public health and safety concerns (1.1.1c)*
- *avoiding development and land use patterns that would prevent the efficient expansion of settlement areas in those areas which are adjacent or close to settlement areas (1.1.1d)*
- *promoting the integration of land use planning, growth management, transit-supportive development, intensification*

and infrastructure planning to achieve cost-effective development patterns, optimization of transit investments, and standards to minimize land consumption and servicing costs
(1.1.1e)

- *Sufficient land shall be made available to accommodate an appropriate range and mix of land uses to meet projected needs for a time horizon of up to 25 years, **(1.1.2)***
- *Settlement areas shall be the focus of growth **(1.1.3.1)***
- *Land use patterns within settlement areas 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, and avoid the need for their unjustified and/or uneconomical expansion;*
 - *minimize negative impacts to air quality and climate change and promote energy efficiency;*
 - *support active transportation; **(1.1.3.2a,b,c,e)***
- *Planning authorities shall identify appropriate locations and promote opportunities for transit-supportive development, accommodating a significant supply and range of housing options through intensification and redevelopment where this can be accommodated taking into account existing building stock or areas, including brownfield sites, and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs. **(1.1.3.3)***
- *New development taking place in designated growth areas should occur adjacent to the existing built-up area and shall have compact form, mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities **(1.1.3.6)**.*

The Site is located within the settlement area of Durham adjacent to an existing residential neighbourhood, it is the development of an existing vacant site and provides for intensification through the use of a mixed-use residential development which includes townhouse units and a multi-unit apartment building. The site will be fully serviced by Municipal infrastructure that is in close proximity. In addition, the stormwater management pond is proposed to be shared with an adjacent property and will provide for

efficiencies and will reduce future maintenance costs to the Municipality. The PPS encourages intensification, and this proposal provides new residential development within the existing built-up urban area. The apartment building also provides an opportunity to support a smaller unit type within the Town.

- *Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected market-based and affordable housing needs of current and future residents of the regional market area **(1.4.3)** by permitting and facilitation: all types of residential intensification, including additional residential units **(1.4.3b)** by 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 **(1.4.3c)** and promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the of active transportation**(1.4.3d)***

The proposal provides a possible range of 148-168 residential units, with 90 townhouse units and a 60-80 unit apartment building being added to the housing supply. The proposed development has been designed to use the land efficiently through compact form and is located in close proximity to existing municipal infrastructure.

- *Municipal sewage services and municipal water services are the preferred form of servicing for settlement areas to support protection of the environment and minimize potential risks to human health and safety. Within settlement areas with existing municipal sewage services and municipal water services, intensification and redevelopment shall be promoted wherever feasible to optimize the use of the services. **(1.6.6.2)***

This site will connect to full municipal sewage and water services which is a preferred form of servicing in settlement areas.

- *Development and site alteration shall not be permitted on lands containing archaeological resources or areas of*

archaeological potential unless significant archaeological resources have been conserved. (2.6.2)

A Phase 1 and Phase 2 archaeological assessment was completed for the property and confirmed that no archaeological resources were encountered.

The subject property is situated within the Town of Durham in the Municipality of West Grey, an area identified for residential development and will be serviced entirely by municipal water and sewer. The proposal will enable a viable extension of development on lands intended for development and utilizing existing municipal services. The intended purpose of the proposed development is for residential uses, uses that are consistent with the existing, adjacent developments.

Based on the proposed development the application is consistent with the broader planning direction given under the Provincial Policy Statement.

4.3 COUNTY OF GREY OFFICIAL PLAN

The County of Grey Official Plan's (approved by the Province June 6, 2019) purpose is to help guide development in the County and provide a wide policy framework for local municipal Official Plans, Secondary Plans and implementing By-Laws.

The subject lands are designated Primary Settlement Area. (Figure 3: Secondary Schedule Land Use Map 3) *“Primary Settlement Areas are areas suitable for high intensification targets, public transit services, and have full municipal services. Municipalities with primary settlement areas will, in their official plans, identify and plan for intensification within these areas. The development of high quality urban form and open public spaces within these areas is also encouraged through site design, and urban design standards, to create attractive and vibrant places that support walking and cycling for everyday activities and are transit-supportive.” (S3.5) Section 3.5* also notes that the County *“Official Plan promotes the development of Primary Settlement Area land use types for a full range of residential, commercial, industrial, recreational, and institutional land uses. These areas will be the focus of the majority of growth within the County..”* and that a *“minimum*

development density of 20 units per net hectare will be achieved for new development."

The proposed development is located in Durham which is identified as a Primary Settlement Area in Grey County. The proposed residential subdivision is planned on full municipal series and provides a mix of unit types that meets the minimum density requirement of the 20 units per net hectare for new development.

The Official Plan outlines various visions and principles for Grey County and Section **1.5.2** states that the settlement area is where the majority of population growth, essential services and businesses will be located. The proposed development is in Durham which is designated a settlement area in Grey County.

Section **3.3** includes direction related to the growth within the County and focuses on directing that growth to settlement areas *"Growth within the County needs to be managed to minimize adverse effects on the natural heritage system, heritage resource features, and agriculture and be phased to coincide with the availability of appropriate types and levels of services. The protection of existing investments in infrastructure by maximizing their use, where possible, is desired. This is why the policies of this Plan position settlement areas as the focus of urban growth and encourage appropriate development in all municipalities. Development that does not negatively impact natural resources and is compatible with surrounding land uses is promoted."* This section also speaks to promoting development forms and patterns which minimize land consumption and servicing costs, creating a compact form and utilizing existing municipal infrastructure efficiently while still creating developments with mixed uses. *"Policies of this Plan will promote development forms and patterns which minimize land consumption and servicing costs. This will help ensure development is compact in form and promotes the efficient use of land and provision of water, sewer and transportation, and other services. It will be important to encourage the development of mixed use settlements and to create healthy, sustainable communities."*

As noted, Durham is a designated settlement area, and the proposed development area is within the Durham settlement boundary. The proposed

development will utilize existing infrastructure and is compatible with the existing surrounding land uses. It also has been designed to be a mixed-unit type compact development which helps to utilize the existing municipal services efficiently.

Section **3.4** outlines the general development policies affecting settlement areas and notes that “... *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.*” (**S3.4.3**) It also advises that “*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.*” (**S3.4.6**)

This proposed development is supported by the county policies related to the settlement area. It is a plan that has considered active transportation, is using municipal services efficiently and is offering a variety of housing options. It is also immediately adjacent to already existing residential development where it has provided an extension of the existing road infrastructure.

Section **3.4.10** speaks to growth being “*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.*” A Stage 1 and Stage 2 Archaeological Assessment was undertaken for the site which identified that there no significant archaeological resources on the site.

Section **3.4.14** encourages providing a wide range of housing types including detached, semi-detached, townhouse, and apartment units along with a mix of affordable housing. Section **3.4.15** directs development within the built-up areas to provide higher density to achieve the policy directives of this Plan while still being compatible with adjacent residential areas.

The proposed development provides townhouse units and a multi-unit apartment building. These unit types help to provide a higher density within the municipality. The proposed plan is compatible with the area as the

apartment building is adjacent to the hospital facility and the townhouse units are adjacent to existing low density residential.

Section **4.1** outlines the County's housing policies and notes that *"new residential developments will be promoted at densities which efficiently use available servicing and are appropriate to site conditions and existing patterns of development."* It speaks to the desire for intensification and providing a variety of housing types and forms to present and future requirements of the residents while being sustainable and compatible with exiting uses. The proposal supports these policies of the Plan by providing a range of unit types that are compatible with the existing development in the area and will be on full municipal services.

Policies within Section **7.4** speak to the requirement of an Environmental Impact Study to address how the development will not negatively impact natural features on or adjacent to the proposed development lands. An Environmental Impact Study was completed to support the submission and identified on or within 120 metres of the subject property habitat for threatened or endangered species, significant woodlands and significant wildlife habit. The terms of reference for the study were approved by the Saugeen Valley Conservation Authority and the County of Grey. The report noted that site development through avoidance of sensitive lands, vegetated buffer zones, habitat mitigative measures and constrained development, that no negative impacts are anticipated to the identified significant natural environment features or ecological functions within the Study Land or its adjacent lands from the proposed Draft Plan of Subdivision.

Transportation policies are outlined in Section **8.2** and state that *"new developments will be designed to ensure the safe access for vehicles and emergency vehicles. New residential developments greater than 150 units will need to have two or more full accesses."* and that *"new development should be designed to integrate with the complete transportation system by ensuring that roads, sidewalks, and trails are designed to accommodate pedestrian links (sidewalks, paved shoulders, or trails), cyclists (paved shoulders or trails), and transit links (where applicable). New development will also consider future vehicle and pedestrian connections to adjacent lands"*. Section **8.4.2** speaks to active transportation being part of new developments by designing it to *"be walkable and bike friendly by including for example trails, sidewalks, and/or paved shoulders where appropriate to integrate with the overall complete transportation system."*

The proposal provides a range of 148-168 residential units and provides two access points, one from Durham Road West and an extension of Chester Street from the residential development to the east. It also provides connections by way of an extension of Chester Street and Street B and C to the lands to the west for possible future development. The proposed plan also plans for sidewalks within the development that will connect to the rest of the community encouraging active transportation.

Also, within Section 8 policy **8.9.1** states *“that full municipal water and sewage services is the preferred method of servicing.”* This development will be on full municipal services.

Section **8.9.2** states that all new subdivisions and other large-scale *developments*, surface water management systems will be included to prevent on- or off-site flooding or erosion, and to prevent the deterioration of environmentally sensitive watercourses. A Function Servicing Report was completed to support this application.

Section **9.13** of the plan requires that any new applications for plan of subdivision needs to consider and justify the following:

- 1) The layout of the proposed plan with regard to matters of:
 - a) *Access and connections to public transportation (where applicable) and access to existing trails,*
 - b) *The layout of the subdivision should be designed such that the lots back onto the Provincial Highway or County road and front onto a local internal street,*
 - c) *Improving and promoting walkability/cyclability within the proposed plan through sidewalks, bike lanes, bicycle parking/racks, and/or other active transportation infrastructure with consideration for existing walking and cycling conditions,*
 - d) *Accessibility needs,*
 - e) *The street pattern of the proposed plan and how it fits with the surrounding neighbourhood. Plans which utilize a grid pattern or a modified grid pattern must be considered more favourably than those with curvy street patterns or cul-de-sacs,*
 - f) *Energy conservation and efficiency design measures such as LEED (Neighbourhood) and Low Impact Development,*
 - g) *Impact on the natural environment, as defined in Section 6 of this Plan.*

- h) Consideration of the design of street lighting to minimize impact on dark skies,*
- i) The provision of usable parkland and green space,*
- j) Public access to water front or beach (where applicable),*
- k) Snow removal and emergency vehicle access,*
- l) Compatibility with the Ministry of the Environment, Conservation and Parks' D-Series Guidelines or its successor document(s),*
- m) Accessible, age-friendly design features, and*
- n) Healthy environment development provisions outlined in Section 4.3(1).*

The site has been designed to take the items above into consideration as part of the design process. The residential units that back on to the county road will front onto the internal local road. Active transportation has been considered with the inclusion of sidewalks for pedestrians and cyclist that will connect the development to the larger community, the street pattern is similar to the adjacent developments and has taken into consideration the snow removal and emergency access to the site.

2) A range of housing and employment densities.

This development provides a housing density range of 45 to 50 units per hectare by providing townhouse and apartment dwelling units.

3) A mix of housing types including homes for the aged and assisted living facilities.

The proposal provides townhouses and a 3 or 4 storey multi-unit apartment building. Though not specifically for the aged there are design elements that can accommodate the aging.

4) The provision of affordable housing.

Since this development provides a range of unit types and higher density it can support affordable housing.

5) Consistency with Provincial Policy and Local Official Plan provisions

The proposal is consistent with the Provincial Policy Statement and conforms to the County and local Official Plans.

6) *The information requirements listed under Section 9.17 Complete Applications which will be identified through pre-submission consultation with the County or local municipality as applicable.*

A pre-consultation meeting occurred on January 7th, 2022. All requirements have been met and submitted.

The proposed development is consistent with and promotes the goals and objectives of the County Official Plan.

4.4 MUNICIPALITY OF WEST GREY OFFICIAL PLAN

The Municipality of West Grey Official Plan applies to the settlement areas of Durham and Neustadt. The purpose of this Official Plan is to provide a long-term strategy for managing growth and development within Durham and Neustadt to the year 2026.

The proposed development area within subject land is located in the Primary Settlement Area, in Durham, within the Municipality of West Grey where the majority of growth is to be directed. The lands are designated 'Residential' in the Municipality of West Grey's Official Plan (Appendix 4: Municipality of West Grey Official Plan Land Use Plan: Durham). The goal of the Residential designation is to "provide an ample supply of affordable and desirable residential dwelling types and densities for the present and future residents of Durham and Neustadt" **(D2.2)** with the overall objective of ensuring an appropriate range of housing types and densities within Durham in order to meet the projected requirements of current and future residents **(D2.2.1)** and to encourage the provision of housing which is affordable to low and moderate income households **(D2.2.3)**. Policy **D2.2.4** encourages residential development which efficiently utilizes the land, resources, infrastructure and public service facilities. The predominate use of the lands within the Residential designation shall be residential dwelling units **(D2.3.1)**. The permitted uses include "low density housing such as detached dwellings, semi-detached dwellings and duplexes, medium density housing such as

triplexes, quadraplexes and townhouses and high-density housing such as apartments."

The general goals and objectives of the Official Plan that are outlined in Section C speak to ensuring that development within the settlement areas occur in an appropriate and orderly manner **(C1.1.1)** with objectives that support this goal by:

- promoting only development that represents an appropriate and efficient utilization of the of lands and municipal services **(C1.2.1)** and:
- ensuring that development occurs in a manner that provides for compatibility amongst different land uses **(C1.2.2)**

Section **C2.1** outlines the goal of growth within the settlement areas with the Official Plan promoting Durham and Neustadt as the focal points for appropriate forms of urban development within the Municipality of West Grey. The objectives to achieve this goal includes:

- maintaining and enhancing Durham and Neustadt as desirable, attractive, safe and diverse communities.
- encouraging only development that protects and enhances the character of the settlement areas.
- promoting development in undeveloped areas of Durham and Neustadt where such development represents a natural extension of the existing built environment and where the provision of municipal servicing can be feasibly provided.

The proposed development is within the settlement boundary of Durham. It is a development that is located on a property that is immediately adjacent to existing residential development and the hospital. It represents a natural extension of the built environment within the Municipality and is suitably located to take advantage of existing municipal infrastructure.

Section **D2.4** outlines the general policies related to residential development and notes that new residential development will occur through intensification, infilling and expansion **(D2.4.3)**. The Municipality encourages

that there be a wide range of housing types and densities permitted with the residential designation **(D2.4.1)** and that it be serviced with Municipal water and sanitary sewer. **(D2.4.2)** Section **D2.4.5** requires that subdivisions, shall provide a density of no less than 20 dwelling units per net hectare. The proposed subdivision will provide a range of housing types and densities including townhouse dwelling and a multi unit apartment which will provide an overall density of between 45 and 50 units per net hectare.

Section **D2.4.17** encourages medium and high-density residential housing within Durham and the proposed townhouses and 3 or 4 storey apartment are considered a medium density residential use **(D2.4.17 a)**. Medium density residential housing is strongly encouraged within the Residential areas of Durham in order to achieve the minimum density requirement of the Official Plan. Section **D2.4.17 e)** outlines items that need to be considered when a new medium or high development is proposed:

- i) The proposed use shall generally be compatible with existing uses in close proximity of the subject lands.*
- ii) Adequate buffering, landscaping and building setbacks shall be provided to protect the privacy of the adjacent residential properties.*
- iii) The roads in the area shall have the ability to handle the expected traffic increase.*
- iv) Municipal water and sanitary sewer capacity shall be available to service the proposed development.*
- v) Adequate off-street parking shall be provided to serve the proposed development.*

The proposed development has taken these items into consideration as part of the development of the Draft Plan of Subdivision. The medium density units, townhouses and apartment units, are proposed on this property. It has also been confirmed through the various professional reports that were submitted to support the applications that conclude that the development is appropriate for this site.

Section **D2.4.17 f)** states that medium and high-density development shall consider the following:

- i. The height, bulk and siting of buildings shall achieve harmonious design and integrate with the surrounding area.*
- ii. Appropriate open space, landscaping and buffering shall be provided on site to maximize the privacy and enjoyment of the residents residing on the property and to minimize any potential impact on adjacent lower density uses.*

The proposed site has been designed to take into consideration the transition of different unit types and densities. The apartment building has been located adjacent to the hospital building and the townhouse units adjacent to the single detached dwelling within the adjacent existing neighbourhood.

Section **E1** of the Official Plan outlines the general development policies of the Plan and contains the Municipalities environmental policies for protection and enhancement of environmental features including habitat of endangered or other threatened species, significant wildlife habitat, wetlands, significant valleylands, areas of natural and scientific interest, significant woodlands and fish habitat. The Plan states that no development or site alteration may occur within environmental features or their adjacent lands unless it is demonstrated through an Environmental Impact Study that there will be no negative impacts on the natural feature or their ecological functions. The following Significant Natural Heritage Features were identified on or within 120m of the subject property: habitat for threatened and endangered species, Significant Wildlife Habitat, and significant woodlands. The Environmental impact Study notes that through on-site investigations, data analysis and impact assessment it has been concluded and demonstrated that site development through avoidance of sensitive lands, vegetated buffer zones, habitat mitigative measures and constrained development, no negative impacts are anticipated to the identified significant natural environment features or ecological functions within the Study Land or its adjacent lands from the proposed Draft Plan of Subdivision.

Section E2 speaks to policies related to Municipal Servicing and requires that new development in Durham be serviced by municipal water and sanitary sewers. A Functional Servicing Report was completed for the submission and notes that full municipal services are available for this development.

Section **E2.2** notes that stormwater management is required to be reviewed for the site. A stormwater management pond is proposed for this development and an adjacent property that is being considered for development. This pond will be located on west portion of the subject property and will allow efficiencies for the Municipality as it will server multiple properties and will provide the Municipality with only one pond to manage and maintain.

Section **E3.2** outlines the transportation policies for the development and new municipal streets and states that if the streets shall be designed in accordance with proper engineering standards and constructed to full municipal standards and that sidewalks should be located on one side of the new local roads. The Functional Servicing Report outlines the details and design of the internal street systems in the subdivision and notes that they will be built to municipal standards.

The land division policies of the Official Plan in Section **E4.1.1** note that the division of land maybe permitted where:

- i. The proposed land division complies with the policies pertaining to the subject property's land use designation and all other relevant policies of this Official Plan.*
- ii. The proposed land division complies with the applicable provisions of the Comprehensive Zoning By-law. Consideration of a Zoning By-law Amendment or Minor Variance may be given as required to facilitate the lot creation, where such an Amendment or Minor Variance represents appropriate land use planning.*
- iii. The proposed land division results in lots having frontage on a public road.*
- iv. Safe and suitable vehicular access is available which meets Municipal, County or Provincial transportation objectives, standards and policies for safety and access.*
- v. It has been established that the site's size, configuration and soil/drainage conditions are suitable for all parcels involved to permit the proper location of a building, driveway and other associated features.*

- vi. The division of land represents orderly and efficient use of land, and its approval would not hinder future development of the retained lands.*

The proposed subdivision complies to the policies of the Official Plan and zoning by-law. The proposed amendment to the zoning by-law will implement a development that is an appropriate use of the land. The lots will have frontage on a public road and the access to the property is safe and suitable. The size of the site and configuration are suitable for development and the proposed plan of subdivision represents orderly and efficient use of the land.

With respect to the policies related to residential development outlined in the Official Plan, the planned development is supported. The development is proposed in an area designated for residential development within a Primary Settlement Area, more specifically, multiple residential dwellings including townhouses and an apartment building, which is within the range of unit types anticipated in the Official Plan. As well, the development is planned for full municipal services and will connect to services constructed in anticipation of future development on this site.

It is submitted that the overall proposal meets the intent of the Municipality of West Grey's Official Plan.

4.5 MUNICIPALITY OF WEST GREY ZONING BY-LAW 37-2006

The subject lands are zoned Future Development (FD) and Restrictive Agriculture (A3) in the Municipality of West Grey Zoning By-law 37-2006. (Appendix 5: West Grey Zoning By-law). The proponent is seeking to amend the Zoning By-law to support the proposed layout of the Draft Plan of Subdivision being submitted and requests that lands be rezoned to Residential R3 for both the Townhouse Blocks and the apartment block. (Appendix 7: Proposed Zoning By-Law Schedule). For the apartment block we are requesting consideration for commercial uses to be permitted on the lower floor to service the residents of the immediate neighbourhoods. As well a portion of the property will be rezoned from Future Development to Open Space for the parkland area and a portion rezoned to no development to recognize an environmental sensitive buffer area on the property.

No relief is sought from the zoning provisions within the West Grey Zoning By-Law 37-2006.

5.0 SUPPORTING STUDIES

5.1 ARCHAEOLOGICAL REPORT

Meyer Heritage Consultants Inc has conducted a Stage 1 and Stage 2 Archaeological Assessment for the property and a copy is enclosed with this application. The reports were also submitted to the Ministry of Tourism and Culture. The study area for this work was the entire property and the field work occurred on May 4th, 2011. The investigation resulted in the identification and documentation of no archaeological resources in the Study area and concluded that no further archaeological assessment of the property is required.

5.2 FUNCTIONAL SERVICING REPORT

A Functional Servicing Report was completed by Tatham Engineering to review how the site and proposed development would be serviced. The primary objective of this report is to address the servicing requirements of the Municipality of West Grey and Grey County with respect to the existing and proposed sanitary servicing, water supply for domestic and fire-fighting purposes, sanitary sewage servicing, stormwater management, transportation, and utility distribution (hydro, telephone, cable TV and gas). It is proposed that the development would be serviced by full municipal infrastructure.

Below are the findings of the report.

- An internal water distribution system can be constructed. Connection to the existing watermain on County Road 4, Chester Street, and the servicing easement between College Street and Djay crescent will create a looped system.
- Opportunities exist to upgrade the existing Municipal water supply system to service the proposed development.
- An internal sanitary sewer can be constructed and will convey the sewage via gravity to a new sewage pumping station proposed in the southeast section of the proposed development. There is capacity within the existing wastewater treatment plant to service the proposed subdivision.

- An internal storm sewer system to collect and convey minor system surface water runoff for the development will be constructed. The major system runoff will be conveyed via overland flow routes. Runoff will be discharged to a stormwater management facility located in the northwest quadrant of the proposed development. The proposed SWM facility will provide quality and quantity treatment and will not have any adverse impacts downstream.
- The Proposed internal roadway network will consist of 20m urban road cross-section per Municipal engineering standards.
- The intersection at Grey County Road 4 will be aligned with the neighboring development to the south to avoid offset intersections.
- Road widening and daylighting will be provided along the Grey County Road 4 ROW as requested by Grey County.
- Existing utilities are available in the immediate vicinity and provide feasible connection opportunities for the proposed development. Existing utility providers have been contacted to comment on their immediate capacity and/or any external upgrades required to service the proposed development

The proposed development can be appropriately serviced.

5.3 STORMWATER MANAGEMENT REPORT

A review of the feasibility of adequately addressing stormwater management requirements was completed by GSS Engineering Consultants Inc. A copy of the report is enclosed with this application.

The report addresses the design and implementation of drainage and stormwater management facility for the subject lands and an adjacent property (north of Grey Road 4). This approach is to provide project efficiencies and minimize future municipal maintenance costs. The subject lands requires a SWM pond volume of approximately 3,900 m³. Pond volume requirements for both subdivisions together with flood volume compensation is calculated to be 8,658 m³.

In the absence of detailed design layout of the subdivision, the catchment contributing to the pond has been assumed to be approximately 85% impervious. As such, the minimum water quality volume for the stormwater

wet pond is 250 m³/ha. The total water quality volume consists of 210 m³/ha for permanent pool and 40 m³/ha for extended detention.

Erosion control will be principally achieved by incorporating extended detention into the operation of the stormwater management facility. Sizing was based on providing a minimum 48-hour extended detention of the runoff volume produced during a 25 mm storm event.

5.4 ENVIRONMENTAL IMPACT STUDY

An Environmental Impact Study was completed by AWS Environmental Consulting Inc to support the submitted applications. This report considers the proposed Site Plan, including the developable area in relation to identified Natural Heritage Features. Through on-site investigations, data analysis and impact assessment it has been concluded and demonstrated that site development through avoidance of sensitive lands, vegetated buffer zones, habitat mitigative measures and constrained development, no negative impacts are anticipated to the identified significant natural environment features or ecological functions within the Study Land or its adjacent lands from the proposed Draft Plan of Subdivision. With the recommended mitigative measures implemented, site development would be in compliance with the Endangered Species Act 2007, the Natural Heritage Policies of the 2020 Provincial Policy Statement, the 2019 Grey County Official Plan and the 2012 Municipality of West Grey Official Plan.

5.5 TRAFFIC IMPACT STUDY

A Traffic Impact Study was prepared by Tatham Engineering to support this development. The conclusions include:

- That the projected volumes do not necessitate exclusive turn lanes.
- The right turning volumes do not warrant a separate right turn lane for either access.
- The available sight lines along Grey Road 4 at the Durham Development/Roseate Residential Development site access were reviewed in consideration of TAC sight and intersection distance requirements. In all instances, and in consideration of design speeds of 60 km/h to/from the east and 70 km/h to/from the west (given the

changing posted speed limits, the available sight lines exceed the requirements.

6.0 SUMMARY/CONCLUSION

The subject proposal seeks Draft Plan of Subdivision Approval to enable a residential development consisting of 148 to 168 residential units that includes Townhouse residential units and a multi-unit apartment building within a Plan of Subdivision. In addition to the Planning Justification Report, this application is supported by information provided by GSS Engineering Consulting Ltd. related to stormwater and Tatham Engineering for servicing and Paradigm Transportation Solutions Inc related to traffic. An Environmental Impact Study was completed for the site related to Natural Heritage and a Stage 1 and 2 Archaeological Assessment was completed.

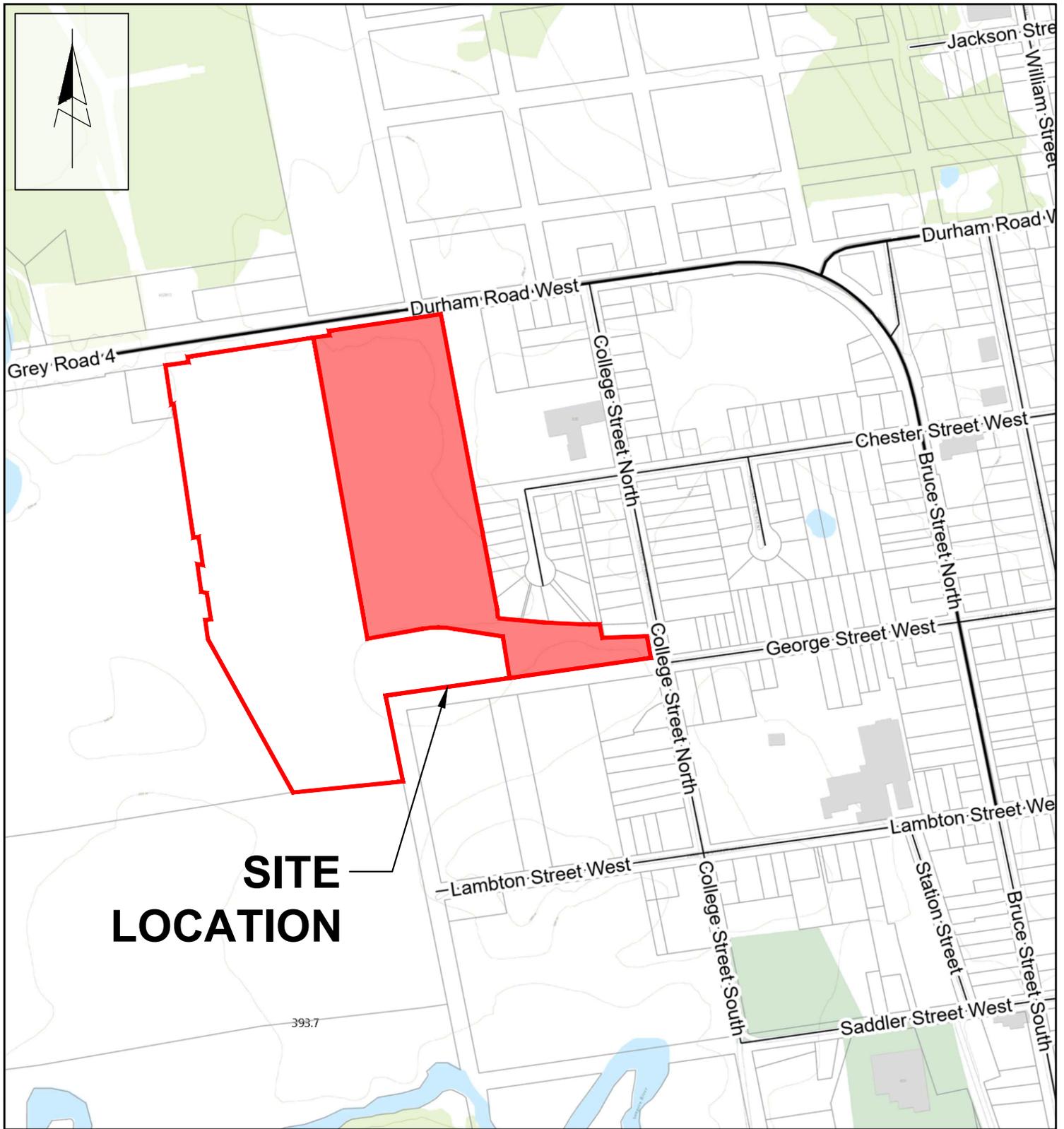
The purpose of this report is to provide planning rational in support of a residential development, the Draft Plan of Subdivision Application and Zoning By-Law Amendment Application. It has been demonstrated that the subject application is consistent with the development goals of the community as reflected in the County and local Official Plans. In addition, the proposal is “consistent with” the Provincial Policy Statement.

Based on the above noted, it is submitted that the subject application presents good planning and addresses the key areas of public interest as expressed in various adopted and approved planning policies.

Krystin Rennie, MAES, MCIP, RPP

APPENDICES

1. Location Map
2. Roseate Concept Plan
3. Grey County Official Plan Schedule
 - Schedule A Land Use Designation Map 3
4. Municipality of West Grey Official Plan Schedule
 - Schedule A – Land Use Plan:Durham
5. Municipality of West Grey Zoning By-Law Schedule
6. Draft Plan of Subdivision
7. Proposed Zoning Schedule



APPENDIX 1

LOCATION MAP

PART OF LOT 57
 CONCESSION 2
 DURHAM, COUNTY OF GREY

LEGEND

- PROPERTY BOUNDARY
- SUBJECT LANDS AREA

Reference: Site Location / Grey County GIS, 2022

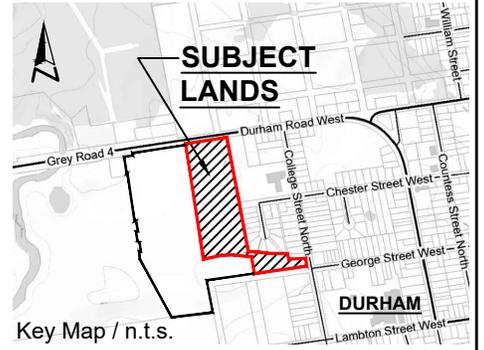
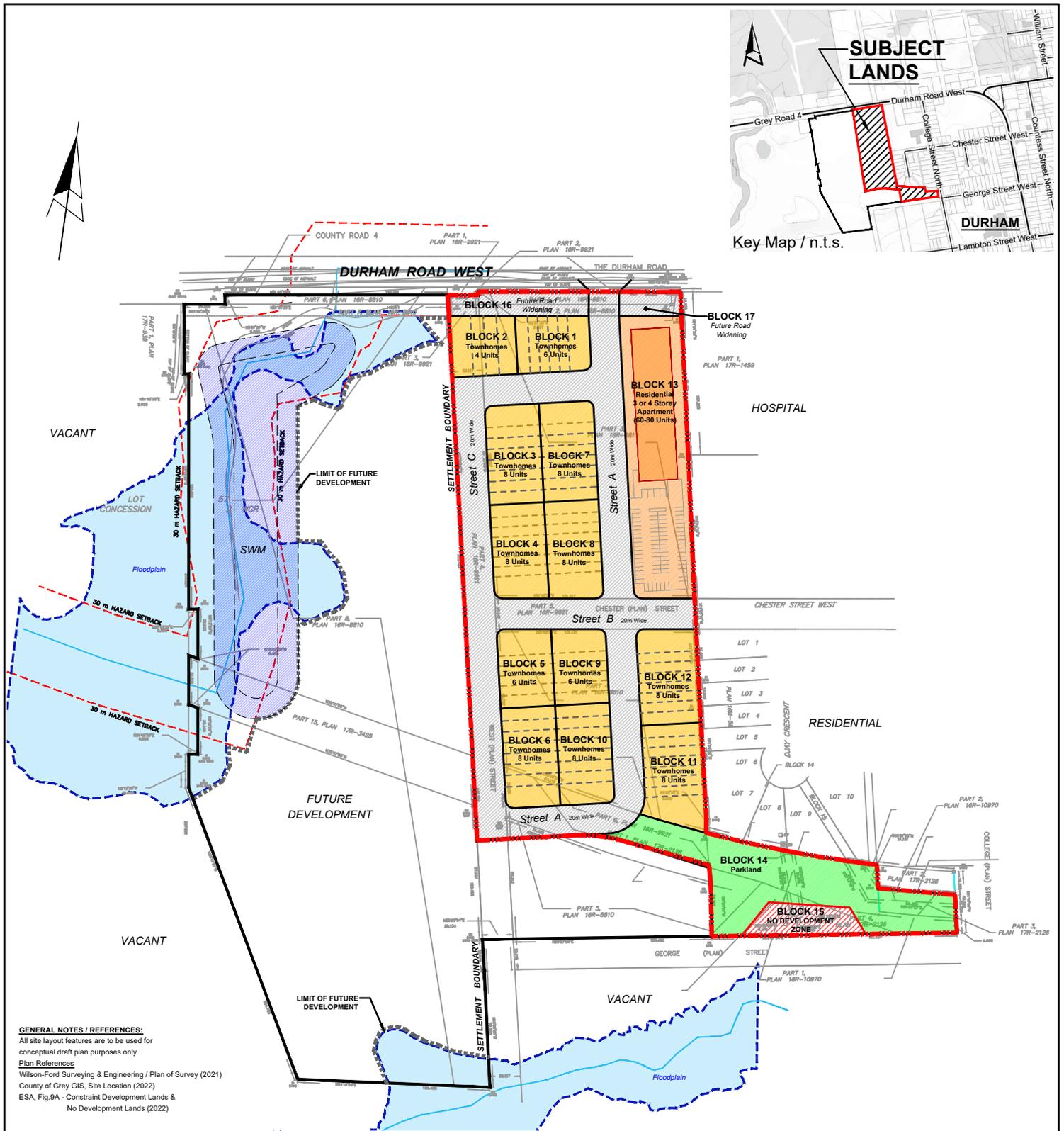
Scale / Metric (1:6000)



GEORGIAN PLANNING SOLUTIONS

Land Use Planning & Project Management
 17 Brock Cres., Collingwood, ON L9Y 4A4
 O: 705.446.0530 / C: 705.606.7526

Date (d/m/y): 12 / 01 / 2023



APPENDIX 2

DEVELOPMENT CONCEPT

PART OF LOT 57
 CONCESSION 2
 DURHAM, COUNTY OF GREY

LEGEND

- TOTAL PROPERTY BOUNDARY
- SUBJECT LANDS BOUNDARY
Total Area +/-6.24 ha (15.42 ac)
- RESIDENTIAL TOWNHOMES
Blocks 1 - 12 (Total 88 Units)
(Min.Lot Frontage 6.5m & Min.Lot Area 232 sq.m.)
- RESIDENTIAL APARTMENT - Block 13
(Total 4 or 4 Storey Building)
Total Parking - 75 Spaces
- PARKLAND - Block 14
Total Area: +/-0.73ha (Approx. 11.7% of Total Area)
- NO DEVELOPMENT ZONE - Block 15
Total Area Within Subject Lands: +/-0.13ha

ROADS
 Street A, B, C & Future Road Widening - Blocks 16 & 17
 Total Area: +/-2.03ha

DEVELOPMENT CONCEPT SUMMARY

Total Development Area: +/-6.24 ha (15.42 ac)

Total Potential NET Development Area: +/-3.35 ha
 Calculated as Total Development Area (+/-6.24ha) less
 Road System Area (2.03ha), Parkland Area (+/-0.73ha)
 & No Development Zone Area (+/-0.13ha)

Total Number of Units: 148 to 168 Units
 Townhomes: 88 Units
 Apartment: 60 to 80 Units

Density: Approx. 45 u/ha to 50 u/ha
 Total Units per NET Development Area

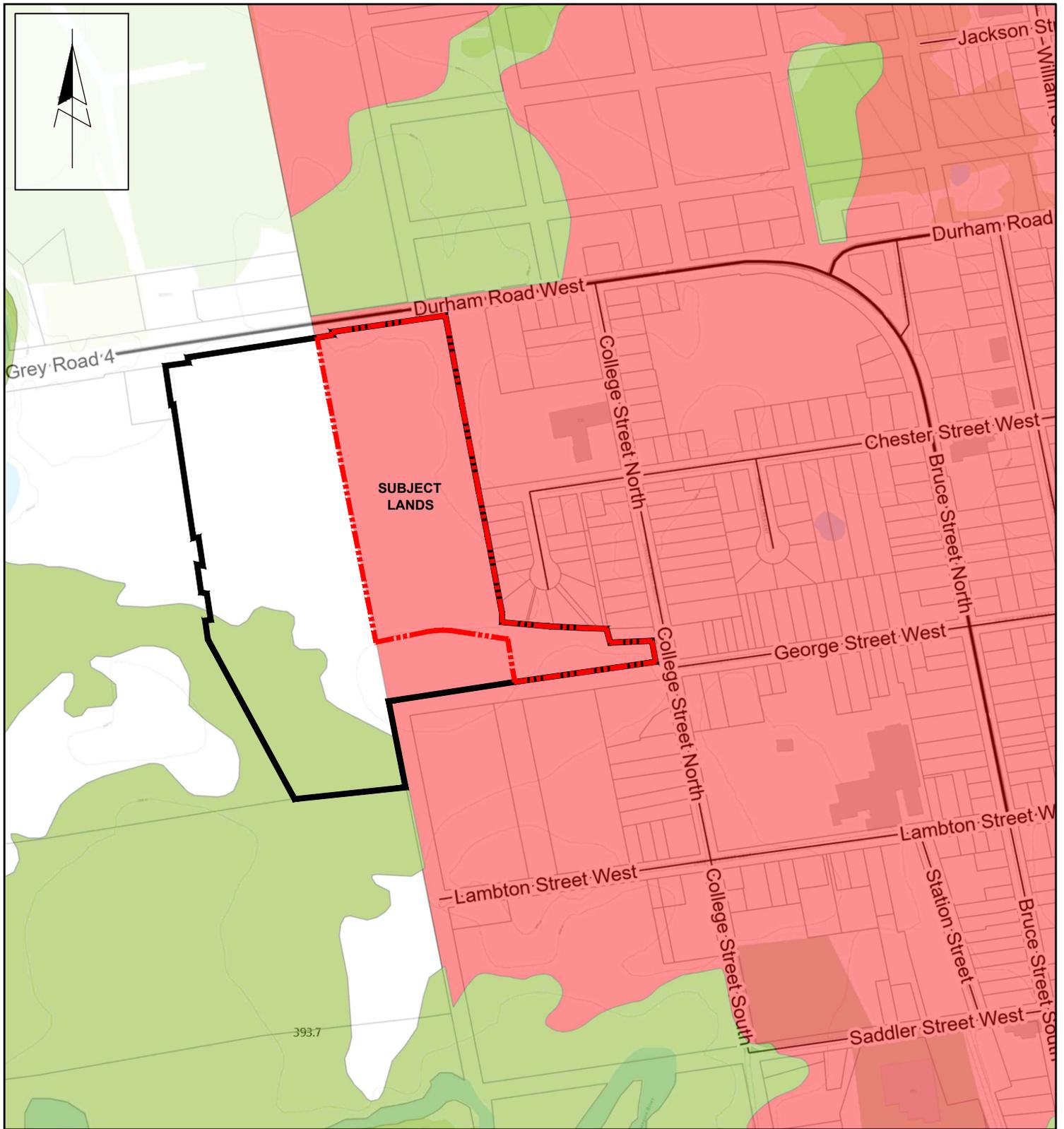
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Land Use Planning & Project Management
 17 Brock Cres., Collingwood, ON L9Y 4A4
 O: 705.446.0530 / C: 705.606.7526

Date (d/m/y): 24 / 04 / 2023



APPENDIX 3

**THE COUNTY OF GREY
OFFICIAL PLAN**

PART OF LOT 57
CONCESSION 2
DURHAM, COUNTY OF GREY

LEGEND

-  PROPERTY BOUNDARY
-  SUBJECT LANDS BOUNDARY
-  PRIMARY SETTLEMENT AREA
-  HAZARD LANDS

Reference: *The County of Grey Official Plan - Schedule A, Land Use Types - Map 3 (2019)*
Grey County GIS (2022)

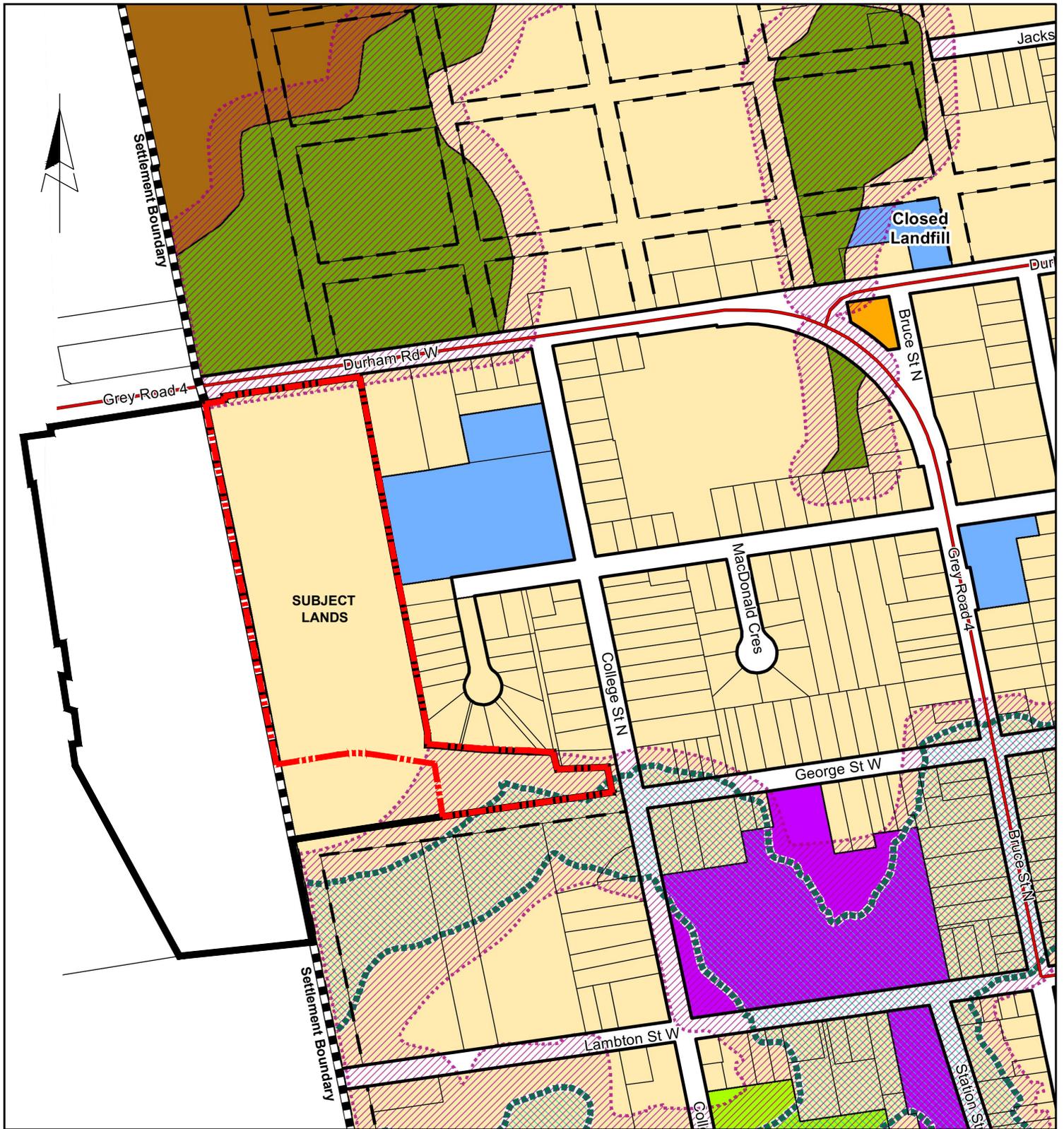
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**GEORGIAN PLANNING
SOLUTIONS**

Land Use Planning & Project Management
17 Brock Cres., Collingwood, ON L9Y 4A4
O: 705.446.0530 / C: 705.606.7526

Date (d/m/y): 12 / 01 / 2023



APPENDIX 4

MUNICIPALITY OF WEST GREY OFFICIAL PLAN

PART OF LOT 57
 CONCESSION 2
 DURHAM, COUNTY OF GREY

LEGEND

-  PROPERTY BOUNDARY
-  SUBJECT LANDS BOUNDARY
-  RESIDENTIAL
-  FLOOD FRINGE
-  REGULATED AREA
-  HURRICANE HAZEL - FLOOD EVENT STANDARD

Reference: Municipality of West Grey Official Plan - Schedule A (Land Use Plan - Durham) (2020)

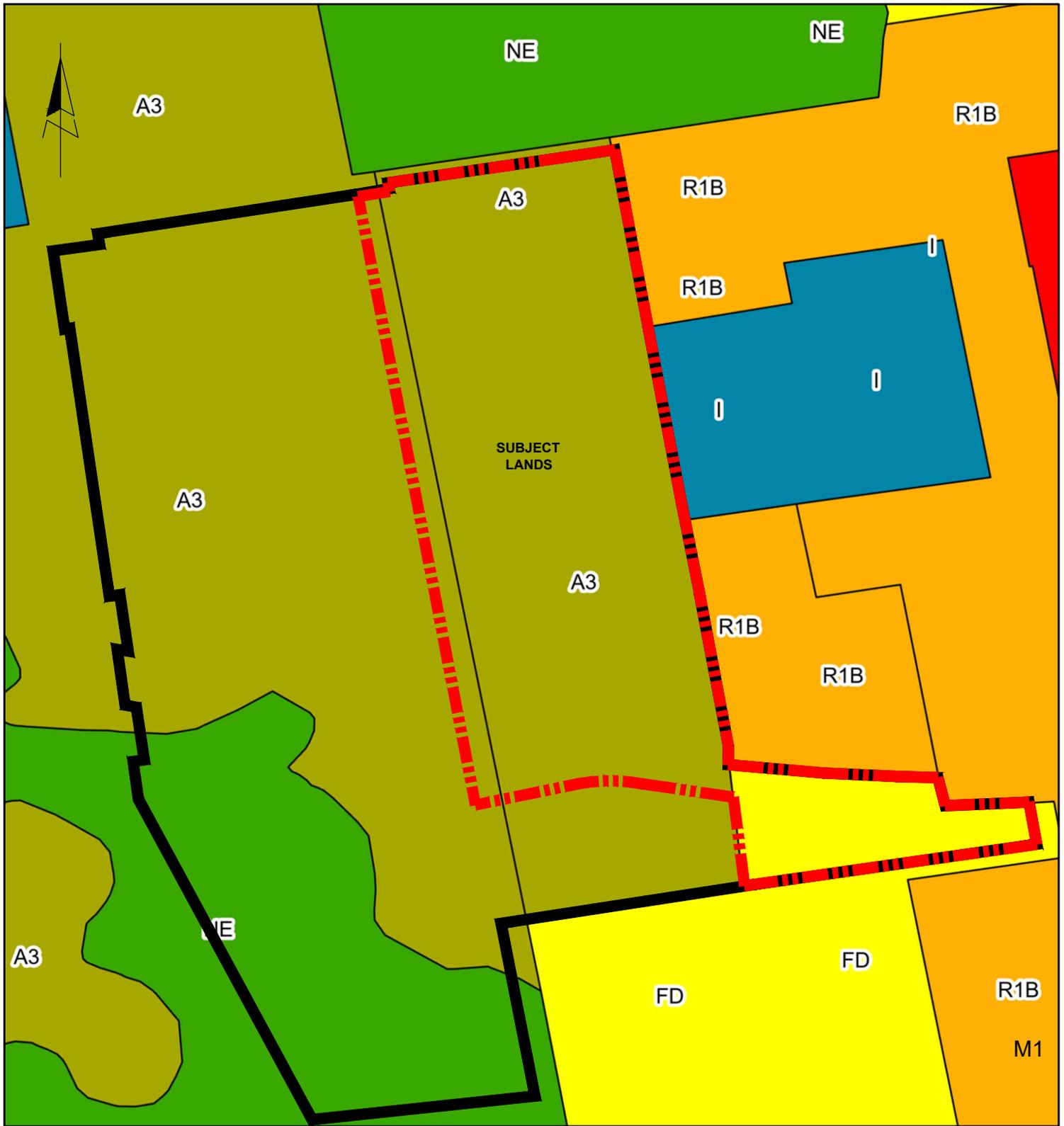
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GEORGIAN PLANNING SOLUTIONS

Land Use Planning & Project Management
 17 Brock Cres., Collingwood, ON L9Y 4A4
 O: 705.446.0530 / C: 705.606.7526

Date (d/m/y): 12 / 01 / 2023



APPENDIX 5

MUNICIPALITY OF WEST GREY - ZONING

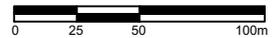
PART OF LOT 57
CONCESSION 2
DURHAM, COUNTY OF GREY

LEGEND

-  PROPERTY BOUNDARY
-  SUBJECT LANDS BOUNDARY
-  A3 - RESTRICTED RURAL
-  NE - NATURAL ENVIRONMENT
-  I - INSITUTIONAL
-  M1 - INDUSTRIAL
-  FD - FUTURE DEVELOPMENT
-  R1B - LOW DENSITY RESIDENTIAL
-  R2 - MEDIUM DENSITY RESIDENTIAL
-  R3 - HIGH DENSITY RESIDENTIAL

Reference: Municipality of West Grey Zoning By-law 37-2006 (Grey County GIS, 2022)

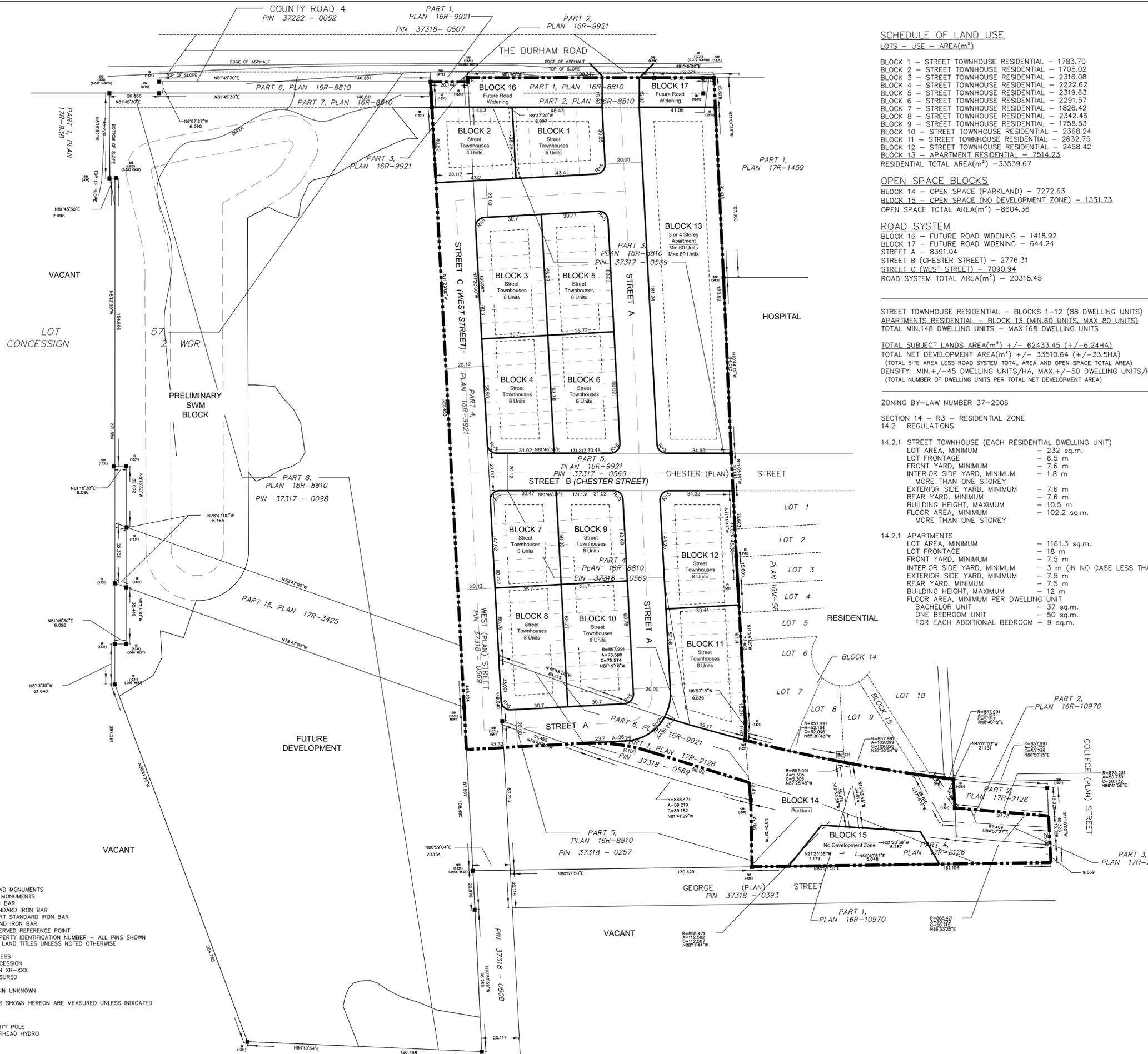
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GEORGIAN PLANNING SOLUTIONS

Land Use Planning & Project Management
17 Brock Cres., Collingwood, ON L9Y 4A4
O: 705.446.0530 / C: 705.606.7526

Date (d/m/y): 12 / 01 / 2023



SCHEDULE OF LAND USE
LOTS - USE - AREA(m²)

BLOCK 1 - STREET TOWNHOUSE RESIDENTIAL	- 1783.70
BLOCK 2 - STREET TOWNHOUSE RESIDENTIAL	- 1705.02
BLOCK 3 - STREET TOWNHOUSE RESIDENTIAL	- 2316.08
BLOCK 4 - STREET TOWNHOUSE RESIDENTIAL	- 2222.62
BLOCK 5 - STREET TOWNHOUSE RESIDENTIAL	- 2319.63
BLOCK 6 - STREET TOWNHOUSE RESIDENTIAL	- 2291.57
BLOCK 7 - STREET TOWNHOUSE RESIDENTIAL	- 1826.42
BLOCK 8 - STREET TOWNHOUSE RESIDENTIAL	- 2342.46
BLOCK 9 - STREET TOWNHOUSE RESIDENTIAL	- 1758.53
BLOCK 10 - STREET TOWNHOUSE RESIDENTIAL	- 2368.24
BLOCK 11 - STREET TOWNHOUSE RESIDENTIAL	- 2632.75
BLOCK 12 - STREET TOWNHOUSE RESIDENTIAL	- 2458.42
BLOCK 13 - APARTMENT RESIDENTIAL	- 7514.23
RESIDENTIAL TOTAL AREA(m ²)	- 33539.67

OPEN SPACE BLOCKS

BLOCK 14 - OPEN SPACE (PARKLAND)	- 7272.63
BLOCK 15 - OPEN SPACE (NO DEVELOPMENT ZONE)	- 1331.73
OPEN SPACE TOTAL AREA(m ²)	- 8604.36

ROAD SYSTEM

BLOCK 16 - FUTURE ROAD WIDENING	- 1418.92
BLOCK 17 - FUTURE ROAD WIDENING	- 644.24
STREET A	- 8391.04
STREET B (CHESTER STREET)	- 2776.31
STREET C (WEST STREET)	- 7090.94
ROAD SYSTEM TOTAL AREA(m ²)	- 20318.45

STREET TOWNHOUSE RESIDENTIAL - BLOCKS 1-12 (88 DWELLING UNITS)
APARTMENTS RESIDENTIAL - BLOCK 13 (MIN.60 UNITS, MAX.80 UNITS)
TOTAL MIN.148 DWELLING UNITS - MAX.168 DWELLING UNITS

TOTAL SUBJECT LANDS AREA(m²) +/- 62433.45 (+/-6.24HA)
TOTAL NET DEVELOPMENT AREA(m²) +/- 33510.64 (+/-33.5HA)
(TOTAL SITE AREA LESS ROAD SYSTEM TOTAL AREA AND OPEN SPACE TOTAL AREA)
DENSITY: MIN.+/-45 DWELLING UNITS/HA, MAX.+/-50 DWELLING UNITS/HA
(TOTAL NUMBER OF DWELLING UNITS PER TOTAL NET DEVELOPMENT AREA)

ZONING BY-LAW NUMBER 37-2006

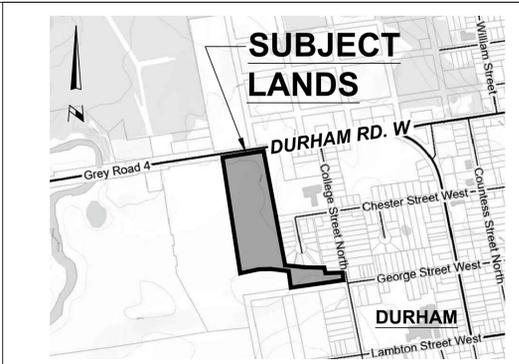
SECTION 14 - R3 - RESIDENTIAL ZONE
14.2 REGULATIONS

14.2.1 STREET TOWNHOUSE (EACH RESIDENTIAL DWELLING UNIT)

LOT AREA, MINIMUM	- 232 sq.m.
LOT FRONTAGE	- 6.5 m
FRONT YARD, MINIMUM	- 7.6 m
INTERIOR SIDE YARD, MINIMUM	- 1.8 m
MORE THAN ONE STOREY	- 7.6 m
EXTERIOR SIDE YARD, MINIMUM	- 7.6 m
REAR YARD, MINIMUM	- 7.6 m
BUILDING HEIGHT, MAXIMUM	- 10.5 m
FLOOR AREA, MINIMUM	- 102.2 sq.m.
MORE THAN ONE STOREY	- 102.2 sq.m.

14.2.1 APARTMENTS

LOT AREA, MINIMUM	- 1161.3 sq.m.
LOT FRONTAGE	- 18 m
INTERIOR SIDE YARD, MINIMUM	- 7.5 m
INTERIOR SIDE YARD, MINIMUM	- 3 m (IN NO CASE LESS THAN)
EXTERIOR SIDE YARD, MINIMUM	- 7.5 m
REAR YARD, MINIMUM	- 7.5 m
BUILDING HEIGHT, MAXIMUM	- 12 m
FLOOR AREA, MINIMUM PER DWELLING UNIT	- 37 sq.m.
BACHELOR UNIT	- 50 sq.m.
ONE BEDROOM UNIT	- 50 sq.m.
FOR EACH ADDITIONAL BEDROOM	- 9 sq.m.



Key Map (n.t.s)

DRAFT PLAN OF SUBDIVISION OF
PARK OF PART LOT 1, NORTH OF CHESTER STREET
ALL OF PARK LOT 1 AND PART OF PARK LOTS 2 AND 3
NORTH OF GEORGE STREET, PART OF WEST STREET
AND PART OF CHESTER STREET
PLAN 500

(GEOGRAPHIC TOWN OF DURHAM)
MUNICIPALITY OF WEST GREY
COUNTY OF GREY

SURVEYOR CERTIFICATE:

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AND THEIR RELATION TO THE ADJACENT LANDS ARE ACCURATELY SHOWN ON THIS PLAN.

DATED THE ___ DAY OF _____, 2023
NAME: GREG FORD
ONTARIO LAND SURVEYOR

OWNER CERTIFICATE:

AS OF THE DATE ON THIS PLAN THE UNDERSIGNED BEING THE REGISTERED OWNERS OF THE SUBJECT LANDS HEREBY AUTHORIZE _____ TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION AND TO MAKE APPLICATION TO THE GREY COUNTY PLANNING DEPARTMENT FOR APPROVAL THEREOF.

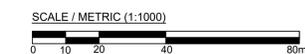
DATED THE ___ DAY OF _____, 2023
NAME: _____
I HAVE THE AUTHORITY TO BIND THE CORPORATION

PLANNING ACT, SECTION 51(17)

- (a) As shown on draft plan
- (b) As shown on draft plan
- (c) As shown on draft plan
- (d) See schedule of land use
- (e) As shown on draft plan
- (f) As shown on draft plan
- (g) As shown on draft plan
- (h) Municipal water supply
- (i) Sandy silt, clayey silt soil
- (j) Municipal sanitary sewer
- (k) Water, storm sewer, sanitary sewer, hydro, telephone

NOTES / DRAWING REFERENCES
TOPOGRAPHIC SURVEY COMPLETED BY WILSON-FORD SURVEYING
OCTOBER 29, 2021
SUPPLEMENTAL TOPOGRAPHIC INFORMATION COMPILED FROM LAND INFORMATION ONTARIO SWOOP 2015

BENCHMARKS
TBM1 - 339.39
TOP OF SIB ON SOUTH OF GREY COUNTY ROAD #4
TBM2 - 339.45
TOP OF MTO CONTROL MONUMENT ON SOUTH SIDE OF GREY COUNTY ROAD #4



Revision#	Date D/M/Y	Description / Notes
1.	24/04/2023	ISSUED FOR FIRST SUBMISSION

GEORGIAN PLANNING SOLUTIONS
Land Use Planning & Project Management
17 Brock Cres., Collingwood, ON L9Y 4A4
O: 705.446.0530 / C: 705.606.7526

WILSON - FORD
Surveying & Engineering
120 KING ST. E., Box 294,
MOUNT FOREST ON, NOG 2L0
PHONE (519)323-2451

Schedule "A"

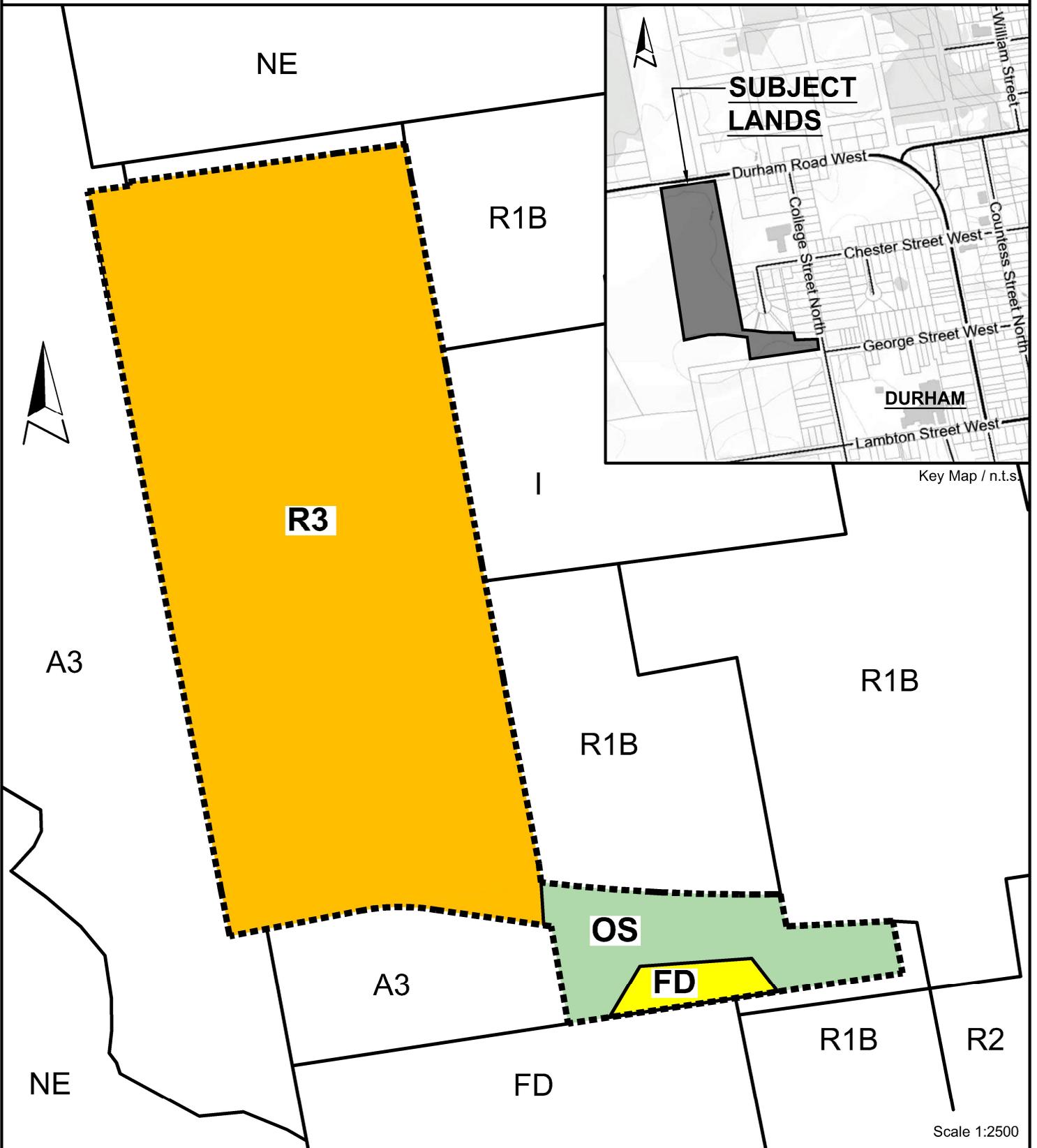
Bylaw number _____

Municipality of West Grey

Date passed _____

Mayor: _____

Clerk: _____



LEGEND

 SUBJECT LANDS

 LANDS TO BE REZONED FROM RESTRICTIVE RURAL (A3) ZONE TO RESIDENTIAL THIRD DENSITY (R3) ZONE

 LANDS TO BE REZONED FROM FUTURE DEVELOPMENT (FD) ZONE TO OPEN SPACE (OS) ZONE

 LANDS TO REMAIN ZONED FUTURE DEVELOPMENT (FD) ZONE