



PLANNING JUSTIFICATION REPORT

Khanani
Draft Plan of Subdivision
Municipality of West Grey

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1.0 INTRODUCTION

Georgian Planning Solutions has been retained by Khanani Developments Inc to act as the Planning Consultant and to prepare a Planning Justification Report to support a Draft Plan of Subdivision Application, Official Plan Amendment and Zoning By-Law Amendment Applications 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. The development will consist of the following:

- 65 single detached lots (Lots 1-65)
- 67 townhouse units in thirteen (11) blocks (Blocks 66-76)
- open space and park areas (Blocks 79-84)

The subject lands are currently designated 'Primary Settlement Area', and 'Hazard' in the County of Grey Official Plan (Appendix 3: Land Use Planning Schedule A – Map 3) and 'Future Development' and 'Environmental Protection' in the Municipality of West Grey's Official Plan (Appendix 4: Schedule 'A' Land Use Plan: Durham). An Official Plan amendment is requested to redesignate a portion of the property from Future Development and Natural Environment to Residential.

The property is currently zoned 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 the lands Residential (R2) zone for the single detached lots and Residential (R3) for the townhouse Blocks with a number of site-specific exceptions to implement the proposed plan and to meet the required density targets outlined in the Official Plan. The proposed Plan of Subdivision proposes a total of 132 units providing a density of 28.4 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 north 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)

The lands are located at 563 Durham Road and are legally described as Park Lot 4,5,9,10,11 and 12; and Lots 61 to 68; and Lot 105 to 112; Part of Park Street, George Street, Hunter Street, Jackson Street, and John Street, Registered Plan 508, Geographic Town Durham, Municipality of West Grey, Grey County. The lands have frontage on and comprise approximately 11.74 ha (29.01 acres). (Appendix 2: Concept Plan)

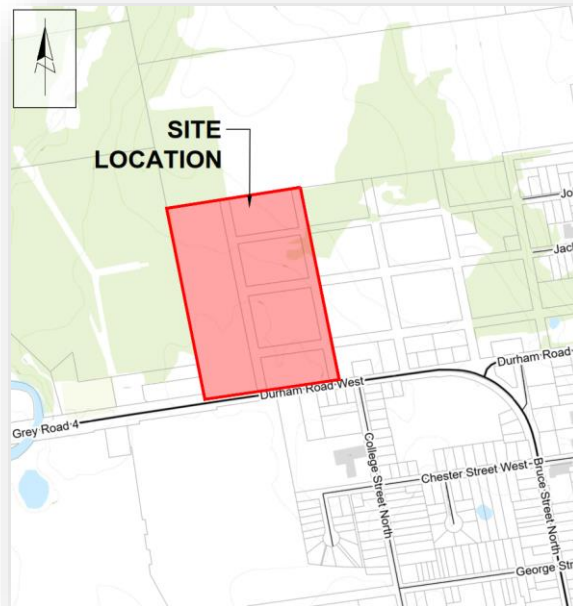


Figure 1: Location Map

2.0 SURROUNDING LAND USES

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

3.0 PROPOSAL

Approval is sought for a Draft Plan of Subdivision, an Official Plan Amendment and a Zoning By-law Amendment in order to enable a residential development proposing 132 residential units.

As illustrated on the draft plan (Appendix 6) the owner seeks land use planning approvals for 67 townhouse residential units within eleven blocks (Blocks 66-76) and 65 single detached dwellings (Lots 1-65).

The property is approximately 11.74 ha in size which is broken down with the townhouse blocks and single detached lots being 47,100 m² (4.71 ha) of the development land, 19,300 m² (1.93 ha) for municipal roads, and 50,100 m² (5.10 ha) for open space/park block/hazard area.

The proposed development provides egress and ingress from Durham Road West and a future connection to the lands to the west is also provided at the end of Street B. A future connection to the lands to the east is not proposed based on the finding of the Environmental Impact Study that notes that a future road would encroach into wetlands evident in that area of adjacent lands; will require a watercourse crossing; will bisect a wooded riparian corridor likely be inferred as a wildlife movement corridor; and will impact floodplain. The proposed subdivision will provide single detached lots and townhouse units. Each residential unit will be located on an individual lot and will contain a driveway, front yard area, garage, and individual backyard amenity space. The single detached lots have a range of frontage from 11.2 m to 21.9 m with the majority of the lots having frontage of 11.2 m. The single detached lots are around the exterior of the site and townhouse blocks are proposed within the interior of the development. This proposed layout will allow a range of unit types that will vary in size and price points and will allow for various affordability within the subdivision.

Blocks 80 and 78 are proposed for the requirement of parkland dedication for the proposed subdivision. The area shown on the plan is approximately 2.5% of the subject lands, the remainder will be cash in lieu. Sidewalks will also be constructed within the development.

As noted above an Official Plan and Zoning By-law amendment applications are required. The Official Plan amendment will designate the property for the residential development and the site-specific zoning requested on the property to help create a subdivision that will meet the requirements of the Official Plan and the density requirements. The proponent will be requesting relief to the Residential R2 and Residential R3 zoning provisions related to front and rear yard setbacks, interior and exterior setbacks, front yard frontage as well as lot coverage.

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 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.

<p>1.1 (Managing and Directing Land Use to Achieve Efficient development and Land Use Patterns)</p> <p>1.1.1 Healthy, livable and safe communities are sustained by:</p> <p>a) promoting efficient development and land use patterns which sustain the financial well- being of the</p>	<p>The planned residential uses on the property represent an efficient land use pattern and the development of this parcel</p>
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<p>Province and municipalities over the long term.</p> <p>b) 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 homes), recreation, park and open space, and other uses to meet long-term needs;</p> <p>c) avoiding development and land use patterns which may cause environmental or public health and safety concerns;</p>	<p>will help to support the financial well-being of the Municipality.</p> <p>The overall subdivision does consider a range and mix of residential types including single detached and townhome units.</p> <p>The proposed subdivision layout will not cause environmental or public health and safety concerns.</p>
<p>1.1.2 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,</p>	<p>The proposed development will allow for an appropriate range and mix of land uses to help meet projected needs in the area.</p>
<p>1.1.3 (Settlement Areas)</p> <p>1.1.3.1 Settlement areas shall be the focus of growth and development.</p>	<p>The proposed development is located within an area identified as an area for development and growth.</p>

	<p>Grey County Official Plan identifies the property as a Settlement area, which is considered an area to be the focus of growth within the County.</p>
<p>1.1.3.2 Land use patterns within settlement areas shall be based on densities and a mix of lands uses which:</p> <p>a)efficiently use land and resources;</p> <p>b)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;</p> <p>e)support active transportation</p>	<p>The subject lands are within an area designated for growth. The proposal is a plan of subdivision that will help to further promote an appropriate use of land and existing and future infrastructure.</p> <p>Sidewalks within the development will encourage residents to walk or ride bikes within the development and into other areas of Durham</p>
<p>1.1.3.6 New development taking place in designated growth areas should occur adjacent to the existing built-up area and shall have a compact form, mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities.</p>	<p>The property is in close proximity to an existing built-up area in the town including residential and medical uses. The development will provide for residential intensification with townhouses and single detached dwellings. The site will utilize full municipal services that are in close proximity and is planned on a municipal road. This development will help to</p>

	support compact form, mix of uses and densities that will efficiently use the lands and public service facilities.
1.6.6.2 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.	The subject lands are within a settlement area and will be serviced with municipal sewage and water services.
<i>2.62 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.</i>	A Phase 1 and Phase 2 archaeological assessment was completed for the property and noted an area within the development that needs further review through a stage 3 assessment.
<i>3.1.1 Development shall generally be directed, in accordance with guidance developed by the Province (as amended from time to time), to areas outside of: b) hazardous lands adjacent to river, stream and small inland</i>	The developable lands that represent the area including the residential development has been identified through review of the flood hazard, through the Floodplain Hazard Study with support from the EIS that was also submitted.

lake systems which are impacted by flooding hazards and/or erosion hazards	
<p>3.1.7 Further to policy 3.1.6, and except as prohibited in policies 3.1.2 and 3.1.5, development and site alteration may be permitted in those portions of hazardous lands and hazardous sites where the effects and risk to public safety are minor, could be mitigated in accordance with provincial standards, and where all of the following are demonstrated and achieved:</p> <p>a) development and site alteration is carried out in accordance with floodproofing standards, protection works standards, and access standards;</p> <p>b) vehicles and people have a way of safely entering and exiting the area during times of flooding, erosion and other emergencies;</p> <p>c) new hazards are not created and existing hazards are not aggravated; and</p> <p>d) no adverse environmental impacts will result.</p>	<p>A Floodplain Hazard Study was prepared to establish the extent of the existing and proposed condition site flood conveyance and confirmed that no adverse impact will result from the property development. In addition an Environmental Impact Study was completed to support the submitted applications. This report considers the proposed Site Plan, including the developable area in relation to identified Natural Heritage and Hazard Features. Through on-site investigations, data analysis and impact assessment it has been concluded and demonstrated that the proposed development can be achieved with no negative impact to Significant Woodlands associated with adjacent lands and Significant Wildlife Habitat.</p> <p>This information dictated the proposed developable lands.</p>

The Site is located within the settlement area of Durham in close proximity to existing residential neighbourhoods and other settlement uses, 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 single detached dwellings. The site will be fully serviced

by Municipal infrastructure that is in close proximity. The natural hazards on the site have been evaluated on the site to fine tune the developable area on the site. 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.

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 – Recolour Grey (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 and Hazard Lands. (Appendix 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.”*

A portion of the property is designated Hazard Lands. *“Hazard Lands include floodplains, steep or erosion prone slopes, organic or unstable soils, poorly drained areas, and lands along the Georgian Bay shoreline. These lands can be impacted by flooding, erosion, and/or dynamic beach hazards or have*

poor drainage, or any other physical condition that is severe enough to pose a risk for the occupant, property damage, or social disruption if developed. While these lands are intended to be regulated so as to avoid natural hazards, they also contribute to the natural environment within the County.” “Permitted uses include forestry, uses connected with the conservation of water, soil, wildlife and other natural resources” (S7.2)

“New development shall generally be directed away from Hazard Lands and modification can occur through a zoning by-law amendment after consultation with the conservation authority and the approval authority.” (S7.2.11)

Work related to the amendment of the delineation of the hazard lands has been reviewed and supported through various reports, including floodplain analysis, Environmental Impact Study and a Functional Servicing Report. All of these documents provided support for the changes to the hazard area proposed.

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 services and provides a mix of unit types that meets and exceeds 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 serving 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 lands have been assessed by an Environmental Consultant to establish a development area that would not impact the natural heritage and hazards on and adjacent to the property. 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 in close proximity to already existing residential development and community services.

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 was an area with archaeological resources and a Stage 3 assessment in underway.

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 single detached dwellings. These unit types help to provide a mixed uses within the municipality. The proposed plan is compatible with the area as there are single detached development in close proximity and a proposed townhouse and apartment development across Grey Road 4.

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 existing 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 habitat. The terms of reference for the study were approved by the Saugeen Valley Conservation Authority and the County of Grey. The report

noted that the proposed development can be achieved with no negative impact to Significant Woodlands associated with adjacent lands and Significant Wildlife Habitat functions attributable to the farm pond and associated watercourse/riparian habitat corridor consistent with the requirements of Section 2.1 of the PPS. 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 maximum of 132 residential units and provides one access from Durham Road West and a future road connection to the west property at the end of Street B. The proposed plan also provides for sidewalks within the development that will connect to Grey Road 4 which then connects 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. There are no proposed residential units that back on to the county road and all units 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 the most efficient for the development area that has been identified.

2) A range of housing and employment densities.

This development provides a housing density of 28.4 units per hectare by providing townhouse and single detached dwelling units.

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

The proposal provides townhouses and single detached residential units. 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 comments were received from the County on December 20, 2021. 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 'Future Development' and 'Environmental Protection' in the Municipality of West Grey's Official Plan (Appendix 4: Municipality of West Grey Official Plan Land Use Plan: Durham).

The Future Development Lands area within the settlement area and are designated to prohibit development until such time that full municipal services are readily available and there is a need for additional lands for development to satisfy the anticipated long-term demand for residential, commercial, industrial, institutional and open space lands. **(D10.1.1 & D10.2.1)**

The proposal is to redesignate a portion of the property that is currently designated Future Development and Environmental Protection to Residential. (Appendix 7: Proposed Official Plan Schedule)

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 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 single detached dwellings which will provide an overall density of 28.4 units per net hectare.

Section **D2.4.17** encourages medium and high-density residential housing within Durham and the proposed townhouses 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, 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-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 site is unique in that a significant buffer of natural area is adjacent to the site which will provide privacy to adjacent lands and the proposed development.

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. An Environmental Impact Study was prepared for this property and concludes that the proposed development can be achieved with no negative impact to Significant Woodlands associated with adjacent lands and Significant Wildlife Habitat functions attributable to the farm pond and associated watercourse/riparian habitat corridor consistent with the requirements of Section 2.1 of the PPS.

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 lands that are southwest of the subject property and will allow efficiencies for the Municipality as it will serve 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 will comply to the policies of the Official Plan and zoning by-law. The proposed amendment to the Official Plan will permit the residential development and 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 single detached dwellings, which is within the range of unit types anticipated in the Official Plan. Also, 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 MINICIPALITY OF WEST GREY ZONING BY-LAW 37-2006

The subject lands are zoned 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). 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 R2 for the single detached lots and Residential R3 for the Townhouse Blocks. (Appendix 8: Proposed Zoning By-Law Schedule)

The developer is proposing a neighbourhood that creates a variety of lot sizes in order to offer a wide range of unit types and sizes. To accommodate the lot layout and unit types offered, relief from some of the zoning provisions within the West Grey Zoning By-Law 37-2006 is required.

For the residential single detached lots, the following relief is requested: (R2x on zoning schedule Appendix 8):

- Section 13.2.1.1 Minimum Lot Area to be reduced to 347.2m² from 465m²
- Section 13.2.1.2 Minimum Lot Frontage to be reduced from 15m to 11.2m and;
- Section 13.2.1.3 Minimum Front Yard from 7.6m to 6.0m and;
- Section 13.2.1.4 Minimum Interior Yard from 1.8m to 1.2m and;
- Section 13.2.1.5 Minimum Exterior Yard from 7.6m to 5.0m and;
- Section 13.2.1.6 Minimum Rear Yard from 7.6m to 6.0m and;

For the Townhouse blocks R3x (Appendix 8: Zoning Schedule) the following relief is requested:

- Section 14.2.1.1 Minimum Lot Area from 232m² to 195m² and;
- Section 14.2.1.2 Minimum Front Frontage from 6.5m and 14m to 6 m and;
- Section 14.2.1.3 Minimum Front Yard from 7.6m to 6.0m and;
- Section 14.2.1.5 Minimum Exterior Yard from 7.6m to 4.5m and;
- Section 14.2.1.6 Minimum Rear Yard from 7.6m to 6.0m.

The proposed changes to the zoning provisions will allow flexibility to the design of the neighbourhood by accommodating various unit types including smaller sized single detached dwellings. These smaller sized single detached lots are similar to semi-detached lot frontages. This would let a potential buyer to purchase a single detached lot at a similar price point as semi-detached unit. It will also allow varying affordability targets to be achieved. It provides a development that utilizes the property efficiently and creates a compact form and helps to move the development towards the density targets within the Official Plan.

The charts below outline the provisions for the proposed residential zones within this subdivision (see Zoning Schedule Appendix 8) and illustrate the requested relief sought.

Residential Exception (R2x) Zone Provisions (Section 13.2.1)

Zone Standard		R2 Zone Provisions	Proposed Development
13.2.1.1	Min Lot Area	465 m ²	347.2 m ²
13.2.1.2	Min Lot Frontage	15 m	11.2 m
13.2.1.3	Min Front yard	7.6 m	6 m
13.2.1.4	Min Interior side yard	1.2 m – 1.8 m	1.2 m
13.2.1.5	Min Exterior side yard	7.6 m	5.0 m
13.2.1.6	Min Rear yard	7.6 m	6.0 m
13.2.1.7	Max Building Height	10.5 m	-
13.2.1.8	Max Lot Coverage	40%	-

Residential Exception (R3x) Zone Provisions (Section 14.2.1)

Zone Standard		R2 Zone Provisions	Proposed Development
14.2.1.1	Min Lot Area	232 m ²	195 m ²
14.2.1.2	Min Lot Frontage	6.5m 14 m	6.0 m
14.2.1.3	Min Front yard	7.6m	6.0 m
14.2.1.4	Min Interior side yard	1.2 m – 1.8 m	1.2 m
14.2.1.5	Min Exterior side yard	7.6 m	4.5 m
14.2.1.6	Min Rear yard	7.6 m	6.0 m
14.2.1.7	Max Building Height	10.5 m	-

5.0 SUPPORTING STUDIES

5.1 ARCHAEOLOGICAL REPORT

AMICK 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 April 13 and 14, 2022. The investigation resulted in the identification and documentation of a historic Euro-Canadian Site in two locations. A stage 3 Site-Specific Assessment is required to be completed. This work will occur this spring.

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 and connected to the existing 200 mm diameter watermain on College Street via County Road 4. There is capacity in the existing municipal water treatment 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 on the adjacent parcel to the south. There is capacity within the existing wastewater treatment plant to service the proposed subdivision.
- An internal storm sewer system to collect and convey surface water runoff for the development will be constructed. Runoff will be discharged to a stormwater management facility located on the adjacent parcel to the south where it will be treated for quality and quantity and will not have any adverse impacts downstream.
- The development will produce 79 trips during AM peak hour and 101 trips during PM peak hour upon full build-out (2028);
- The key intersections will provide acceptable LOS through 2038 future horizon, therefore no improvements to accommodate proposed development are considered necessary;
- The projected traffic volumes do not necessitate exclusive turn lanes;
- The available sight lines exceed the TAC sight and intersection requirements;
- 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 Preliminary Stormwater Management Report was completed by Tatham Engineering to document the proposed stormwater management plan developed in support of the subject development as well as the applicable design criteria and proposed siltation and erosion controls. The SWM plan ensures the development can be constructed in accordance with all applicable Municipal and Provincial guidelines while minimizing the impact of the development on the local drainage systems.

- Peak flows discharging from the site to the natural drainage features will be controlled to pre-development levels and will consist of only clean rear yard runoff. The external wet pond SWMF will be designed to provide sufficient storage to attenuate post development peak flows from the majority of the developed portion of the site below pre-development levels and will be designed to provide the requisite water quality treatment and erosion control.
- Fish habitat has been identified within the drainage features on and adjacent to the proposed development. Restoration and enhancement of the Grey County Road 4 ditch is proposed to provide adequate conveyance capacity and safe access/egress from the proposed development. Detailed design of the naturalized corridor and Street A culvert crossing will be in conformance with DFO standards and subject to the DFO review and approval. Further recommendations from the site-specific EIS will be incorporated into the final design to ensure the protection of fish habitat in the associated drainage features.
- Construction and maintenance of siltation and erosion control facilities and implementation of erosion and sediment control best management practices during and after site servicing and building construction will reduce the transportation of sediment from the site, improve the stormwater quality and mitigate any environmental impacts to the surrounding area.

5.4 ENVIRONMENTAL IMPACT STUDY

An Environmental Impact Study was completed by AZIMUTH 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 and Hazard Features. Through on-site investigations, data analysis and impact assessment it has been concluded and demonstrated that the proposed development can be achieved with no negative impact to Significant Woodlands associated with adjacent lands and Significant Wildlife Habitat functions attributable to the farm pond and associated watercourse/riparian habitat corridor consistent with the requirements of Section 2.1 of the PPS.

6.0 SUMMARY/CONCLUSION

The subject proposal seeks Draft Plan of Subdivision Approval to enable a residential development consisting of 132 residential units that includes Townhouse residential units and single detached dwellings within a Plan of Subdivision. In addition to the Planning Justification Report, this application is supported by information provided by CSS Engineering Consulting Ltd. related to stormwater and Tatham Engineering for servicing and traffic. An Environmental Impact Study was completed for the site related to Natural Heritage and a Stage 1 and 2 Archaeological Assessment was completed.

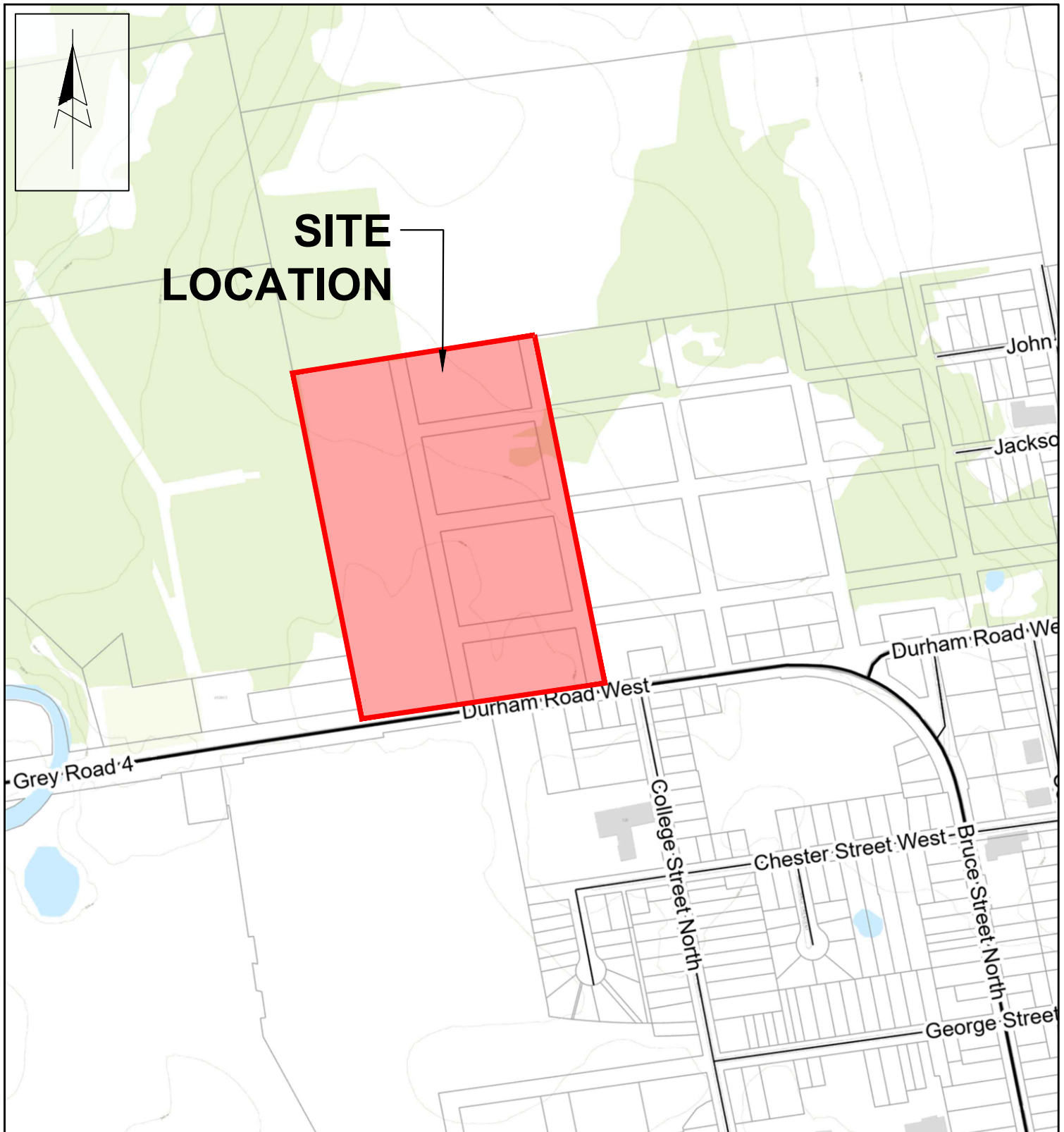
The purpose of this report is to provide planning rational in support of a residential development, the Draft Plan of Subdivision Application and an Official Plan and Zoning By-Law Amendment Applications. It has been demonstrated that the subject application is consistent with the development goals of 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. 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 Official Plan Schedule
8. Proposed Zoning Schedule



APPENDIX 1

LOCATION MAP

563 DURHAM RD. W (COUNTY RD. 4)
 PARK LOT 9 - 12
 COUNTY ROAD 4
 DURHAM, COUNTY OF GREY

LEGEND

SUBJECT LANDS AREA

Reference: Site Location / Grey County GIS, 2022

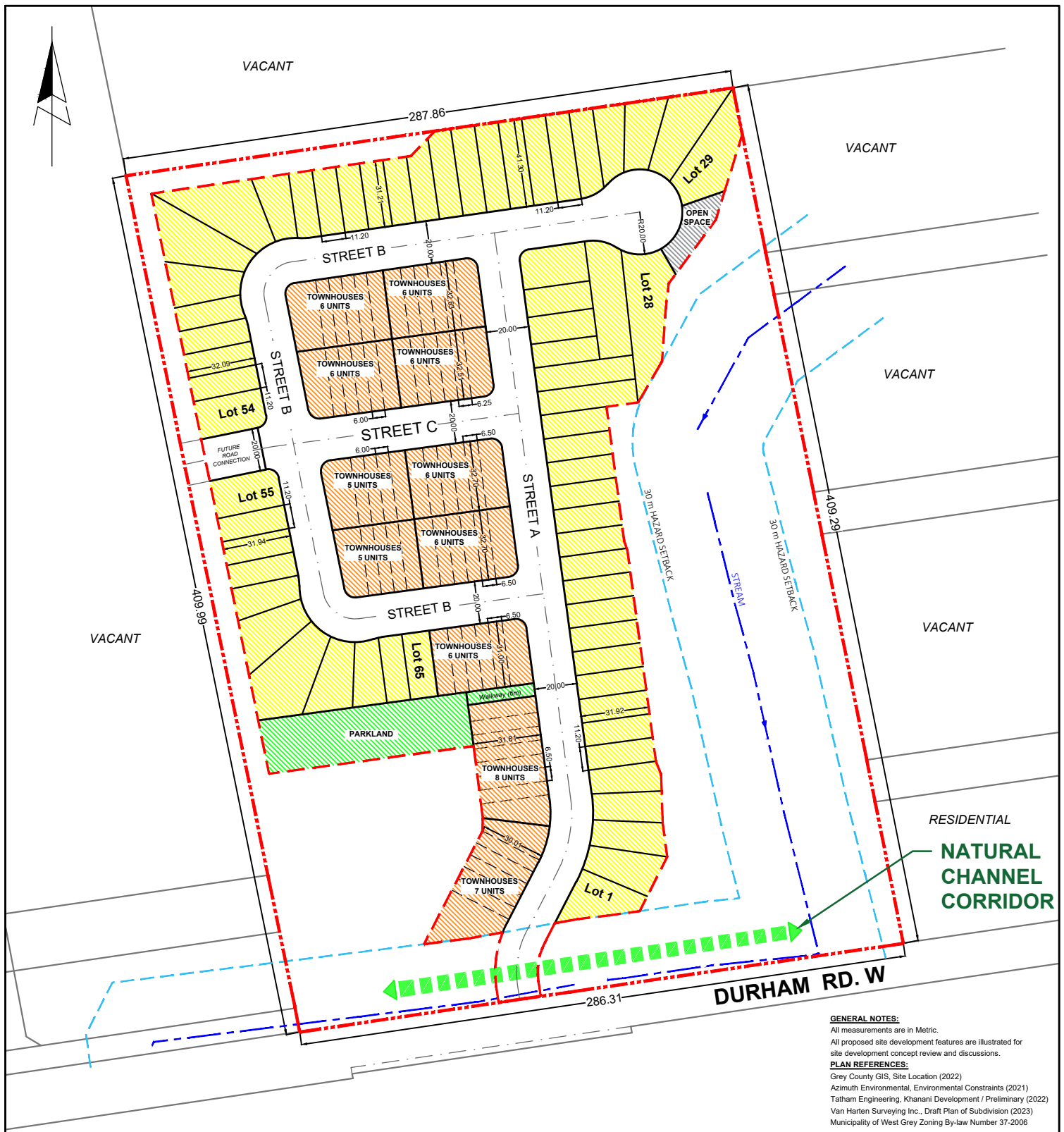
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**GEORGIAN PLANNING
 SOLUTIONS**

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

Date (d/m/y): 26 / 06 / 2023



APPENDIX 2

DEVELOPMENT CONCEPT PLAN

563 DURHAM RD. W (COUNTY RD. 4)
 PARK LOT 9 - 12
 COUNTY ROAD 4
 DURHAM, COUNTY OF GREY

LEGEND

- SUBJECT LANDS BOUNDARY
Total Area +/-11.74ha
- POTENTIAL DEVELOPMENT AREA
Total Area +/-6.93ha
- RESIDENTIAL SINGLE DETACHED (65 Lots)
Min. Lot Frontage 11.2m & Min. Lot Depth 31m
- RESIDENTIAL TOWNHOUSES (67 Units)
Min. Lot Frontage 6m & Min. Lot Depth 30m
- PARKLAND & OPEN SPACE - Total Area: +/-0.31ha
(Approx. 4.5% of the Potential Development Area)
- ROADS (Streets A, B, C, & Future Connection) - Total Area: +/-1.97ha

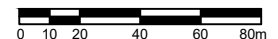
SITE DEVELOPMENT CONCEPT SUMMARY

Total Subject Lands Area: +/-11.74ha
 Total Potential Development Area: +/-6.93ha
 (per Environmental Considerations)
 Total NET Development Area: +/-4.65ha
 (calculated as Potential Development Area less Open Space, Parkland, and Roads)

Total Number of Units: 132 Units
 Single Detached: 65 Lots/Units
 Townhouses: 67 Units

Density: +/-28 u/ha
 (Total Number of Units per NET Development Area)

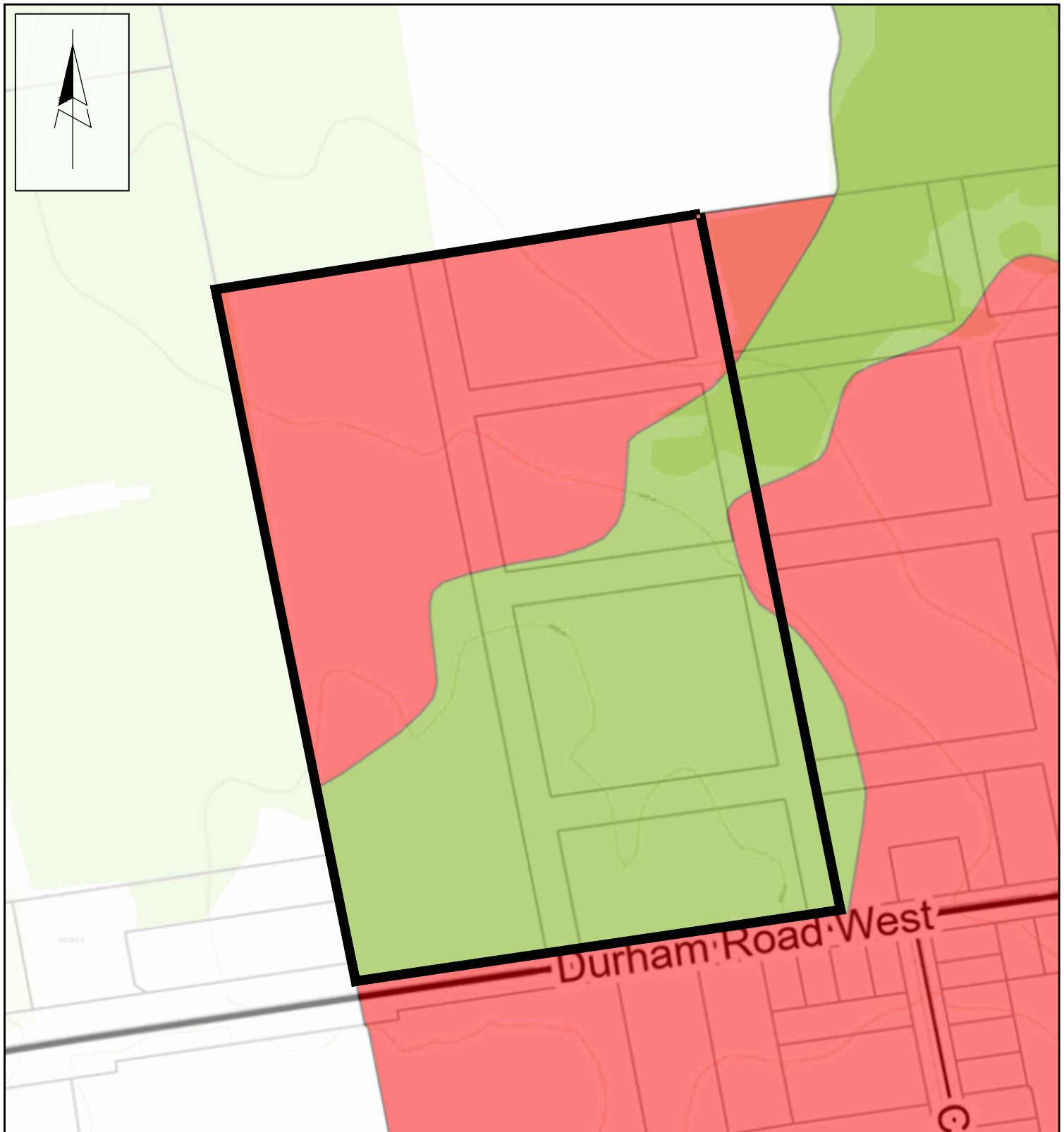
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APPENDIX 3

THE COUNTY OF GREY OFFICIAL PLAN

563 DURHAM RD. W (COUNTY RD. 4)
PARK LOT 9 - 12
COUNTY ROAD 4
DURHAM, COUNTY OF GREY

LEGEND

- 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)

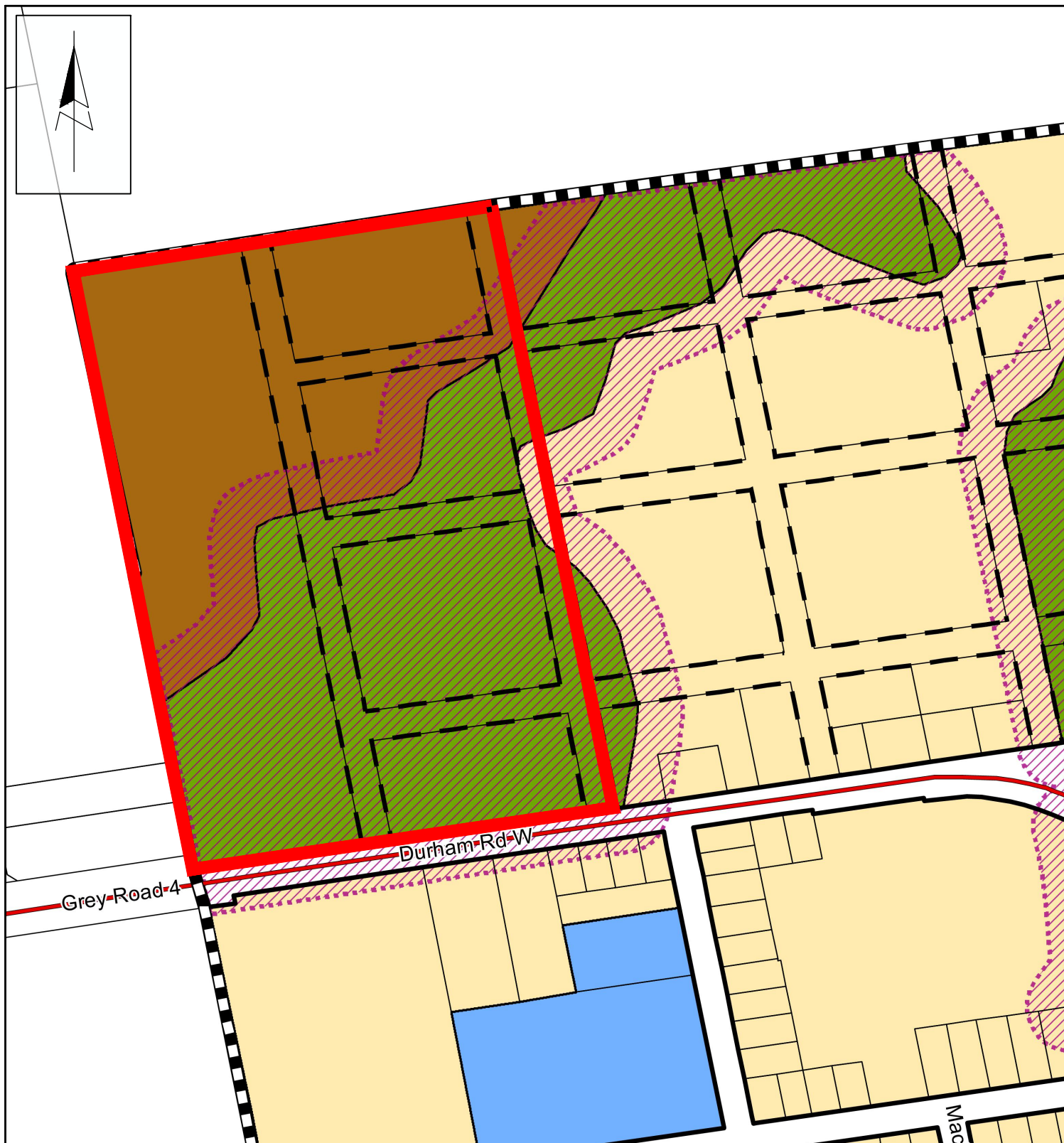
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APPENDIX 4

MUNICIPALITY OF WEST GREY OFFICIAL PLAN

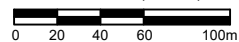
563 DURHAM RD. W (COUNTY RD. 4)
PARK LOT 9 - 12
COUNTY ROAD 4
DURHAM, COUNTY OF GREY

LEGEND

- SUBJECT LANDS BOUNDARY
- FUTURE DEVELOPMENT
- ENVIRONMENT PROTECTION
- RESIDENTIAL
- REGULATED AREA

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

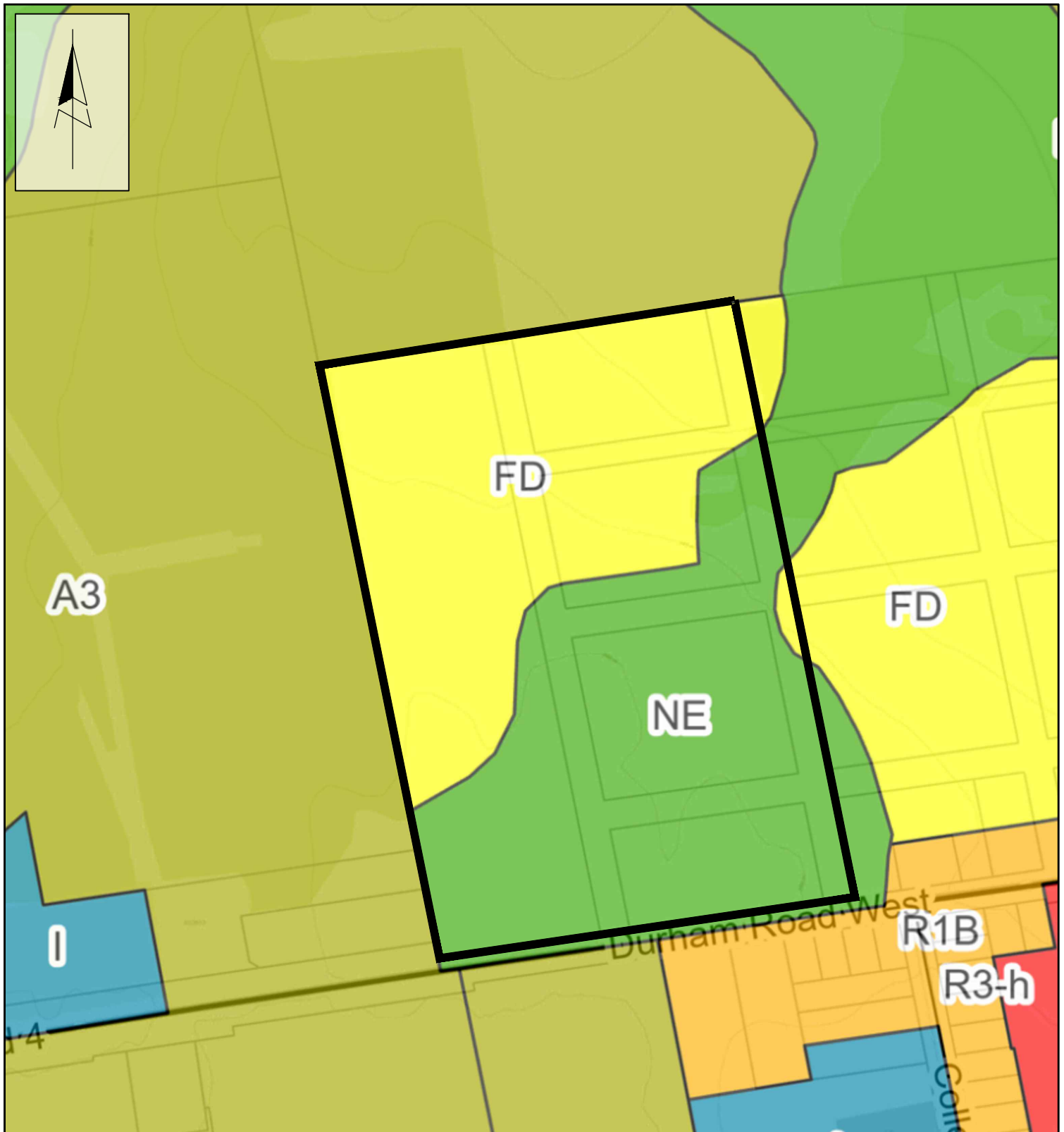
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Date (d/m/y): 26 / 06 / 2023



APPENDIX 5

MUNICIPALITY OF WEST GREY - ZONING

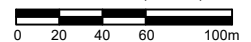
563 DURHAM RD. W (COUNTY RD. 4)
PARK LOT 9 - 12
COUNTY ROAD 4
DURHAM, COUNTY OF GREY

LEGEND

- | | |
|--------------------------|-------------------------------|
| SUBJECT LANDS BOUNDARY | A3 - RESTRICTED RURAL |
| FD - FUTURE DEVELOPMENT | R1B - LOW DENSITY RESIDENTIAL |
| NE - NATURAL ENVIRONMENT | R3 - HIGH DENSITY RESIDENTIAL |
| I - INSTITUTIONAL | |

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

Scale / Metric (1:3500)



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): 26 / 06 / 2023

Schedule "A"

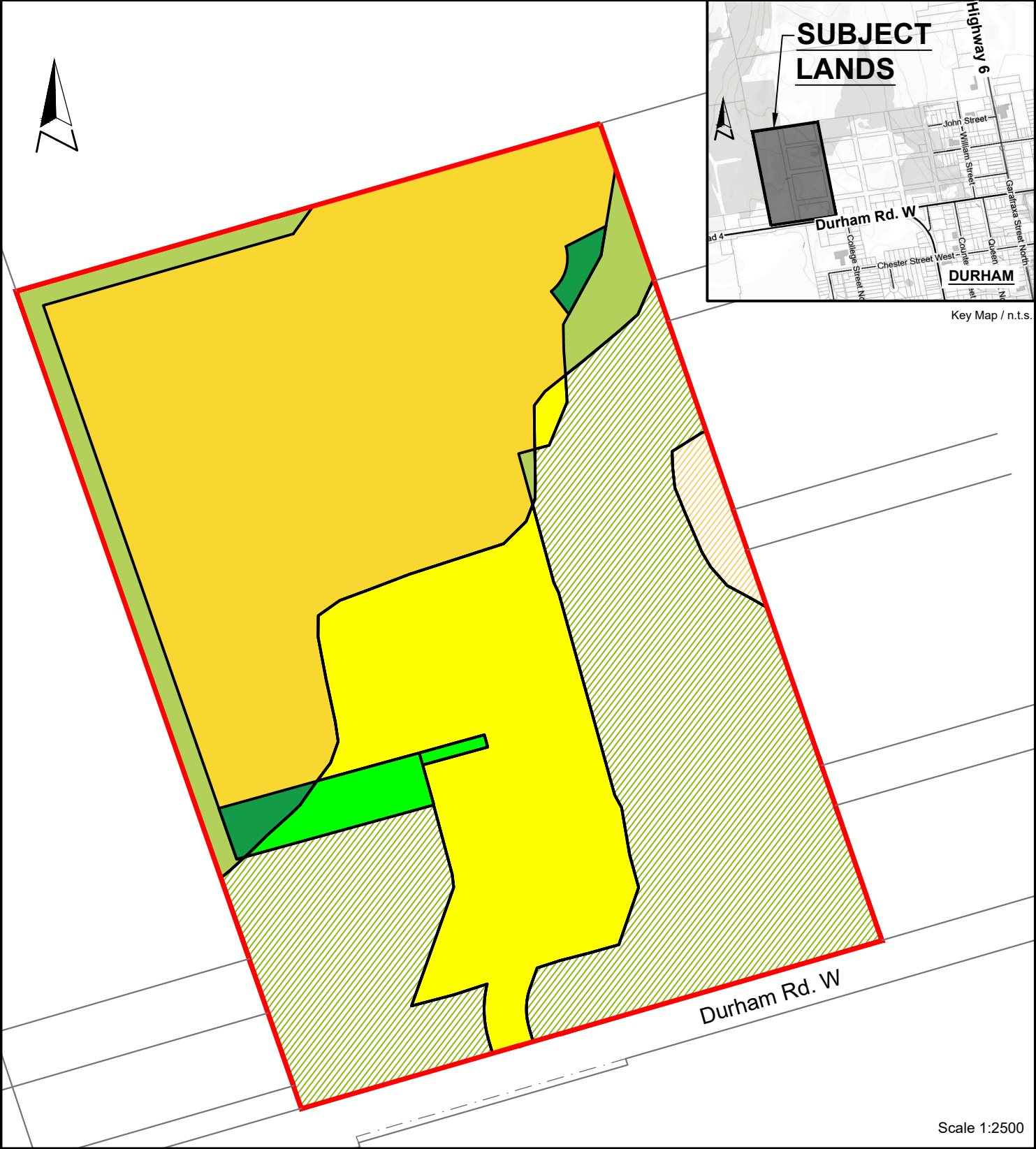
OFFICIAL PLAN AMENDMENT

Municipality of West Grey

Date passed _____

Mayor: _____

Clerk: _____



Scale 1:2500

LEGEND



SUBJECT LANDS



LANDS TO BE REDESIGNATED FROM FUTURE DEVELOPMENT TO RESIDENTIAL



LANDS TO BE REDESIGNATED FROM FUTURE DEVELOPMENT TO OPEN SPACE



LANDS TO BE REDESIGNATED FROM ENVIRONMENTAL PROTECTION TO RESIDENTIAL



LANDS TO BE REDESIGNATED FROM ENVIRONMENTAL PROTECTION TO OPEN SPACE



LANDS TO BE REDESIGNATED FROM FUTURE DEVELOPMENT TO ENVIRONMENTAL PROTECTION



LANDS TO REMAIN DESIGNATED ENVIRONMENTAL PROTECTION



LANDS TO REMAIN DESIGNATED RESIDENTIAL

Schedule "A"

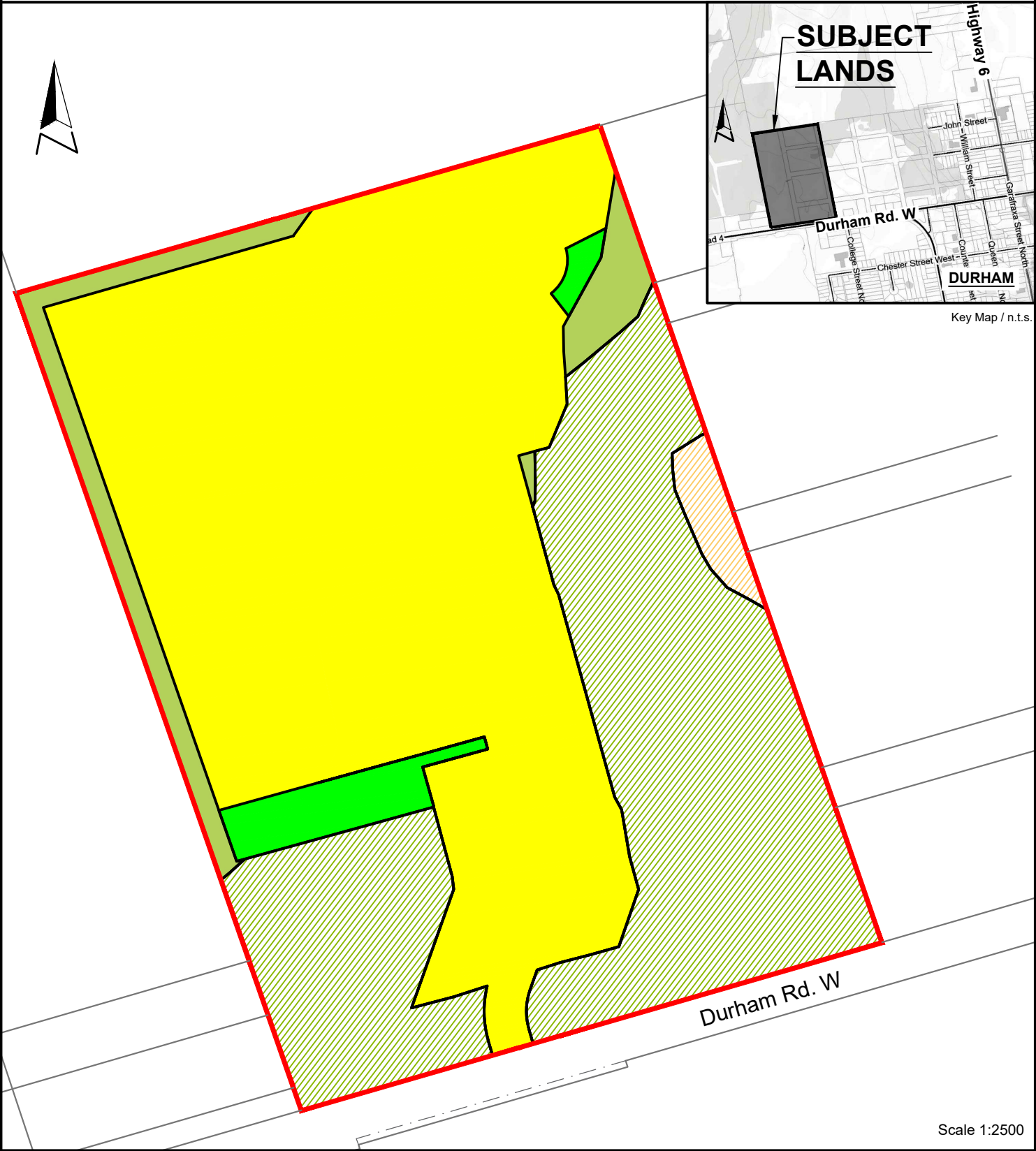
OFFICIAL PLAN AMENDMENT

Municipality of West Grey

Date passed _____

Mayor: _____

Clerk: _____



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LEGEND



SUBJECT LANDS



LANDS TO BE REDESIGNATED TO RESIDENTIAL



LANDS TO BE REDESIGNATED TO OPEN SPACE



LANDS TO BE REDESIGNATED TO ENVIRONMENTAL PROTECTION



LANDS TO REMAIN DESIGNATED ENVIRONMENTAL PROTECTION



LANDS TO REMAIN DESIGNATED RESIDENTIAL

Schedule "B"

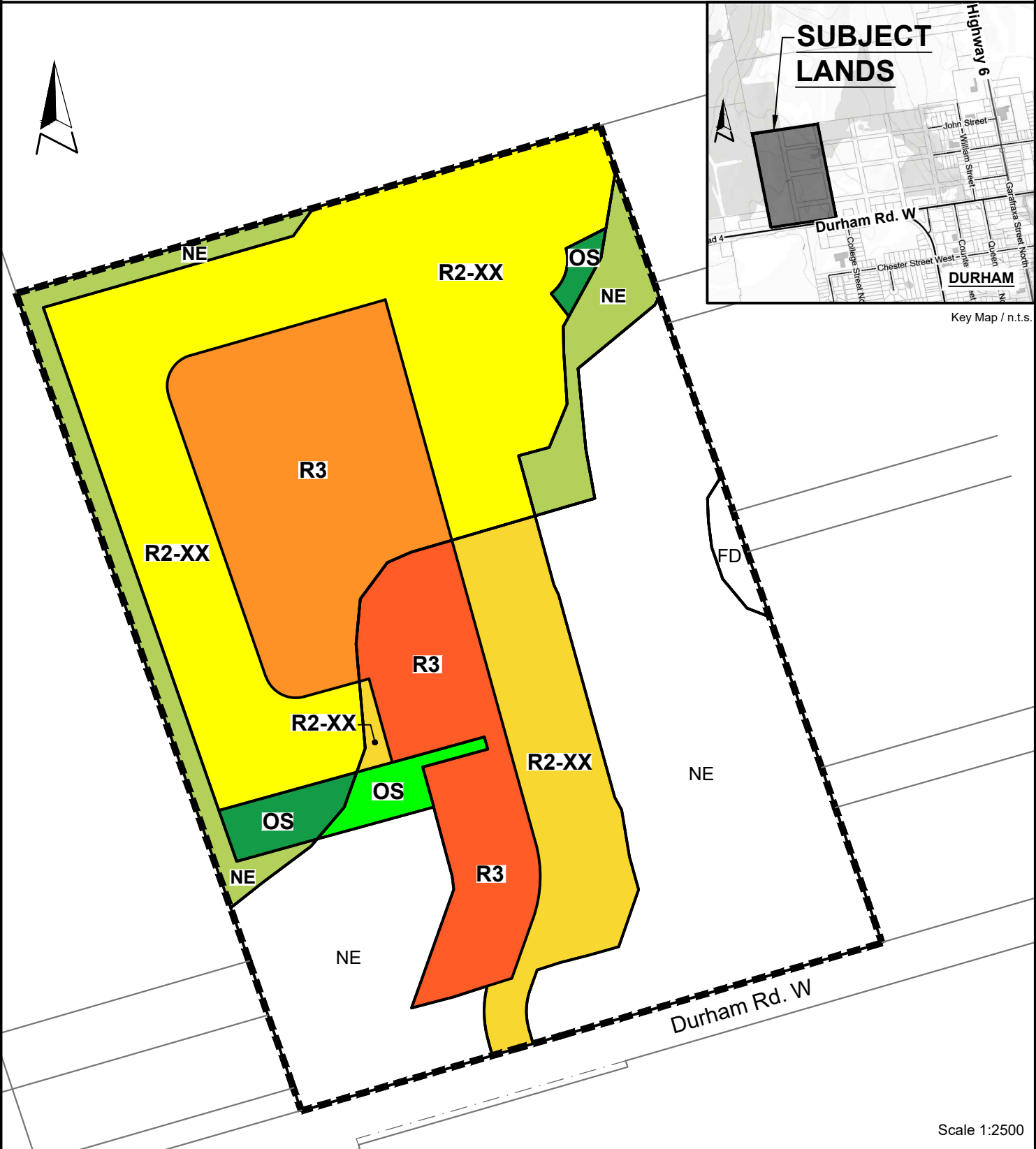
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Municipality of West Grey

Date passed _____

Mayor: _____

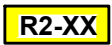
Clerk: _____



LEGEND



SUBJECT LANDS



LANDS TO BE REZONED FROM FUTURE DEVELOPMENT (FD) ZONE TO RESIDENTIAL SECOND DENSITY EXCEPTION XX (R2-XX) ZONE



LANDS TO BE REZONED FROM NATURAL ENVIRONMENT (NE) ZONE TO RESIDENTIAL SECOND DENSITY EXCEPTION XX (R2-XX) ZONE



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



LANDS TO BE REZONED FROM FUTURE DEVELOPMENT (FD) ZONE TO NATURAL ENVIRONMENT (NE) ZONE



LANDS TO BE REZONED FROM FUTURE DEVELOPMENT (FD) ZONE TO RESIDENTIAL THIRD DENSITY (R3) ZONE



LANDS TO BE REZONED FROM NATURAL ENVIRONMENT (NE) ZONE TO RESIDENTIAL THIRD DENSITY (R3) ZONE



LANDS TO BE REZONED FROM NATURAL ENVIRONMENT (NE) ZONE TO OPEN SPACE (OS) ZONE

Schedule "B"

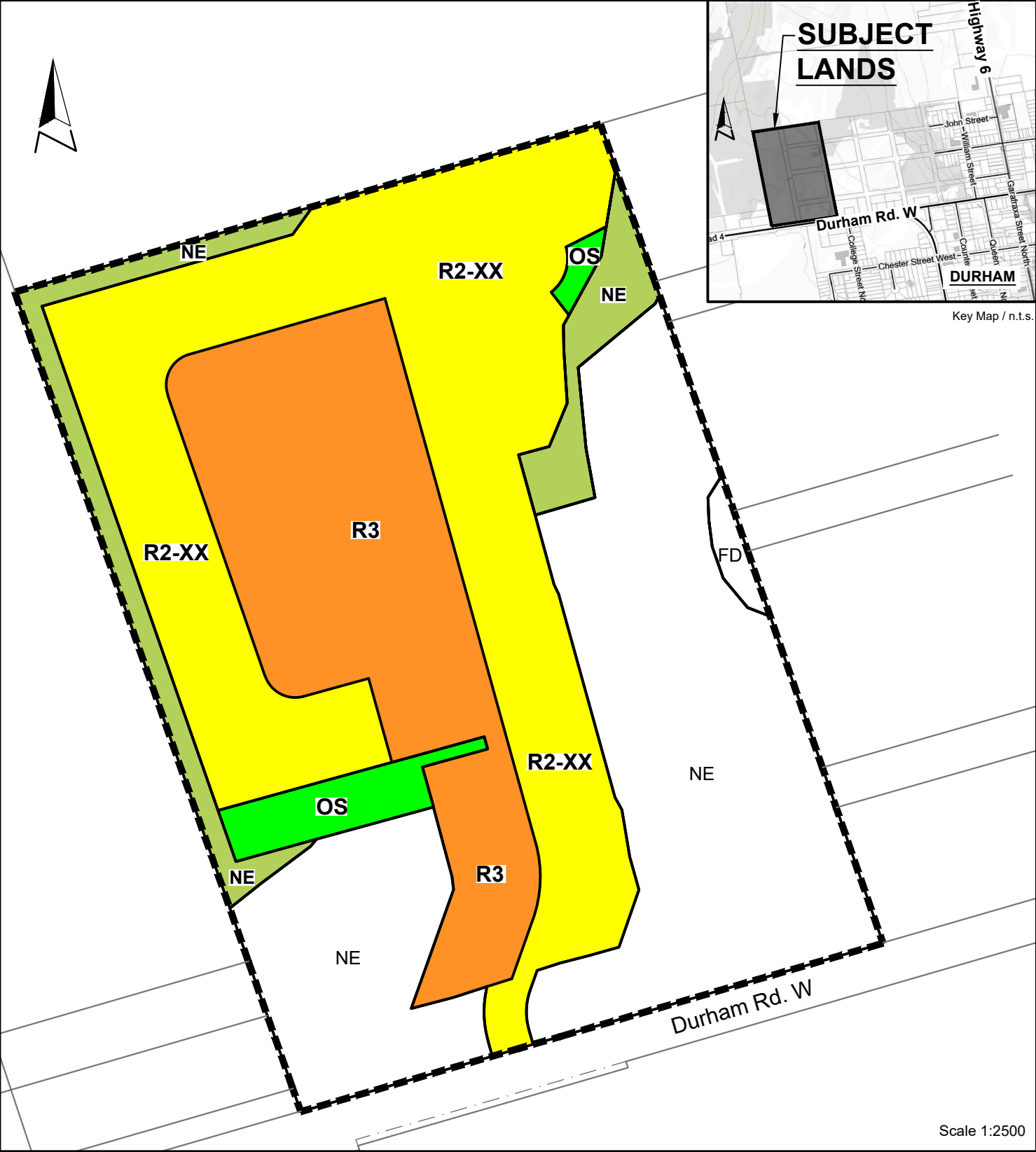
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Municipality of West Grey

Date passed _____

Mayor: _____

Clerk: _____

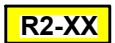


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LEGEND



SUBJECT LANDS



LANDS TO BE REZONED TO RESIDENTIAL SECOND DENSITY EXCEPTION XX (**R2-XX**) ZONE



LANDS TO BE REZONED TO RESIDENTIAL THIRD DENSITY (**R3**) ZONE



LANDS TO BE REZONED TO OPEN SPACE (**OS**) ZONE



LANDS TO BE REZONED TO NATURAL ENVIRONMENT (**NE**) ZONE