



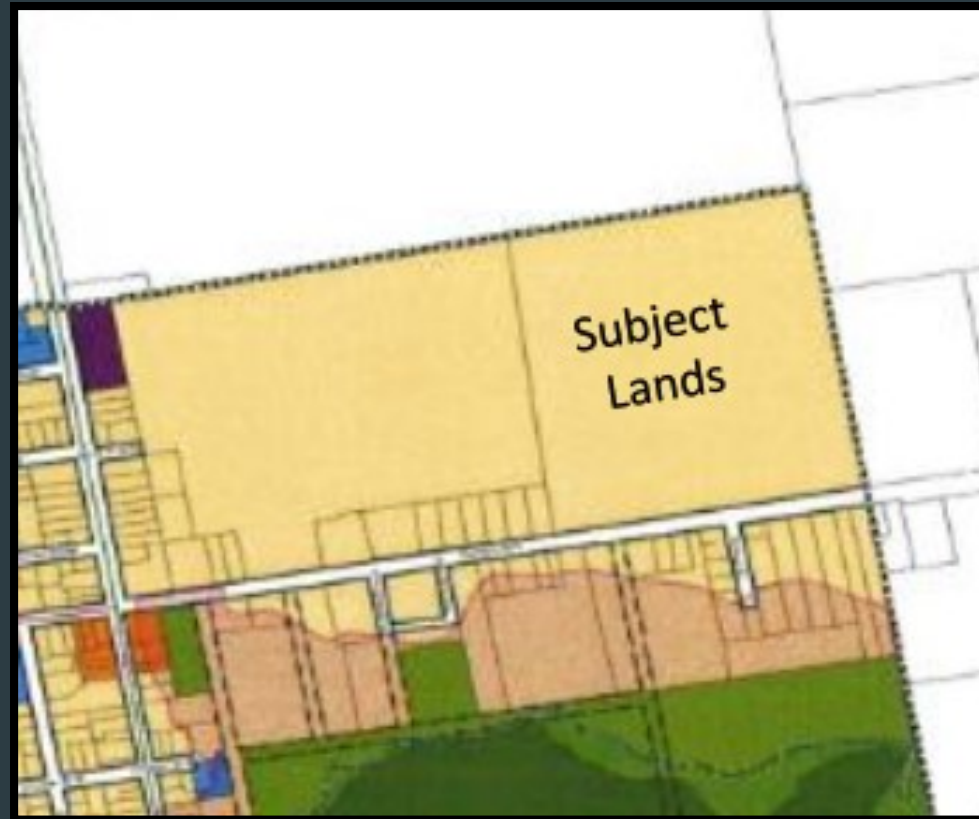
**COBIDE**  

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**ENGINEERING INC**

# County of Grey Official Plan

# West Grey Official Plan



# PROPERTY LOCATION

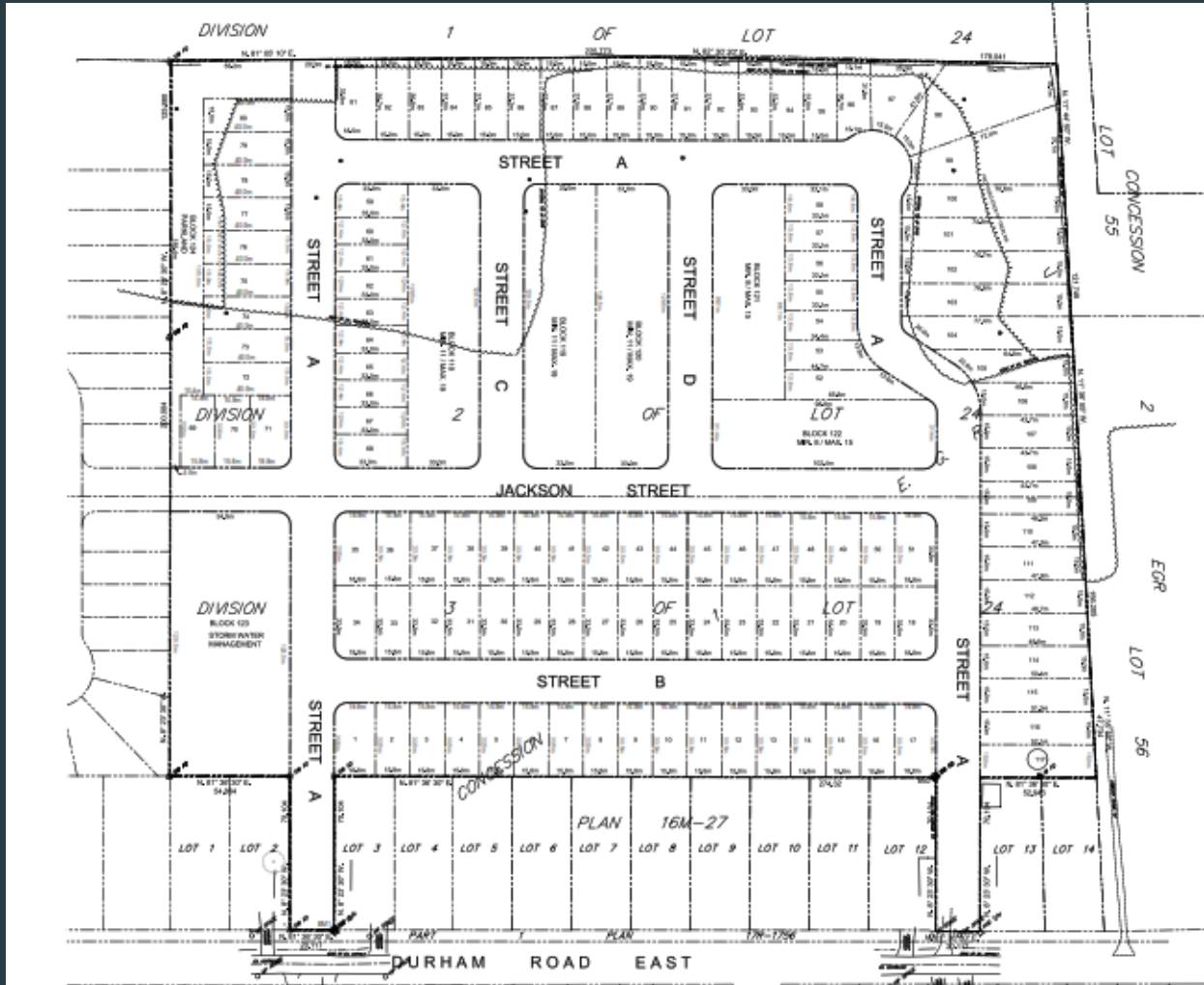
- The subject lands are located north of Durham Road East between Highway 6 and Concession 2 in Durham within the Municipality of West Grey, County of Grey.
- Concession 1, Part of Lot 24, East of Owen Sound, Geographical Township of Glenelg, Municipality of West Grey, Grey County.
- Lot area is approximately 13.8 ha



# PROPOSAL

- To create a residential subdivision through a Draft Plan of Subdivision and Zoning By-law Amendment to enable a residential development capable of accommodating 169 to 205 residential units.
  - 117 single detached residential units with frontages ranging from 12.4 to 23.9 m
  - 5 Street Townhouse Blocks (51 to 87 units)
- Stormwater will be directed to the south west on site to the stormwater management pond in the southwest corner.
- The development will utilize full municipal services that already exist in the area and provide sufficient capacity.
- Access to the site will be off of Durham Road East at 2 locations and through the extension of Jackson Street from the Sunvale subdivision

# Proposed Draft Plan of Subdivision



# Supporting Documents

- Planning Justification Report
- Archaeological Report
- Functional Servicing Report
- Stormwater Management Report
- Traffic Impact Study
- Environmental Impact Study



