

Broos Subdivision

May 16, 2023

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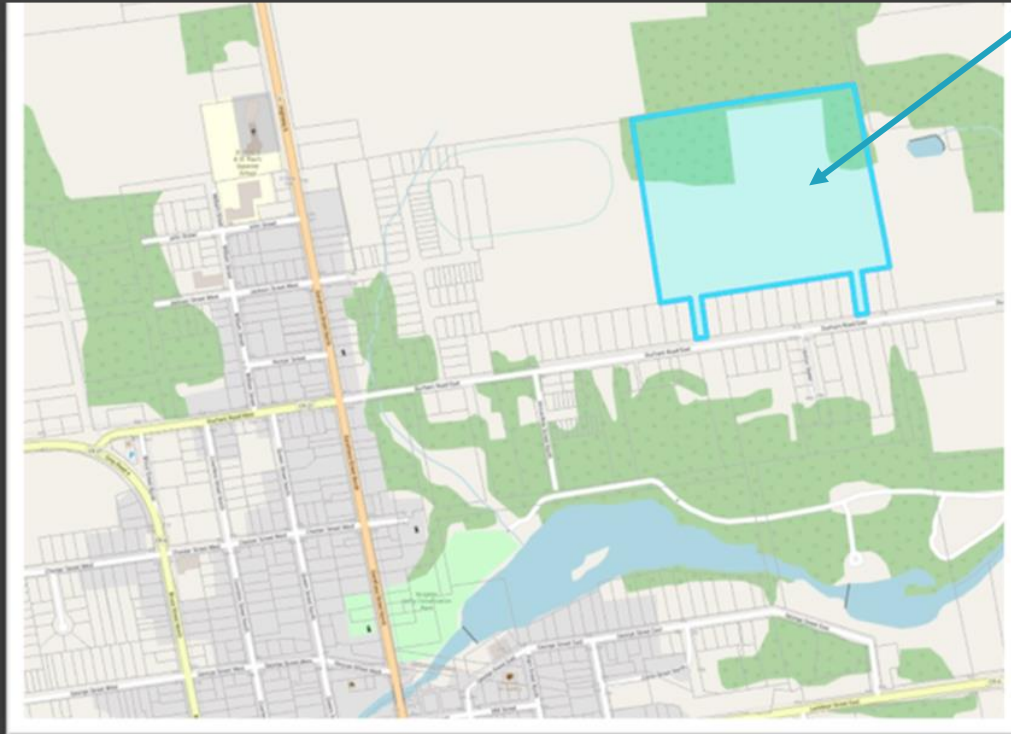
GEORGIAN PLANNING
SOLUTIONS

Purpose of Public Meeting

Zoning By-law Amendment

- To recognize changes to unit types
- Rezone lands to implement changes to an approved Plan of Subdivision 42T-2020-01

Location



Subject Lands

- Part Lot 24, Concession 1
Durham Road East
- Durham
- Municipality of West Grey
- Grey County

Proposed Changes

- Existing Approval includes
 - 118 single detached dwelling
 - 5 blocks of townhouse (49-87 units)
 - 1 stormwater Management Facility
 - Parkland block
- Proposed changes
 - 72 single detached dwellings
 - 28 semi-detached dwellings
 - 10 blocks of townhouses (87-125 units)
- 20 additional units



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Zoning By-law Amendment

Residential Exception (R2-286) Zone Provisions (Section 13.2.2)

Zone Standard		R2 Zone Provisions	Proposed Development
13.2.2.1	Min Lot Area	275 m ²	-
13.2.2.2	Min Lot Frontage	9 m	-
13.2.2.3	Min Front yard	7.6 m	4.5 m
13.2.2.4	Min Interior side yard	1.2 m – 1.8 m	1.2 m
13.2.2.5	Min Exterior side yard	7.6 m	4.5 m
13.2.2.6	Min Rear yard	7.6 m	6.0 m
13.2.2.7	Max Building Height	10.5 m	-
13.2.2.8	Max Lot Coverage	45%	-



QUESTIONS