

# Roseate Development

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GEORGIAN PLANNING  
SOLUTIONS

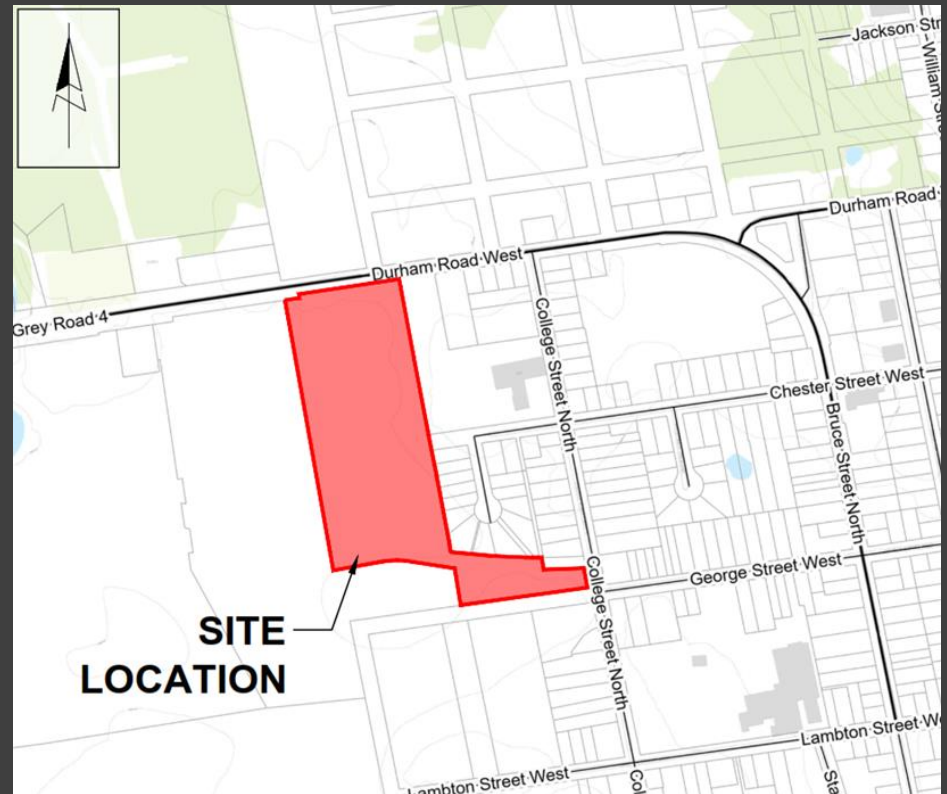
# Purpose of Public Meeting

Zoning By-law Amendment

- To implement a proposed draft plan of subdivision

# Site Location

- Located within Part Lots 57 & 58, Concession 2  
Geographic Township of Bentinck, Municipality of West Grey, Grey County
- Located on the south side of Durham Road West
  - Lot Area – 16.12 ha (39.84 acres – phase 1 -6.24 ha (15.42 acres)
- Surrounding lands uses include
  - residential and the Durham Hospital to the east
  - north the West Grey Office and future development lands



# Proposal

Applicant is seeking planning approval for a plan of subdivision



Total of 88 townhouse units in 13 blocks

A future development block to include:




- For a 3-4 storey apartment building with possible commercial uses on lower level (60-80 units)
- Or townhouse units (20 + units)

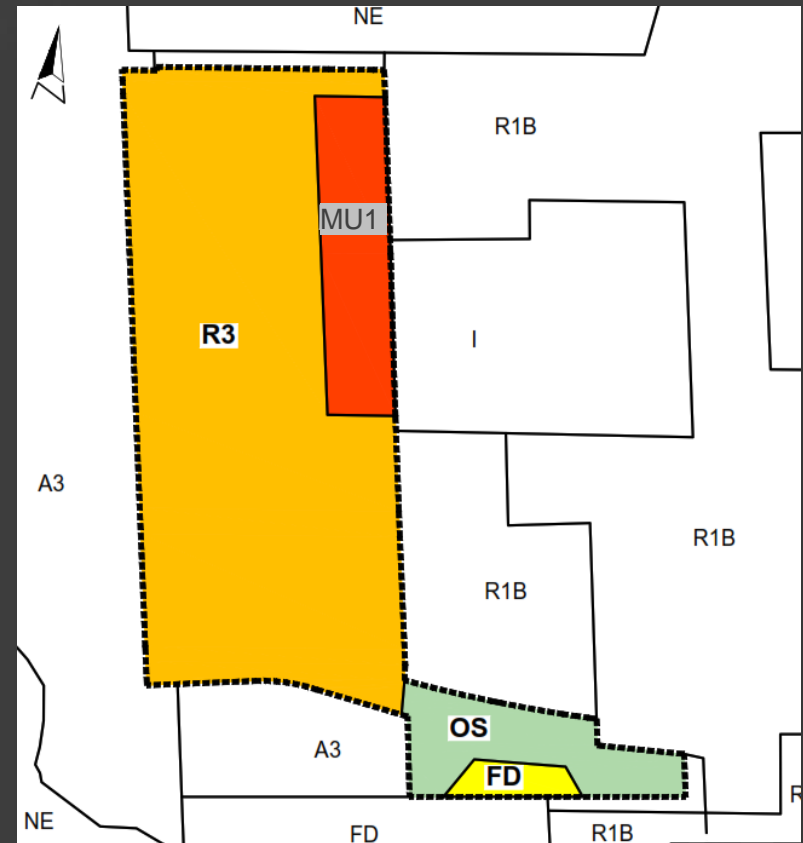
A park land amenity area

Access to the site from Durham Road W and Chester Street with future connection to lands to the west

# Proposed ZBA

The Lands are zoned Future Development and Natural Environment

-  Residential R3
  - permit townhouse units
-  Mixed Use Zone MU1
-  Rezone Future Development to Open Space and Natural Environment



# Technical Reports

- Planning Justification Report
- Environmental Impact Study
- Stage 1 & 2 Archaeological Assessment
- Geotechnical Report Investigation
- Functional Servicing Report
- Stormwater Management Report
- Traffic Impact Study
- Flood Plain Study



**QUESTIONS**