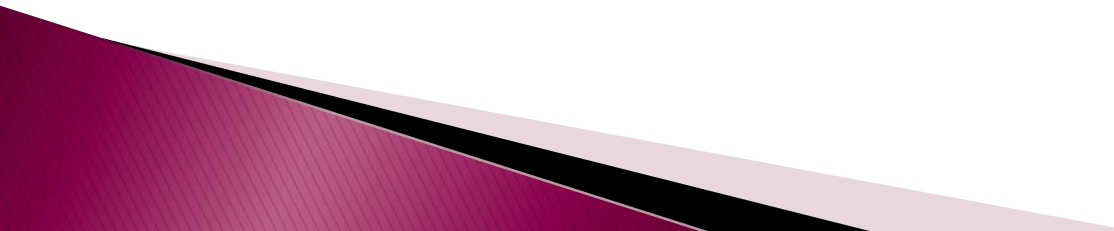




# **Proposed Draft Plan of Subdivision (42T-2023-04), West Grey Official Plan Amendment (OPA 13) and Zoning By-Law Amendment (ZA21.2023) Khanani Subdivision**

By: Becky Hillyer  
Intermediate Planner (Grey County)  
Public Meeting - September 19, 2023

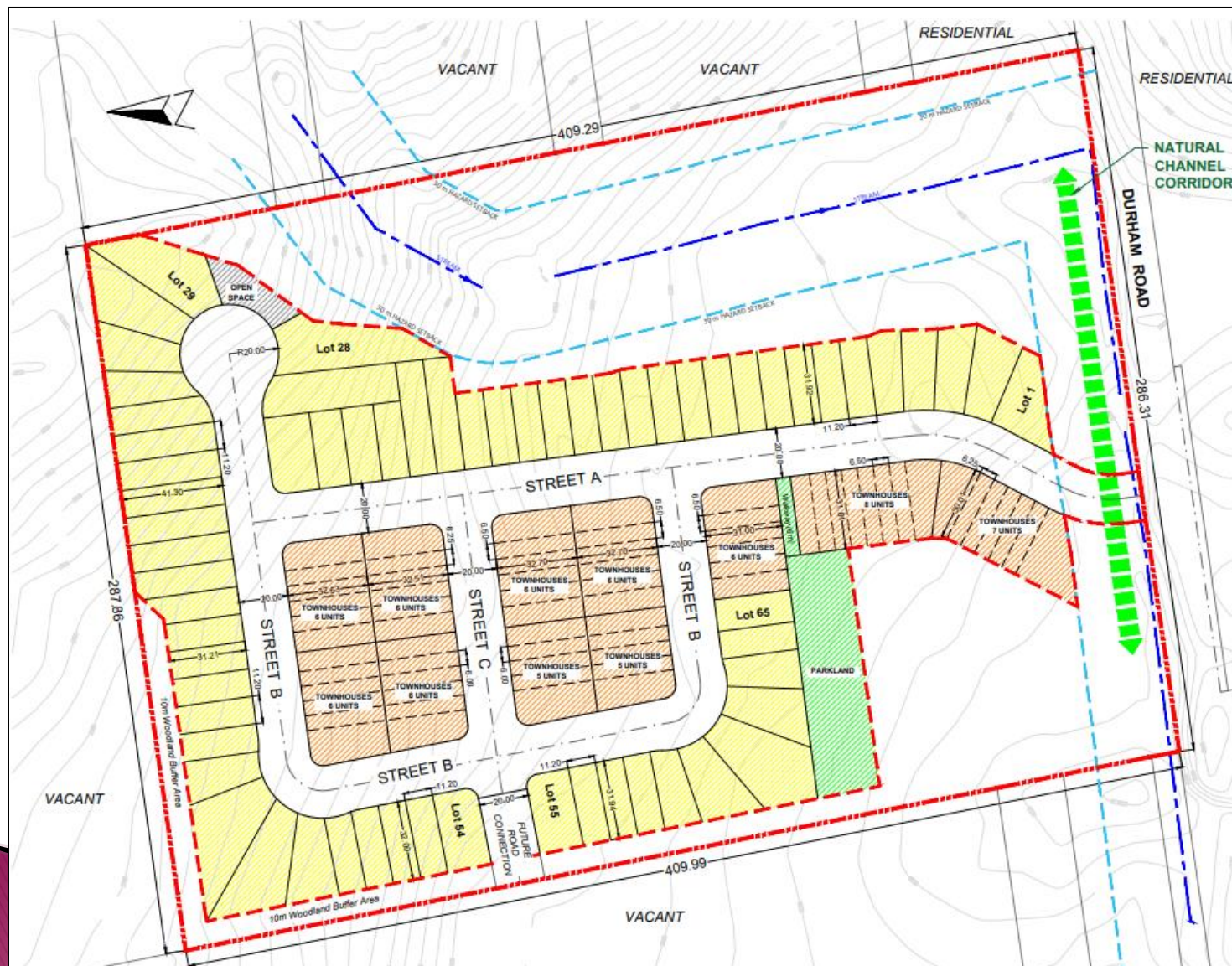
# Background & Proposal

- ▶ Application submitted by Khanani Developments Durham Acquisitions Inc., through Georgian Planning Solutions
  - ▶ The applicant is seeking to develop 132 new residential units (including 67 townhouses and 65 singles), a small public park and open space areas, stormwater management facilities, and new public roads with sidewalks.
  - ▶ Property is 11.25 hectares (27.8 ac) in size and vacant; part of an historic lot plan
  - ▶ Lands located on the western boundary of Durham in West Grey, north of Grey Road 4
  - ▶ Surrounding land uses include wooded areas to the west, agricultural fields to the north, and residential to the southwest.
  - ▶ In May 2023, the County received an application to develop the vacant property immediately south of the subject lands, to permit a 150-unit residential subdivision ('Roseate Subdivision')
- 

# Aerial Photo of the Subject Lands









# Subject Property



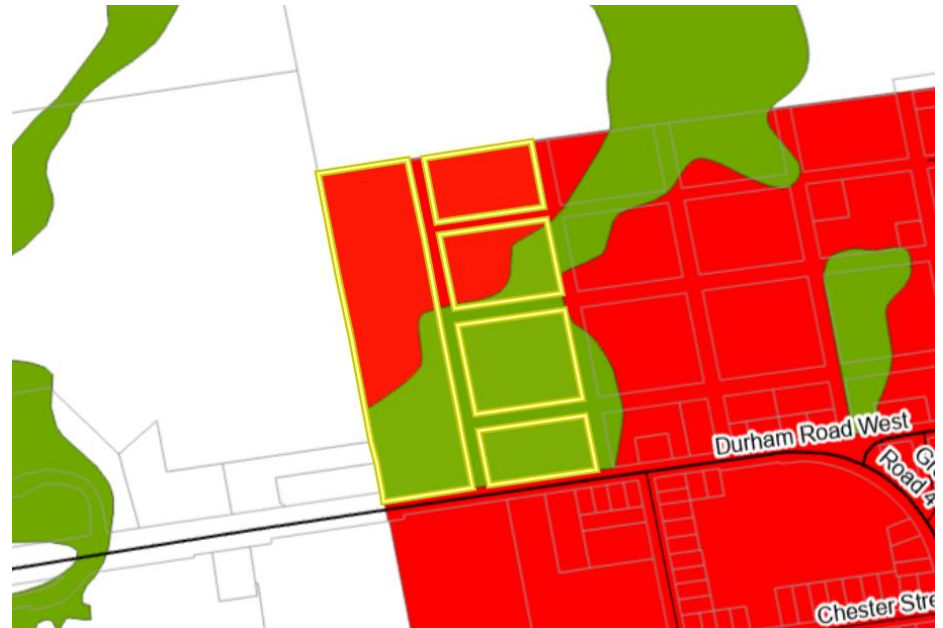


# Surrounding Land Uses



# Planning Act Applications Required

- ▶ Designated 'Primary Settlement Area,' and 'Hazard Lands' in Schedule A of the County's Official Plan
- ▶ Designated 'Future Development' and 'Environmental Protection' in West Grey Official Plan; and zoned 'Future Development,' and 'Natural Environment'
- ▶ An Official Plan Amendment and Zoning By-Law amendment have been submitted to West Grey and will be processed concurrently with the Draft Plan of Subdivision.
- ▶ County OPA not required, but proposing to alter the boundaries of the 'Hazard Lands' to permit the proposed development



*Schedule A: County OP*

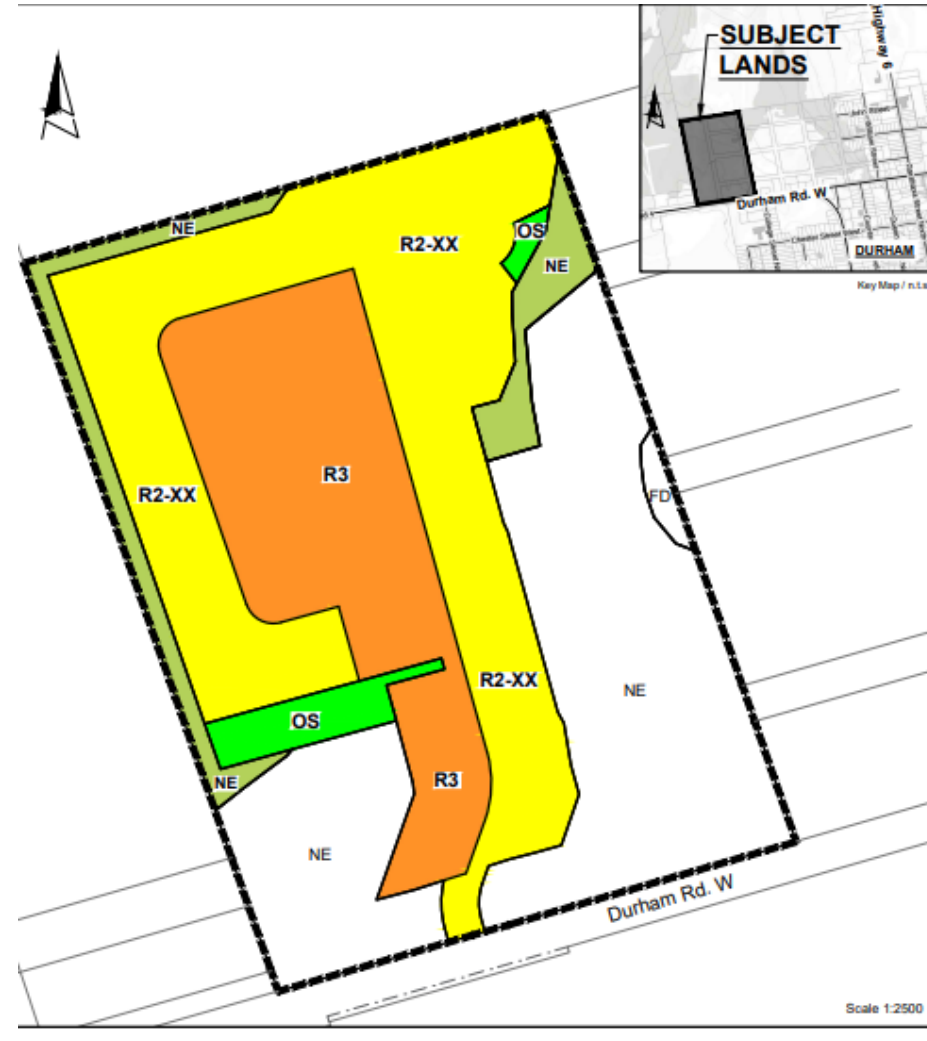
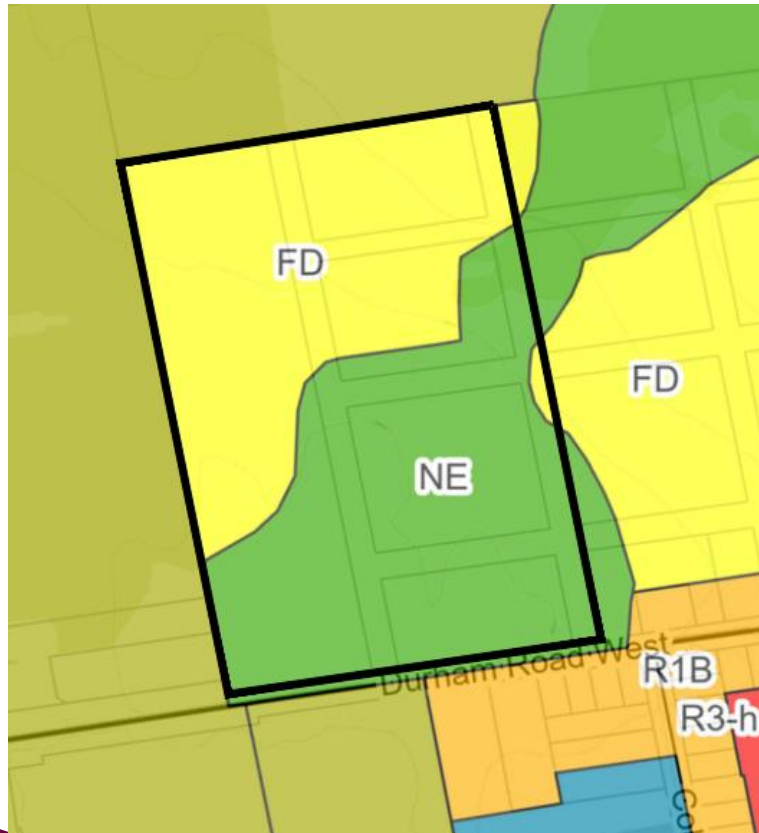


# West Grey Official Plan – Current and Proposed





# Current & Proposed Zoning



# Planning Act

- ▶ (a) the protection of ecological systems, including natural areas, features and functions,
- ▶ (e) the supply, efficient use and conservation of energy and water;
- ▶ (f) the adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems;
- ▶ (h) the orderly development of safe and healthy communities;
- ▶ (j) the adequate provision of a full range of housing, including affordable housing;
- ▶ (m) the co-ordination of planning activities of public bodies,
- ▶ (p) the appropriate location of growth and development.
- ▶ (q) the promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians;
- ▶ (r) the promotion of built form that, (i) is well-designed, (ii) encourages a sense of place, and (iii) provides for public spaces that are of high quality, safe, accessible, attractive and vibrant;



# County OP Policies & Supporting Studies

County OP Policies to be Addressed	Supporting Studies Submitted
Section 3.5 – Primary Settlement Areas Section 9.13 – Plans of Subdivision and Condo	Planning Justification Report
Section 9.17 Complete Applications – Subdivision	Traffic Impact Study Archaeological Assessment (Stages 1-3) Stormwater Management Report Environmental Impact Study Geotechnical Report (preliminary) Functional Servicing Report
Section 7.2 Hazard Lands	Floodplain Analysis (preliminary) Flood Hazard Study

# Next Steps

- ▶ Staff are undertaking a detailed review of submitted application material
  - ▶ All comments received on the proposal will be reviewed and circulated to the applicant for consideration and response
  - ▶ Additional work / revision may be required by the applicant
  - ▶ Once all major comments have been addressed, West Grey staff will bring forward a staff report and recommendation to Council regarding the Official Plan Amendment and zoning application. The OPA will require further approval from Grey County.
  - ▶ County staff will bring forward a staff report and recommendation to County council regarding the subdivision application. If Draft Approval is received, the developer will be required to enter into a Development Agreement with the Municipality/County and meet a number of conditions before any final approval.
- 