

Durham

Municipality of West Grey

December 1, 2020

Krystin Rennie, MAES, MCIP, RPP



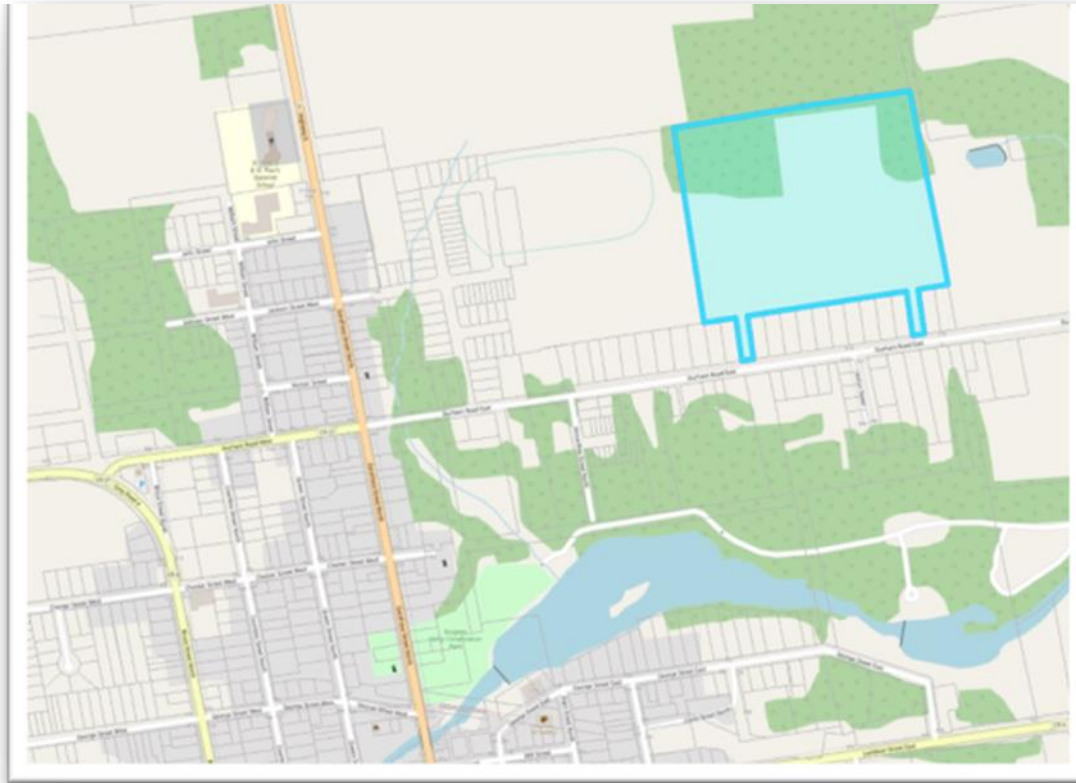
Travis Burnside, P.Eng.



Public Meeting Purpose

- Draft Plan of Subdivision
 - 171 to 207 unit residential development
 - 120 single detached dwellings
 - 5 Street Townhouse Blocks (52 to 87 units)
- Zoning By-Law Amendment
 - Rezone lands to implement the Plan of Subdivision

Part of Lot 24, Concession 1
Durham, West Grey, Grey County

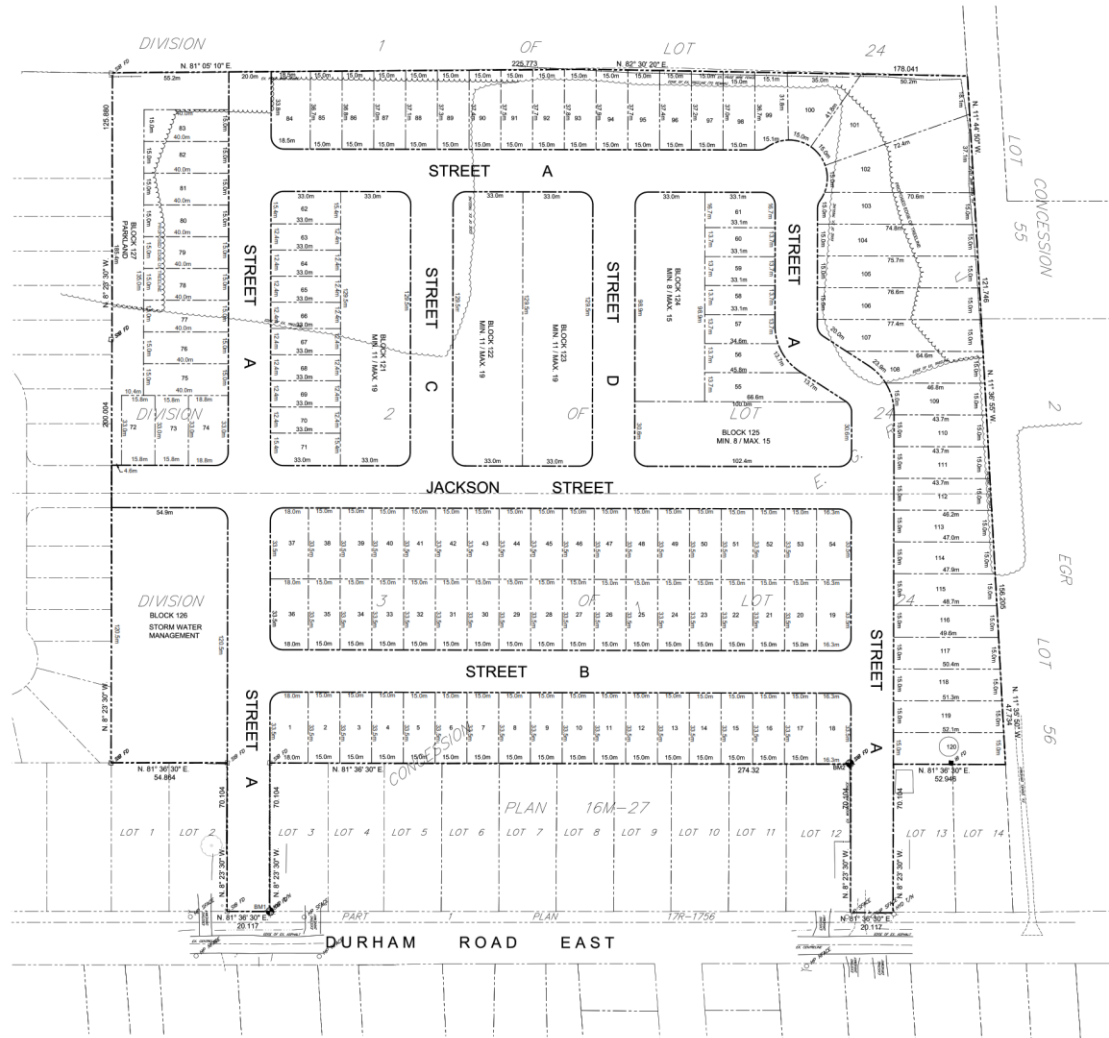


Support Documents

- Planning Justification Report
- Draft Plan of Subdivision
- Functional Servicing Report
- Stormwater Management Report
- Traffic Impact Study
- Archaeological Report
- Environmental Impact Study

- Grey County Official Plan
 - Primary Settlement Area
- West Grey Official Plan
 - Residential
 - Hazard
- Municipality of West Grey Comprehensive Zoning By-law 37-2006
 - Future Development (FD)

Proposed Plan of Subdivision



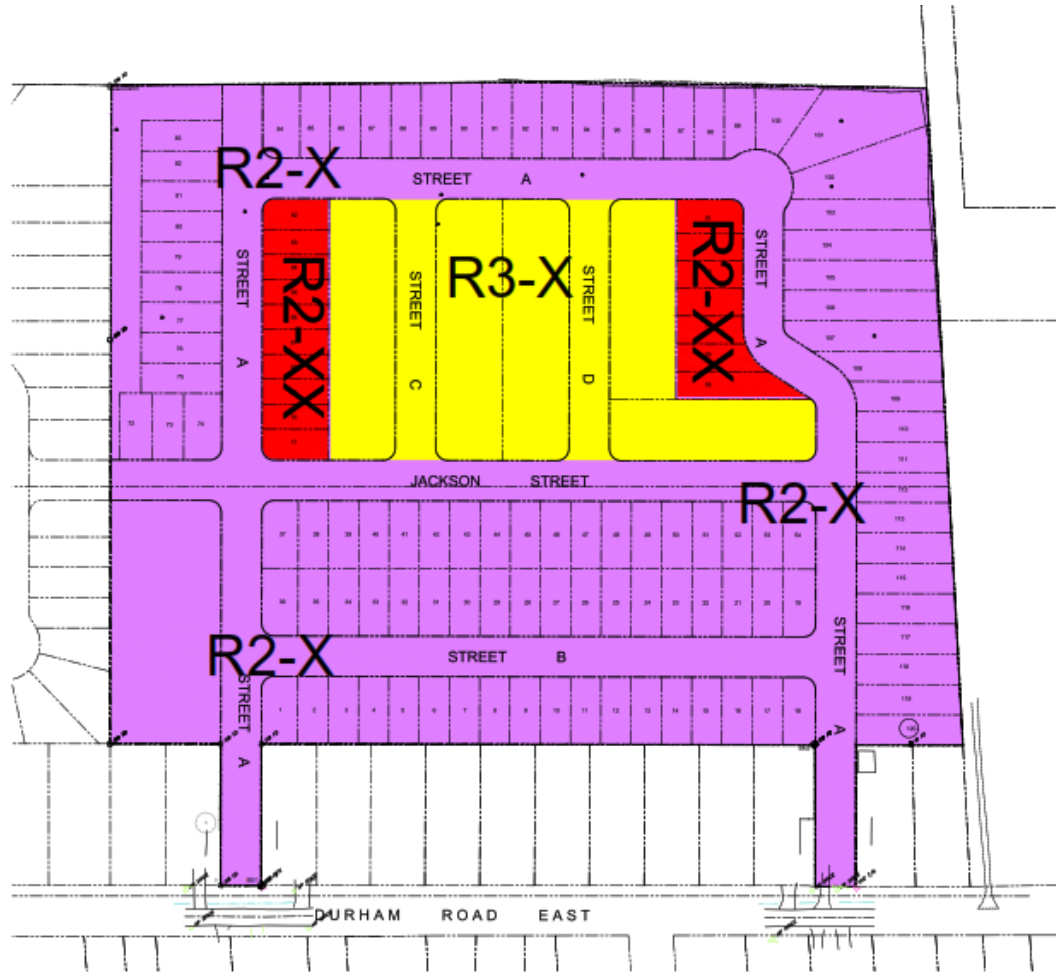
COBIDE
ENGINEERING INC



Zoning By-Law Amendment

- To rezone the property from Future Development to Residential

Zoning By-law Amendment

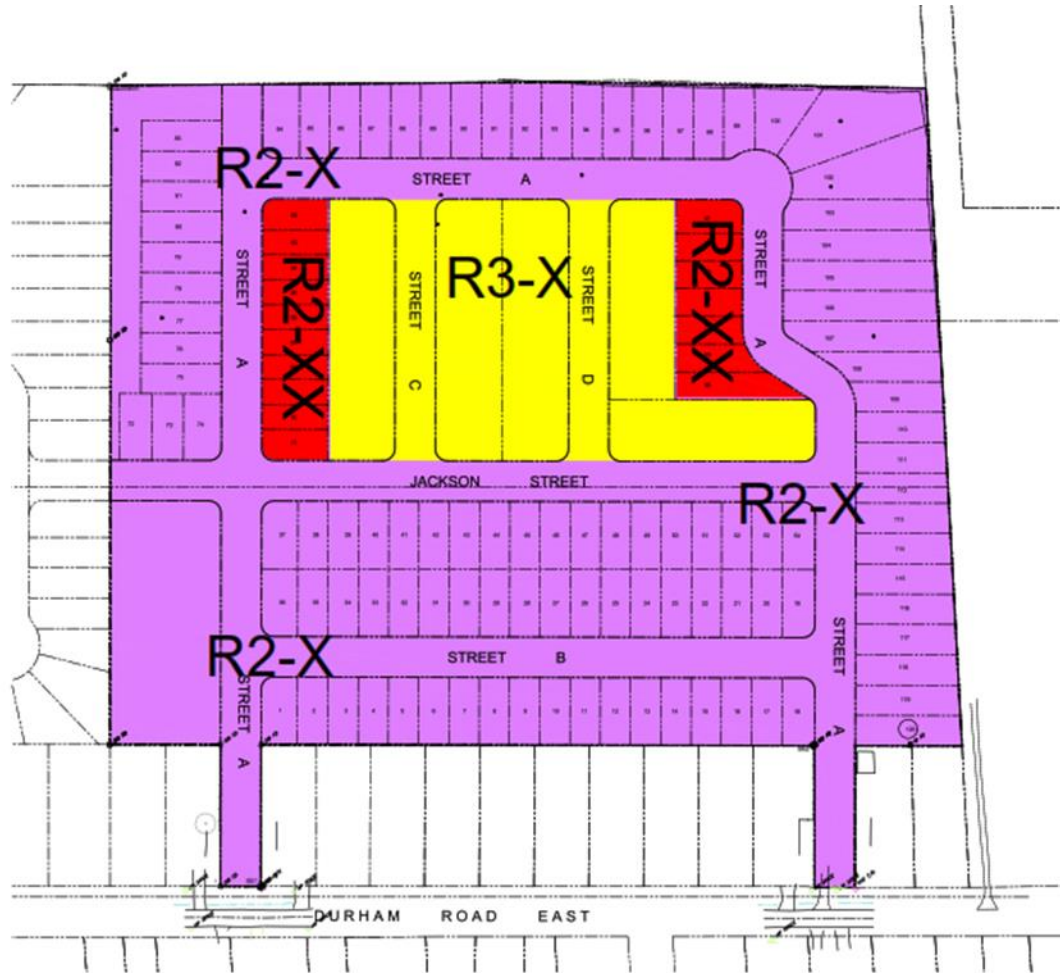


Zoning By-law Amendment

Residential Exception (R2x)

Zone Standard		R2 Zone Provisions	Proposed Development
13.2.1.1	Min Lot Area	465 m ²	-
13.2.1.2	Min Lot Frontage	15 m	-
13.2.1.3	Min Front yard	7.6 m	4.5 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	4.2 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%	45%

Zoning By-law Amendment



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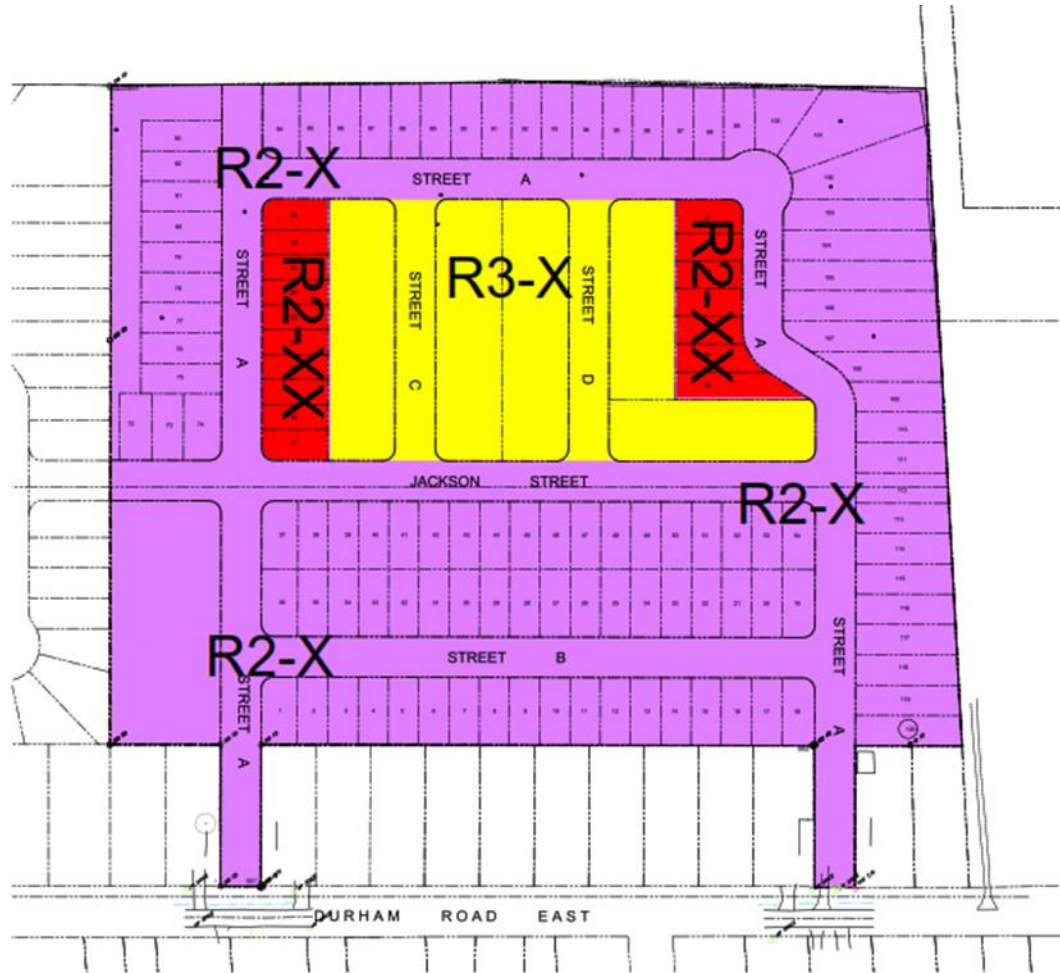


Zoning By-law Amendment

Residential Exception (R2xx)

Zone Standard		R2 Zone Provisions	Proposed Development
13.2.1.1	Min Lot Area	465 m ²	409 m ²
13.2.1.2	Min Lot Frontage	15 m	12.4 m
13.2.1.3	Min Front yard	7.6m	4.5 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	4.2 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%	45%

Zoning By-law Amendment



Zoning By-law Amendment

Residential Exception (R3x)

Zone Standard		R2 Zone Provisions	Proposed Development
4.2.1.1	Min Lot Area	232 m ²	195 m ²
4.2.1.2	Min Lot Frontage	6.5m 14 m	6.0 m
4.2.1.3	Min Front yard	7.6m	4.5 m
4.2.1.4	Min Interior side yard	1.2 m – 1.8 m	1.2 m
4.2.1.5	Min Exterior side yard	7.6 m	4.5 m
4.2.1.6	Min Rear yard	7.6 m	6.0 m
4.2.1.7	Max Building Height	10.5 m	-



Questions