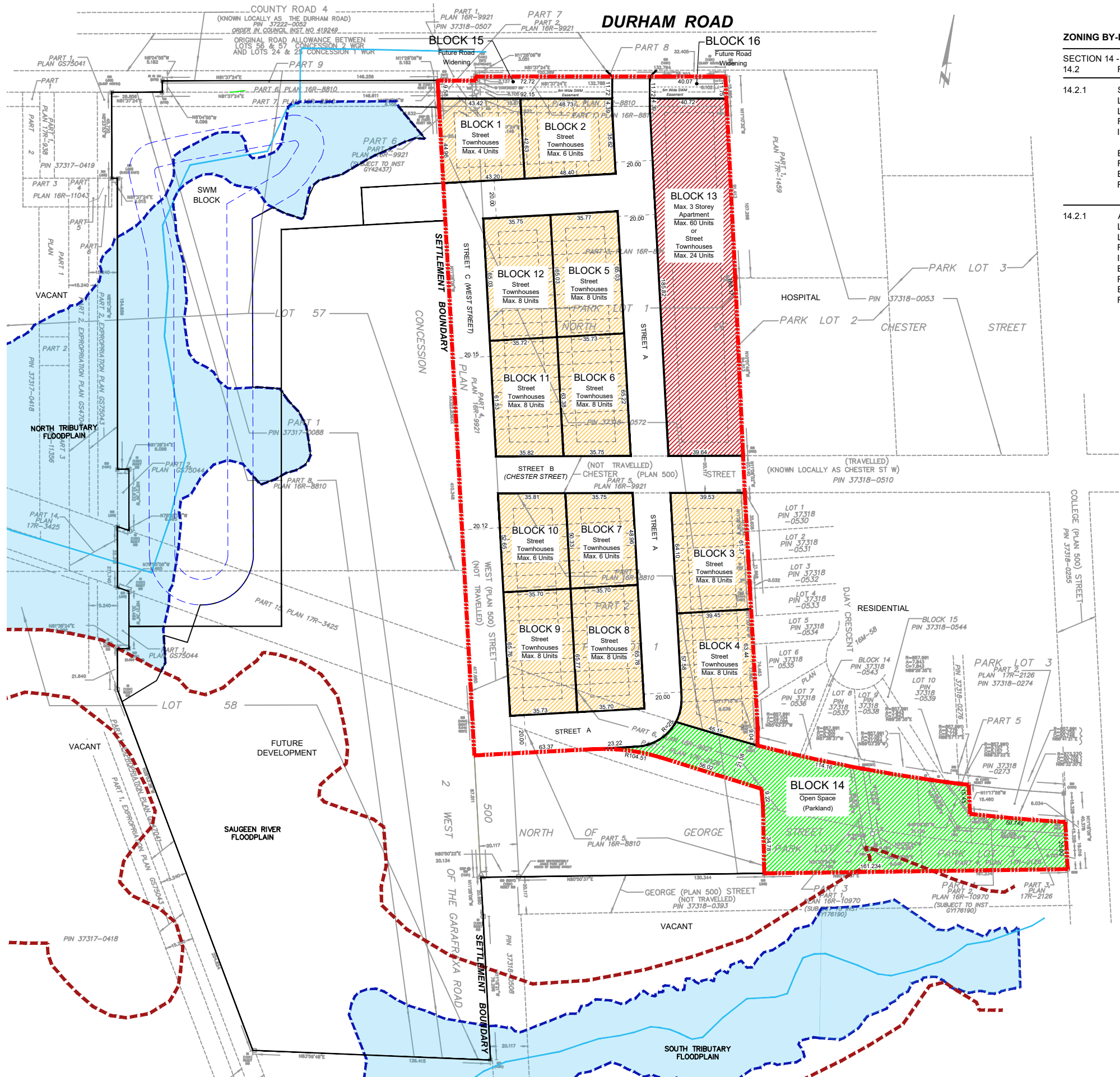
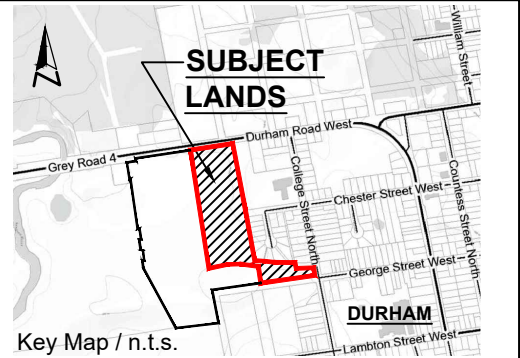




ZONING BY-LAW NUMBER 37-2006

SECTION 14 - R3 - RESIDENTIAL ZONE
14.2 REGULATIONS

14.2.1	STREET TOWNHOUSE (EACH RESIDENTIAL DWELLING UNIT)	
	LOT AREA, MINIMUM	- 232 sq.m.
	LOT FRONTAGE	- 6.5 m
	FRONT YARD, MINIMUM	- 7.6 m
	INTERIOR SIDE YARD, MINIMUM	- 1.8 m
	MORE THAN ONE STOREY	
	EXTERIOR SIDE YARD, MINIMUM	- 7.6 m
	REAR YARD, MINIMUM	- 7.6 m
	BUILDING HEIGHT, MAXIMUM	- 10.5 m
	FLOOR AREA, MINIMUM	- 102.2 sq.m.
	MORE THAN ONE STOREY	
14.2.1	APARTMENTS	
	LOT AREA, MINIMUM	- 1161.3 sq.m.
	LOT FRONTAGE	- 18 m
	FRONT YARD, MINIMUM	- 7.5 m
	INTERIOR SIDE YARD, MINIMUM	- 3 m (IN NO CASE LESS THAN)
	EXTERIOR SIDE YARD, MINIMUM	- 7.5 m
	REAR YARD, MINIMUM	- 7.5 m
	BUILDING HEIGHT, MAXIMUM	- 12 m
	FLOOR AREA, MINIMUM PER DWELLING UNIT	
	BACHELOR UNIT	- 37 sq.m.
	ONE BEDROOM UNIT	- 50 sq.m.
	FOR EACH ADDITIONAL BEDROOM	- 9 sq.m.



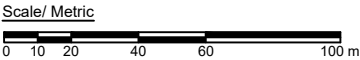
LEGEND

- SUBJECT LANDS BOUNDARY**
Total Area +/-6.25 ha
- RESIDENTIAL STREET TOWNHOUSES**
Blocks 1 - 12 (Total 86 Units)
Min.Lot Frontage 6.5m & Min.Lot Area 232 sq.m.
- RESIDENTIAL APARTMENT or RESIDENTIAL STREET TOWNHOUSES - Block 13**
Max. 60 Units / Apartments
Max. 24 Units / Street Townhouses
- OPEN SPACE - PARKLAND - Block 14**
Total Area: +/-0.86ha (Approx. 26.5% of Total Potential NET Development Area)
- ROADS**
Streets A, B, C
Future Road Widening Blocks 15 & 16
Total Area: +/-1.96ha
- REGIONAL FLOODPLAIN LIMIT (TATHAM ENGINEERING)**
- SAUGEEN RIVER REGIONAL FLOODPLAIN LIMIT (SVCA)**

DEVELOPMENT CONCEPT SUMMARY

- Total Development Area: +/-6.25 ha**
- Total Potential NET Development Area: +/-3.42 ha**
Calculated as Total Development Area (+/-6.25ha) less Roads Area (1.96ha) and Open Space (Parkland) Area (0.86ha)
- Option 1: Total Number of Units: 146 Units**
Street Townhouses: 86 Units
Apartment: Max. 60 Units
Density: Max. 43 u/ha
Total Units per NET Development Area
- Option 2: Total Number of Units: 110 Units**
Street Townhouses: 110 Units
Density: Max. 33 u/ha
Total Units per NET Development Area

- GENERAL NOTES / REFERENCES:**
All measurements are in Metric. Plan drawing features are illustrated for site development review and discussions.
Plan Drawing References
- Wilson-Ford Surveying & Engineering / Plan of Survey (2024)
- County of Grey GIS, Site Location (2022)
- ESA, Fig.9A - Constraint Development Lands & No Development Lands (2022)



PART OF LOT 57 / CONCESSION 2
DURHAM, COUNTY OF GREY
PROPOSED DEVELOPMENT CONCEPT

GEORGIAN PLANNING SOLUTIONS

Land Use Planning & Project Management
17 Brock Cres., Collingwood, ON L9Y 4A4
O: 705.446.0530 / C: 705.606.7526

Drawing: GPS_DurhamSouth-D1
Drawn By: D.C.
Date: Aug/06/2024

Revisions
1: May/17/2024
2: June/28/2024
3: July/24/2024
4: Aug/06/2024