

June 10, 2021

Lorelie Spencer, MCIP RPP
Manager, Planning and Development
Municipality of West Grey
402813, Grey Road 4
PO Box 409
Durham, ON N0G 1R0



Dear Ms. Spencer;

**RE: Concession 1, PT Lot 24, 16M-27 Block 15
Durham, Municipality of West Grey
Draft Plan of Subdivision & Zoning By-Law Amendment Application
Planning Report Addendum**

Georgian Planning Solutions is the planning consultant for Broos Subdivision, proposed for the property legally described as, Concession 1, Part of Lot 24, East of Owen Sound, Geographic Township of Glenelg, Municipality of West Grey, Grey County (the "subject property"). The subject property is located north of Durham Road East between Garafraxa Street North (Highway 6) and Concession 2 in Durham. Submission of a Zoning By-law Amendment and Draft Plan of Subdivision was submitted in April 2020 to consider a Plan of Subdivision that consisted of 120 single detached dwellings and five (5) street townhouse Blocks resulting in 51 to 87 townhouse units.

This Planning Justification supplementary report will address recent changes to the site plan. This Addendum Report will supplement our Planning Justification Report and analysis that accompanied the first submission of this application dated April 2020, as most of the evaluated policies and analysis remain applicable and have been based on good planning principles.

The site plan has evolved since the original submission and in consideration of council, municipal staff, county staff and neighbour comments the initial proposal has been modified. The proponent has relocated the proposed parkland area to the northeast corner of the property. The area of the proposed parkland area is approximately 0.655 ha and is 4.75% of the required 5% parkland dedication required for a Plan of Subdivision. The change of the location of the parkland has modified the Draft Plan of Subdivision slightly with a reduction of the total number of units by 2 single detached lots for an overall change in number of units from 169 to 205 residential units to 167 to 203 residential units. The larger parkland area does also change the overall density on the property slightly to 19.2 to 23.6 units per net hectare. The development will be phased with 6 phases proposed.

The proposal, as amended, is still consistent with the development goals of the community as reflected in the County and local Official Plans. In addition, the proposal is "consistent with" the Provincial Policy Statement.

In addition to this Planning Addendum letter, we are submitting the following information:

- Addendum letter prepared by Cobide Engineering (June 2021)
- Revise Draft Plan of Subdivision prepared by Cobide Engineering
- Revised Phasing Plan prepared by Cobide Engineering
- Revised zoning schedule

Should you have any questions or require any additional information please feel free to contact me directly.

Yours truly,

A handwritten signature in dark ink, reading "Krystin Rennie". The signature is written in a cursive, flowing style.

Georgian Planning Solutions
Krystin Rennie, MAES MCIP RPP

cc: Walter Broos, Tiffany Development Corporation
Scott Taylor, Grey County