

CANDUE HOMES 2020

PLANNING JUSTIFICATION BRIEF

**270 QUEEN ST., DURHAM
MUNICIPALITY OF WEST GREY**

MAY 2026

COBIDE Engineering Inc
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Planning Brief

To: M. Rapke, MCIP, RPP, Senior Planner

From: D. Kieffer, MCIP, RPP, Senior Development Planner

On behalf of our clients, Candue Homes 2020, COBIDE Engineering Inc. is pleased to submit this Planning Brief in support of the Zoning Bylaw Amendment and Holding Removal applications for the property located at 270 Queen St. S., Durham (hereinafter called the subject lands).

This Planning Brief serves to analyze the land use planning merits of the application and determine the appropriateness of the proposed uses. The request will be analyzed within the context of the surrounding community and the relevant planning documents, including the Provincial Policy Statement (PPS), the Grey County Official Plan (GCOP), the Municipality of West Grey Official Plan (WGOP) and the Municipality of West Grey Comprehensive Zoning By-law.

This Brief has been organized in an issue-based format, speaking to the planning policies within the context of the relevant issues identified in pre-consultation rather than a document-based format where each individual policy is addressed in each planning document. Should the approval authority require more information, please contact the author below.

Site Context:

The subject lands are located in the south end of Durham and front Queen St. S. To the west is the Saugeen River. The subject lands are 4397 sq. m., an irregular lot shape and are located in an established residential area.



Figure 1: Aerial Photograph of the subject lands. Source: Grey County Mapping 2020

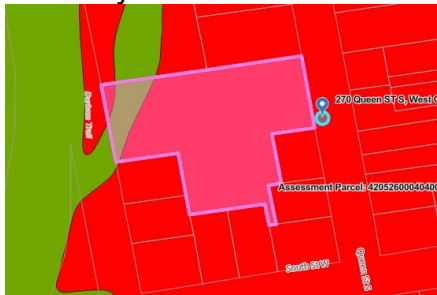
Planning Context:

The subject lands are designated Primary Settlement Area and Hazard Lands in the County of Grey Official Plan, Residential and Environmental Protection in the Municipality of West Grey Official Plan and zoned R3-467-h High Density Residential with special provisions with Holding and FL Flood Way in the Municipality of West Grey Zoning By-law. The special provisions and Holding provision include:

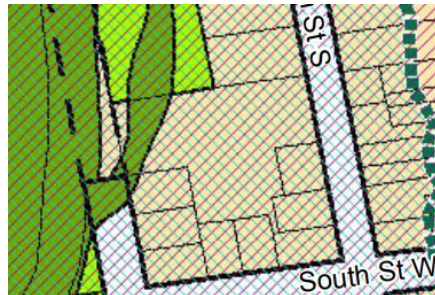
- a) That a triplex residential dwelling unit shall be a permitted use and;
- b) Section 35.1 of By-law No. 37-2006 is hereby amended by adding the following paragraph:

The lands zoned R3-467-h are subject to the requirements of Section 36 of the Planning Act, R.S.O. 1990, as amended. The holding (h) provision shall not be removed until favorable reports are provided demonstrating safe ingress and egress can be achieved to the satisfaction of the County, Municipality, and the Saugeen Valley Conservation Authority.

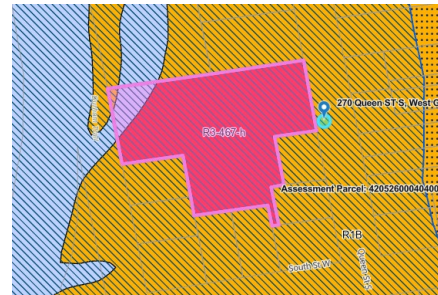
The entire property is within the regulated area of the Saugeen Valley Conservation Authority.



County of Grey Official Plan Map



Municipality of West Grey Official Plan Map



Municipality of West Grey Zoning By-law Map

Development Concept:

The development concept proposes 13 rentals units with a total of 20 parking spaces. Access will be provided by a driveway from Queen St. S.

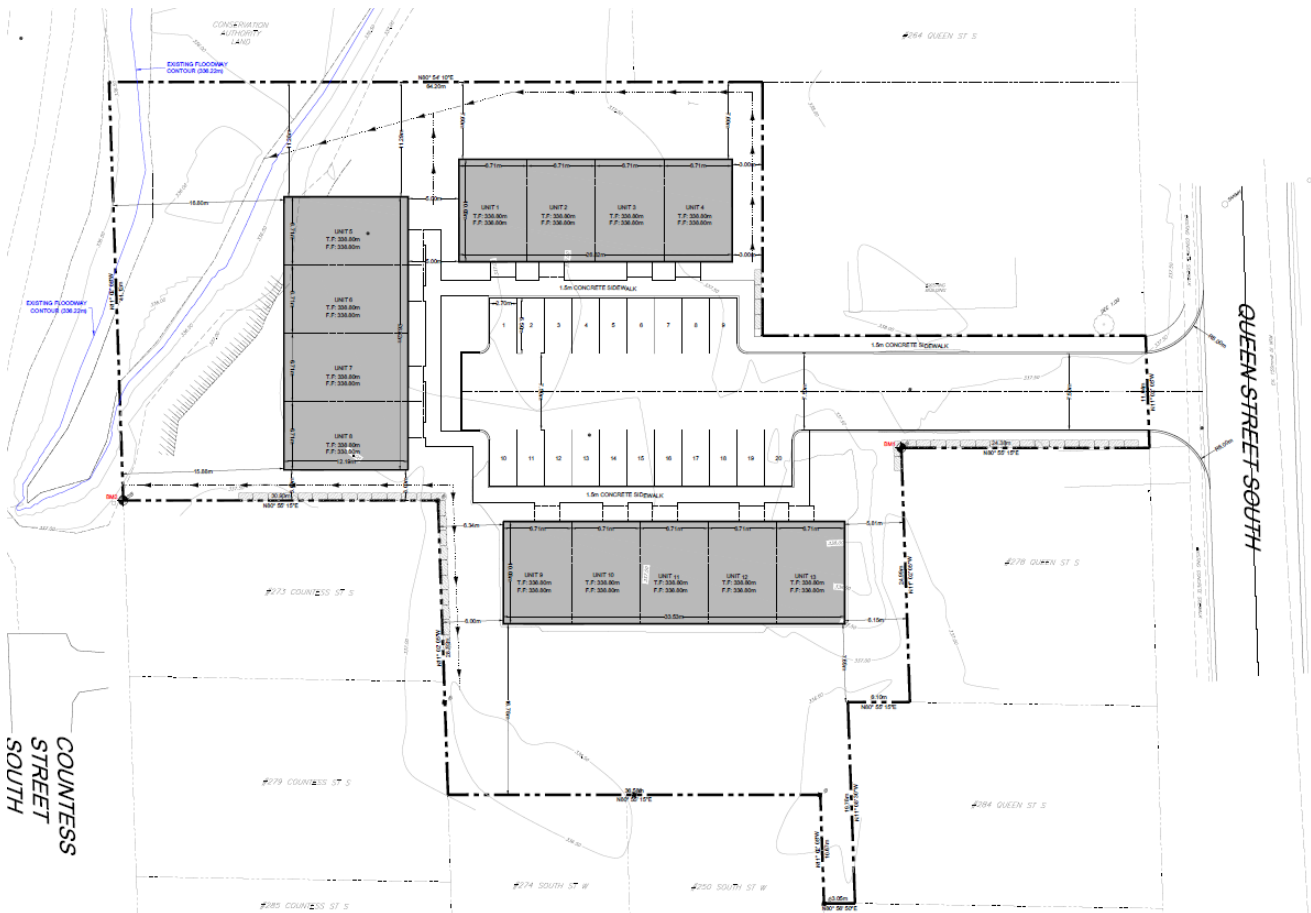


Figure 2: Site Plan.

Requested Applications and Supporting Materials

A Zoning By-law Amendment is requested to amend the special provisions associated with the R3-467-h and it is further requested that the Holding symbol be removed.

The following studies have been completed in support of the application:

1. A Stage 1 & 2 Archaeological Assessment, completed by TMHC Inc.
2. Site Servicing and Stormwater Management Review Letter by Cobide Engineering Inc.

Flood Policies:

The subject lands are within the Saugeen River flood fringe and a portion of the subject lands are within the Flood Way Zone.

The settlement area of Durham applies a “two zone policy” for managing flood plain lands along the Saugeen River in Durham, and Meux Creek and some of Neustadt Creek in

Neustadt:

- a) The “floodway zone” is the central portion of the floodplain closest to the watercourse and is intended to carry and discharge water flows associated with the 1:100 year flood event. Lands within the floodway have the highest risk of flood-related damages. These lands are designated Environmental Protection on Schedules ‘A’ and ‘B’ to this Official Plan. No structural development shall be permitted within such areas.
- b) The “flood fringe zone” is the portion of the flood plain adjacent to the floodway where the risk of flood-related damages is lesser than the risk associated with the floodway. In Durham and Neustadt, the flood fringe includes all lands situated between the outer limits of the Hurricane Hazel Flood Event Standard” and the outer limits of the 1:100 flood plain. Lands within the flood fringe are not necessarily designated Environmental Protection and, as such, development on these lands may be permitted provided that suitable flood damage reduction measures are undertaken to protect against Hurricane Hazel Flood Event Standard flooding. Lands within the flood fringe are shown on Schedules ‘A’ and ‘B’ as having a “Flood Fringe” overlay and the appropriate underlying land use designation.

Notwithstanding the above policy, certain land uses shall not be permitted in the flood fringe due to the greater risk to life or property damage or the nature of the land use being inappropriate for a flood plain location. These lands uses may include: institutional uses such as hospitals, schools, and nursing homes; essential emergency services, such as fire, police and ambulance stations; and, uses involving hazardous substances.

- c) All new development, including any change to a building or structure that would alter the use or potential use, increase the size, or increase the number of dwelling units, or site alteration within the floodway, flood fringe, or Regulated Area requires permission from the Saugeen Valley Conservation Authority under Ontario Regulation 169/06

Discussion:

The subject lands are included in the flood fringe of the Saugeen River with a small portion located in the flood way zone. The mapping associated with this natural hazard feature is not proposed to change as part of this application. Construction will occur outside of the Environmental Protection designation, the Flood Way and a SVCA permit can be obtained. This style and type of development is permitted in the flood fringe as per the above policies.

All building openings are proposed to be above the floodplain elevation. The proposed buildings will also be above the required floodplain elevation for all units except unit five and a portion of unit six. The foundation for these units will be designed to meet SVCA floodproofing requirements.

Safe Access:

Policy 3.1.2 c) in the Provincial Policy Statement prohibits development and site alteration in areas that would be rendered inaccessible to people and vehicles during times of flooding hazards, erosion hazards and/or dynamic beach hazards, unless it has been demonstrated

that the site has safe access.

The subject lands were previously subject to an application for Consent. A Holding provision was applied at the time of this application to ensure safe access.

Discussion:

The development team has reached out to SVCA who confirmed that safe access can be provided if the Municipality agrees as such.

The Municipality of West Grey has confirmed that, in the event of a flood, emergency response vehicles can respond accordingly.

The Two 'I's: Intensification and Infill

The PPS, the Grey County Official Plan and the West Grey Official Plan set out settlement areas as the focus of growth and development. Within settlement areas, the PPS requires land use patterns be based on densities and a mix of land uses which efficiently use land, resources and infrastructure (PPS policy 2.2.1 c) and promotes all types of residential intensification. Notably, the PPS encourages the development and introduction of new housing options within previously developed areas and redevelopment, which results in a net increase in residential units (PPS policy 2.2 b.2)

The PPS and GCOP define intensification as:

Intensification: means the development of a property, site or area at a higher density than currently exists through:

- a) redevelopment, including the reuse of brownfield sites;*
- b) the development of vacant and/or underutilized lots within previously developed areas;*
- c) infill development; and*
- d) the expansion or conversion of existing buildings.*

Policy 3.4 14) of the GCOP promotes residential development in communities that provides a wide range of housing types including detached, semi-detached, townhouse and apartment units.

Section 3.4 1) of the GCOP establishes an overall intensification target for new growth in settlement areas at 15%. Table 6 of the County Plan establishes residential intensification targets for the Primary Settlement Area of Durham at 10%.

Discussion:

The development concept proposes to facilitate a combination of the principles of intensification. The subject lands are located within a previously developed area, making this proposal infill development and the development concept proposes to develop an under-utilized lot with a denser built form than the surrounding areas. The subject lands were previously subject to an application for consent, with the existing house was severed to create the subject lands.

The development concept aligns with GCOP policies and will aid in achieving residential intensification targets.

Built Form and Density

The GCOP sets a minimum density for residential development at 25 units per net hectare for new residential development (policy 3.5 5). The WGOP permits a wide range of housing types and densities within the Residential designation, subject to the policies of the Plan (WGOP policy D2.4.1). The GCOP states that development within the built-up area should be compatible with the adjacent residential areas, taking into account the existing built and physical environment (policy 3.4 15 & 3.5 6).

Policy D.2.4.7 d) of the Official Plan strongly encourages medium density residential housing within the Residential designated areas of Durham and Neustadt, and will likely be required in most new multi-lot or multi-unit developments in order to achieve the minimum density requirement of this Official Plan.

Discussion:

The development concept proposes to exceed the minimum density target of 25 units per hectare and proposes a density of 29 units per gross hectare.

It is important to note that compatibility does not mean the same as the established built form, it means that the existing and the proposed can co-exist without causing undue negative impacts. The proposed residential built form, although different than what is established in the immediate area, is still considered to be at a scale, height and massing that is compatible with, just not the same as, the surrounding area.

The subject lands are surrounded by single detached homes in an established older, larger lot neighbourhood. There are higher density uses located to the North on Queen Street including an apartment complex and townhouse units. Despite the change in massing and built form, the proposed townhouses are expected to be compatible with the surrounding uses due to their residential use.

Since the GCOP and WGOP policies include minimum density requirements, an increase in density in terms of the existing surrounding density is usually required. It is noted that this increase in density implements minimum density requirements, but also conforms to provincial direction to utilize land, resources and infrastructure effectively (PPS policy 2.2.1 c). It is natural the scale, massing and orientation may be changed through the emerging built form when seeking to intensify and better utilize existing lots and services.

Table 1: Evaluation of the proposal under policy D2.4.17 e) of the WGOP

The following shall be taken into consideration when reviewing the appropriateness of a new medium and high density development:	
The proposed use shall generally be compatible with existing uses in close proximity of the subject lands. The word “compatible” does not necessarily mean the same as or similar to existing nearby built	The townhouses will be of a similar height to the adjacent residential uses. In our opinion, the development concept will contribute to a complete community with a variety of built forms and tenure

form. Being compatible shall mean that the proposed use can co-exist with the existing nearby built form without causing undue adverse impacts with regard to dwarfing of buildings, shadowing, existing views, increased noise, traffic, etc.	opportunities. The proposed two stories will not cause undue effects from scale, shadowing, traffic and noise.
Adequate buffering, landscaping and building setbacks shall be provided to protect the privacy of the adjacent residential properties.	In our opinion, the proposed separation distance between adjacent properties is sufficient to protect the privacy of existing residents.
The roads in the area shall have the ability to handle the expected traffic increase. Medium and high-density housing will generally be encouraged to locate in areas near arterial or collector roads in order to minimize traffic congestion and facilitate access to commercial areas.	The proposed 13 units are not expected to have an impact on the existing roads.
Municipal water and sanitary sewer capacity shall be available to service the proposed development	Municipal water and sewers are available.
Adequate off-street parking shall be provided to serve the proposed development	The development concept meets the off-street parking requirements.

Table 2: Evaluation of the proposal under policy D2.4.17 f) of the WGOP

The design of the medium and high-density development shall take into consideration:	
The height, bulk and siting of buildings shall achieve harmonious design and integrate with the surrounding area.	As discussed above, the height is similar to surrounding uses. The site design maximizes an existing infill lot that is surrounded by residential development.
Appropriate open space, landscaping and buffering shall be provided on site to maximize the privacy and enjoyment of the residents residing on the property and to minimize any potential impact on adjacent lower density uses.	In our opinion, the proposed separation distance between the buildings in the development concept and the adjacent properties is sufficient to protect the privacy of existing residents.

Rental Housing

Section 4.1.7 of the GCOP specifically encourages residential intensification that results in new rental accommodation.

Section D2.4.6 of the WGOP also encourages a mixture of ownership and rental units for new residential development.

Section D2.4.11 states that: in an attempt to assist in meeting the density target and to promote special needs housing, rental and affordability, the Municipality may support a variety of zoning standards and subdivision design standards, where appropriate. Reduced

urban development standards such as narrower road allowances, smaller lot areas and frontages, reduced yard requirements and increase lot coverage may be considered in new areas of development on a case by case basis and where deemed appropriate, or in areas of existing development which require unique development standards'

Discussion:

The development concept proposes new rental accommodation which will contribute to providing a range of tenure opportunities in the community.

Archaeological Resources

Policy 2.6.2 of the PPS does not permit development or site alteration on lands that contain archaeological resources or areas of archaeological potential unless significant archaeological resources have been conserved. Areas of archaeological potential are areas with the likelihood of containing archaeological resources. Lands that are within 300 metres of a water body or past water bodies are considered areas of archaeological potential therefore, an archaeological assessment was required for the subject lands.

A Stage 1 and 2 archaeological assessment was conducted to determine whether archaeological resources are present on the site. The Stage 1 assessment consisted of a background study which included a review of current land use, historic and modern maps, past settlement history and a consideration of topographic and physiographic features, soils and drainage. Additionally, a review of previously registered archaeological resources within 1 km and previous archaeological assessments within 50 metres of the subject lands was conducted. The Stage 1 assessment indicated that the subject lands had the potential to contain archaeological resources due to being within 300 metres of the following features:

- Mapped 19th-century thoroughfares (South Street, Countess Street, Sadler Street and Queen Street)
- Areas of 19th-century settlement (Durham)
- Water body (Saugeen River)

A standard test pit assessment, employing a 5 metre transect interval was conducted. Test pits measured at least 30 cm wide. Test pitting extended up to 1 m from all standing features. The Stage 2 assessment did not result in the discovery of any archaeological resources.

The subject lands are be considered free of archaeological concern and no further archaeological assessment is recommended.

Zoning Bylaw

R3 Cluster Townhouse Regulations

Provision	Required	Provided
Minimum Lot Area	1393.5 m ² first four units, 264.8 m ² for each additional unit (4,445.3 m ²)	4397 sq. m
Minimum Lot Frontage	20.1 m	11.04 m
Front Yard Setback	7.6 m	30.18 m

Interior Side Yard Setback	6 m	3 m
Rear Yard Depth	7.6 m	15.8 m
Minimum Floor Area	Bachelor/1-bedroom unit 51.1 m ² 2 bedroom unit 60.4 m ² 3 bedroom unit 74.4 m ² plus 9.3m ² for each additional bedroom	
Maximum Height	10.5 m	>10.5 m
Minimum Distances Between Cluster Townhouses	A minimum distance of 18.3 m (60 ft) shall be maintained between any face of a townhouse block and any face of the same or another block. A minimum distance of 12.2 m (40 ft) shall be maintained between any face of a residential townhouse block and any side of the same or another block. A minimum distance of 9.2 m (30.2 ft) shall be maintained between any side of a residential townhouse block and any side of the same or another block	25.5 m 5 m N/A

Requested Amendments:

Minimum Lot Area

A small minimum lot area reduction is requested from the required 4445.3 m². to 4397 m² or 48.3 m². This represents a 1% reduction. The configuration of the buildings will maximize greenspace, parking and respect the natural hazards of the property.

Minimum Lot Frontage

The proposed reduction would recognize the existing frontage of the subject lands. No changes are proposed.

Interior Side Yard Setback

The subject lands are an irregular shape with seven lot lines that generate an interior side yard setback rather than the standard of two lot lines that would generate an interior side yard setback on the average square lot.

In particular, the configuration of the proposed units has been designed to respond to this irregular shape, proposed grading plans and the natural hazards on the property. Units 1-4 have been orientated closer to an interior lot line so that units 5-8 can be located outside of the floodway and the proposed swale and grading can be accommodated. Similarly, units 5-8 are pushed towards the interior lot line to be located outside of the flood way, Environmental Protection zone and to accommodate the grading on the north side of the proposed development.

Units 1-4 will be aligned side yard to rear yard with the existing house located at 270 Queen St. S. It is anticipated that the two structures will be of sufficient distance apart to minimize impacts.

Units 5-8, while reversed in orientation to the development on Countess St. S. (i.e. will face away from the river rather than towards it), will still be aligned side yard to side yard with the existing house at 273 Countess St. S. It is noted that the setback in the R1 B zone is 1.8 m for an interior side yard, which the development proposes to exceed.

Notably the site design insulates the parking area from the majority of residential views surrounding the lands.

Conclusions:

This application represents good land use planning for the following reasons:

1. The development concept is consistent with the policies of the Provincial Policy Statement and in conformity with the policies of the Official Plans.
2. The development concept is compatible with the surrounding land uses.
3. Section D2.4.11 of the Official Plan permits the Municipality to utilize unique development standards to facilitate infill development. The variances from the by-law that are requested are modest and would implement a dense, re-developed site that maximizes a fully serviced infill lot in a settlement area. The project will support active transportation and walkability by providing a pedestrian connection to Queen St. and due to its close proximity to downtown Durham.

Thank you for the consideration of this application, please contact the undersigned with any questions.

Kind regards,

Cobide Engineering Inc.




Dana Kieffer, M.Sc. (Planning), MCIP, RPP
Senior Development Planner,
Cobide Engineering Inc.
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dkieffer@cobideeng.com

Appendix A

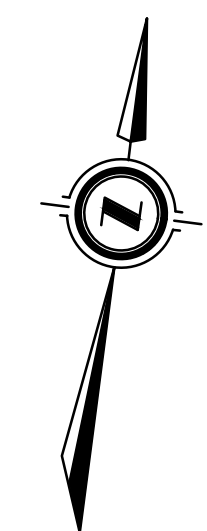
SITE PLAN

H:\Tremble\06005 - 270 Queen Street South - Durham\Drawings\Submissions\2024-10-18 First Submission\06005 - 270 Queen Street South Base Plan 2024-03-28.dwg Mar 28, 2025 - 11:00am

LEGEND			
	PROPERTY BOUNDARY		PROPOSED SANITARY MANHOLE
	EDGE OF EXISTING PAVEMENT		EXISTING SANITARY MANHOLE
	EDGE OF EXISTING GRAVEL		PROPOSED STORM MANHOLE
	PROPOSED SANITARY SEWER		EXISTING STORM MANHOLE
	EXISTING SANITARY SEWER		PROPOSED CATCHBASIN MANHOLE
	PROPOSED STORM SEWER		PROPOSED TRANSFORMER
	EXISTING STORM SEWER		PROPOSED TWIN INLET CATCHBASIN MANHOLE
	PROPOSED SUBDRAIN		PROPOSED TWIN INLET CATCHBASIN
	PROPOSED WATERMAIN		PROPOSED LIGHT POLE
	EXISTING WATERMAIN		EXISTING FENCE
	PROPOSED CATCH BASIN		PROPOSED TEE w/ RESTRAINTS
	EXISTING CATCH BASIN		PROPOSED CAP w/ THRUST BLOCK
	PROPOSED DITCH INLET CATCHBASIN		PROPOSED BLOWOFF
	PROPOSED HYDRANT SET		BENCHMARK
	EXISTING FIRE HYDRANT		PROPOSED ELEVATION
	PROPOSED GATE VALVE		EXISTING ELEVATION
	EXISTING GATE VALVE		EXISTING CONTOUR LINE
	PROPOSED BEND w/ RESTRAINTS		PROPOSED TACTILE PLATES

CAUTION: THE POSITION OF POLE LINES, CONDUITS, WATERMANS, SEWERS AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE DRAWINGS, AND, WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, THE CONTRACTOR SHALL INFORM HIMSELF OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES, AND SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

- Notes
1. TOPOGRAPHIC INFORMATION DERIVED FROM FIELD SURVEY BY COBIDE ENGINEERING INC. ON JANUARY 05, 2023.
 2. LOT FABRIC BASED ON PLAN OF SURVEY COMPLETED BY VAN HARTEN SURVEYING INC. ON NOVEMBER 03, 2022.
 3. ALL ORGANIC MATERIAL WITHIN 1.2m OF FINISHED PROFILE GRADE TO BE REMOVED FROM ALL AREAS UNDER THE TRAVELLED PORTION OF THE ROAD.
 4. COVER OVER WATERMAIN 1.8m MINIMUM AT ALL POINTS INCLUDING WATER SERVICES. WATER SERVICES TO GO UNDER STORM SEWER WHERE 1.8m COVER CANNOT BE ACHIEVED BY GOING OVER TOP.
 5. ALL SANITARY SEWER SHALL BE PVC SDR 35, SANITARY LATERALS SHALL BE PVC SDR 28.
 6. ALL STORM CATCHBASINS TO HAVE A MINIMUM SUMP OF 600mm AND ALL STORM MANHOLES TO HAVE A MINIMUM SUMP OF 300mm.
 7. MAINTAIN 2.5m CLEARANCE BETWEEN STORM/SANITARY SEWER AND WATERMAIN.
 8. STORM SEWERS UP TO AND INCLUDING 900mmØ ARE BOSS 2000. ALL STORM SEWERS 1050mmØ AND LARGER ARE BOSS 3000.
 9. ALL WATERMANS TO BE PVC DR 18 WITH 19mmØ REHAU MUNICIPEX SERVICE TUBING FOR WATER SERVICES.
 10. ALL HYDRANT SETS REQUIRE TEST POINT AND HYDRANT MARKER.
 11. ALL JOINTS OF SANITARY MANHOLES TO BE CAULKED WITH MIN. 15mm BEAD, INSTALLED ON THE TOP OF JOINT OF EACH SECTION WITH ABOVE SECTION BEING INSTALLED. CAULKING TO BE SIKAFLEX 1A OR APPROVED EQUIVALENT.
 12. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION PURPOSES UNTIL STAMPED ISSUED FOR CONSTRUCTION.
 13. ALL CONSTRUCTION TO BE COMPLETED TO MUNICIPALITY OF WEST YARDS WHEREVER POSSIBLE.
 14. ALL ROOF LEADERS FOR MULTI-BLOCKS TO BE DIRECTED TO FRONT YARDS WHEREVER POSSIBLE.



SCALE 1:200
 0 5 10 15 20 METRES
 0 5 10 15 20 FEET

Benchmark Information

	BM1	TOP OF IRON BAR, LOCATED AT THE NORTH WEST CORNER OF #278 QUEEN STREET SOUTH. (AS SHOWN ON DRAWING)	ELEVATION	337.40m
	BM2	TOP OF STANDARD IRON BAR, LOCATED AT THE SOUTH WEST CORNER OF THE SUBJECTS PROPERTY. (AS SHOWN ON DRAWING)	ELEVATION	337.22m

No.	DATE	DESCRIPTION	BY	APPD
0	MAR 04/25	FIRST SUBMISSION	ID	TLB
REVISION / ISSUE				

Seal not valid unless signed and dated

517 - 10th STREET, Hanover, Ontario N4N 1R4
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Title:		PROPOSED TOWNHOUSES 270 QUEEN STREET SOUTH MUNICIPALITY OF WEST GREY COUNTY OF GREY	
Client:		CANDUE 2020 LTD	
Design:	TLB	Scale:	1:200
Drawn:	ID	Approved:	
Checked:	TLB		
Date:	MARCH 2025		
DRAWING No.			06005-C3

Appendix B

DRAFT ZONING BYLAW AMENDMENT

The Corporation of the Municipality of West Grey
Bylaw No. 2026-0XX

A bylaw to amend Zoning Bylaw No. 37-2006 in accordance with XX.

WHEREAS pursuant to the provisions of Section 34 and 36(1) of the *Planning Act, R.S.O. 1990*, as amended, bylaws may be amended by Councils of Municipalities; and

WHEREAS the Council of the Corporation of the Municipality of West Grey deems it expedient and in the public interest to amend bylaw No. 37-2006, as amended, being the Municipality of West Grey Comprehensive Zoning Bylaw; and

NOW THEREFORE be it resolved that the council of the Corporation of the Municipality of West Grey hereby enacts as follows:

1. That Bylaw No. 37-2006 is hereby amended by amending the provisions of the zone symbol on PLAN 500 LOT 2 PT LOT 1 E;COUNTESS ST PT LOTS 1 AND 2;W QUEEN ST RP 16R11827 PART;1., geographic Town of Durham, Municipality of West Grey, County of Grey.
2. That Schedule 'A' and all other notations thereon are hereby declared to form part of this bylaw.
3. That Section 35.1 of Bylaw No. 37-2006 is hereby further amended by deleting the current exceptions and replacing them with the following:

Notwithstanding subsection 14.2.2 Cluster Townhouse Residential Dwelling to the contrary, the following provisions shall apply to the lands zoned R3- 467 Residential with Exceptions) as shown on Schedule 'A' attached to this bylaw:

R3-467 (see Schedule 'A')

- a. The Minimum Lot Area shall be 4397 sq. m.
 - b. The Minimum Lot Frontage shall be 11 m.
 - c. The Interior Side Yard Setback shall be 3 m.
 - d. The minimum distance between any face of a residential townhouse block and any side of the same or another block be 5 m.
4. This By-law takes effect from the date of passage by Council and comes into force and effect pursuant to the provisions of the Planning Act, R.S.O. 1990, as amended.

Read a first, second and third time and finally passed this _____, 2026.

Mayor Kevin Eccles

Jamie M. Eckenswiller, Clerk