

**B04.2026 Brubacher**

**278 & 280 Garafraxa Street, Durham**

**West Grey Planning Consent Overview**

**24-Feb-2026**

1. The subject property is municipally addressed as 278 Garafraxa Street and 280 Garafraxa Street.
2. MPAC data on the County GIS system indicates the building was constructed in 1880.
3. The units were likely sold separately prior to subdivision control coming into effect around 1970.
4. At some point in time, the abutting parcels were purchased by the same owner, and the two properties became merged due to the parcels not being subject to an exception under section 50(3) or 50(5) of the Planning Act.
5. The owner applied for consent to be able to sell the properties separately in 2021.
6. The consent was approved.
7. The northern lot was rezoned to apply site-specific MU1 provisions to allow a minimum frontage of 5 metres, a minimum front yard setback of 7 metres, and a minimum interior side yard setback of 0 metres.
8. The standard MU1 provisions default to the R2 or R3 provisions depending on what use exists on the lot.
9. The actual front yard setback of the building is 6.5 metres.
10. The building has existed since long before any zoning by-law was in effect. The building has an acquired right to whatever front yard setback currently exists, and the Zoning By-law does not need to be amended to permit a 6.5 metre front yard setback.
11. The owner has re-applied for a consent to allow the two semis to be conveyed separately.
12. The proposed lots will meet the minimum lot size requirements of the Zoning By-law.
13. The proposed consent is consistent with the PPS and conforms to the Grey County and Durham and Neustadt Official Plans.

