



RON DAVIDSON
LAND USE PLANNING CONSULTANT INC.

February 23, 2026

Municipality of West Grey
402813 Grey Road 4
RR 2
Durham, ON
N0G 1R0

Attention: Matt Rapke
Senior Planner

Dear Mr. Rapke

**Re: Planning Justification Report
Applications for Consent and Zoning By-law Amendment
Parts of Park Lot 7, N/S of Lambton Street, Plan 500
Geographic Town of Durham
Municipality of West Grey
148 and 166 Bruce Street North
Owners: 1. McCulloch-Watson Funeral Home Ltd. and Dawn McNab
2. McCulloch-Watson Funeral Home Ltd.**

Further to recent pre-consultation discussions regarding the above-noted properties, enclosed please find completed Consent and Zoning By-law Amendment applications. Also included in this submission is the Storm Water Management Report, which includes an engineered Site Plan showing recommended surface water control measures. The Site Plan has also been included in this submission as a stand-alone document for your convenience.

To assist your office in evaluating the proposal, I offer the following information:

Purpose of Application:

The McCulloch-Watson Funeral Home is situated at 166 Bruce Street North, in the settlement area of Durham. Approximately 24 parking spaces are currently provided, which, at times, is not sufficient.

For this reason, the owner has recently purchased the residential property to the south, known as 148 Bruce Street North, with the intention of severing 1074.8 square metres from that parcel, merging it with the funeral home property, and creating another 28 parking spaces. A 1046.1 square metre lot containing the existing house will be retained. No new lot will result from this lot line adjustment.

The proposed changes to the boundaries of the two lots are shown on Figure 1 of this Planning Justification Report.

The proposed lot line adjustment requires approval of the following:

- a Consent application; and,
- a Zoning By-law Amendment.

Details of the Zoning By-law Amendment are provided later in this Report.

Subject Lands:

The subject properties are located along the west side of Bruce Street North (County Road 4).

The north property is occupied by the funeral home and offers parking along its north side and at the rear. A large, landscaped area that includes a small shed exists along the rear lot line.

The south property contains a dwelling, garage, and shed. The two accessory buildings are situated within the area to be severed and will therefore form part of the funeral home parcel following the lot line adjustment. The garage will remain while the shed will be removed. It is not necessary, however, for the shed's removal to be listed as a condition of severance approval since this structure could remain on the funeral home property in compliance with the relevant zoning provisions. The driveway currently serving this residential lot is also located on the severed parcel and will be decommissioned and converted to a grassed area. A new road entrance and driveway will be constructed on the retained parcel.

The proposed redevelopment is illustrated on the engineered Site Plan.

Adjacent Land Uses:

The various properties located along this stretch of Bruce Street all appear to be used for single family, residential purposes. The Durham Furniture factory is located to the immediate rear of the two subject properties.

Municipality of West Grey Zoning By-law:

Both parcels involved with this property boundary realignment are currently zoned 'R2' (Residential Zone 2) with a 'Flood Fringe' overlay, according to Schedule A of the West Grey Zoning By-law, as illustrated on Figure 2.

A funeral home is not listed as a permitted use in the 'R2' zone but would have a legal non-conforming status in this instance. Expanding the boundaries of this legal non-conforming parcel, however, requires an amendment to the Zoning By-law. The Amendment will rezone the existing funeral home property and the expansion lands to 'I-x' (Institutional special), as shown on Figure 3. The 'I' zone permits a variety of institutional uses, including a hospital, nursing home, place of worship, private clubs, medical clinic, etc.; however, a funeral home is not specifically mentioned, and therefore it should be clarified in a site-specific zoning. This new zone would also provide relief from the interior side yard requirement of the existing garage from 3.0 metres to 2.0 metres.

The 'I' zone provisions require a minimum lot area and frontage of 615 square metres and 20 metres, respectively. The expanded funeral home parcel will greatly exceed these minimum standards with a lot area of 3665.02 square metres and a frontage of 36.14 metres.

The suggested wording of the proposed 'I-x' zone is:

Notwithstanding their 'I' zoning, those lands shown as 'I-x' on Schedule A shall be used in accordance with the provisions of the 'I' zone excepting however that:

- (i) permitted uses shall also include a funeral home; and,*
- (ii) the interior side yard of an accessory building shall be 2.0 metres.*

The retained residential lot will remain zoned 'R2'. Within this zone, the minimum lot area and frontage standards are 465 square metres and 15 metres, respectively. This residential parcel will comprise 1046.1 square metres of land and maintain a frontage of 21.77 metres following the lot line adjustment.

The 'Flood Fringe' overlay will remain on the zoning of the subject lands. This constraint mapping will ensure that any new buildings are appropriately floodproofed.

Municipality of West Grey Official Plan:

The subject lands are designated 'Residential' on Schedule A of the West Grey Official Plan.

Permitted uses within this land use designation include a variety of residential dwelling types, home occupations, bed and breakfasts, neighbourhood commercial uses, and institutional uses.

A funeral home is considered an institutional use, as confirmed by the West Grey Planning staff during the pre-consultation discussions. Institutional uses within a 'Residential' designated area shall be considered within the context of the 'Institutional' policies contained in Section D7 *General Policies*. The relevant policies are:

- D7.4.1 Institutional uses shall also be permitted within the Residential and Downtown Commercial designations without an amendment to the Official Plan.*
- D7.4.2 Institutional uses shall be located and designed in such a manner that adjacent land uses would not be significantly impacted.*
- D7.4.3 Adequate buffering shall be provided between Institutional uses and adjacent Residential areas.*
- D7.4.4 Adequate on-site parking and landscaping shall be provided, as required in the Comprehensive Zoning By-law. Entrances and exits to parking areas shall be designed to minimize danger to vehicular and pedestrian traffic in the neighbourhood.*
- D7.4.5 The grouping of institutional uses shall be encouraged.*
- D7.4.6 The shared use of institutional facilities shall be encouraged.*
- D7.4.7 New institutional uses should be strategically located in order to properly serve the intended users. Consideration should be given to the proximity of the proposed institutional to, where applicable, collector and arterial roads, other institutional uses and the area it is intended to serve.*
- D7.4.9 Institutional development may be subject to a Site Plan Control Agreement.*

When considering these policies, it is important to keep in mind that the funeral home already legally exists, and that the intent of the Zoning By-law Amendment is simply to facilitate a lot line adjustment that would create more onsite parking. As such, most of the policies above are not relevant.

Ensuring that the expanded parking area would not negatively impact the neighbouring landowners would be the principal issue that needs to be taken into account. In this regard, the new parking area should not affect the property to the rear given its industrial use and

condition. With regard to the residential property to the south, the expanded parking area will maintain setbacks of 9.48 metres from the mutual property boundary and 27 metres from that neighbour's house. The lots along the west side of Bruce Street are extraordinarily deep (i.e. approximately 74.5 metres), which is beneficial in this instance.

A Site Plan Agreement will be required after the Zoning By-law Amendment has been granted. The Stormwater Management Report, which includes a detailed engineered Site Plan, will form the basis of that agreement.

Based on the foregoing, it is evident that the proposed lot line adjustment and associated amendment to the West Grey Zoning By-law conform to the West Grey Official Plan.

Provincial Planning Statement:

The Provincial Planning Statement (PPS) generally directs urban type development to the designated settlement areas, such as Durham.

The PPS recognizes that a variety of land uses are necessary in order to meet the various needs of a community.

As well, the PPS encourages development to be connected to municipal water and sanitary sewers where such services exist. The subject lands are fully serviced.

It is evident that the proposal is consistent with the PPS.

Summary and Conclusion:

The proposed lot line adjustment and amendment to the West Grey Zoning By-law will facilitate the expansion of the existing funeral home parking lot. Given the need for additional parking, this minor development is highly appropriate and adheres to the policies of the West Grey Official Plan and the Provincial Planning Statement.

The Site Plan has been engineered to ensure that storm water will be handled appropriately without impacting the neighbouring properties.

In view of the above, the submitted Planning Act applications have considerable merit and should be approved.

Concluding Comments:

I trust you will deem this application package to be complete. Should you require anything further, please contact the undersigned.

Lastly, please contact me to discuss a possible public meeting date before actually scheduling the meeting in order to ensure my availability.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Ron Davidson', with a stylized, cursive script.

Ron Davidson, BES, RPP, MCIP

c.c. Dawn McNab

Figure 1: Lot Line Adjustment

 Subject Lands



166 and 148 Bruce Street North
Durham

Figure 2: West Grey Zoning By-law Schedule A

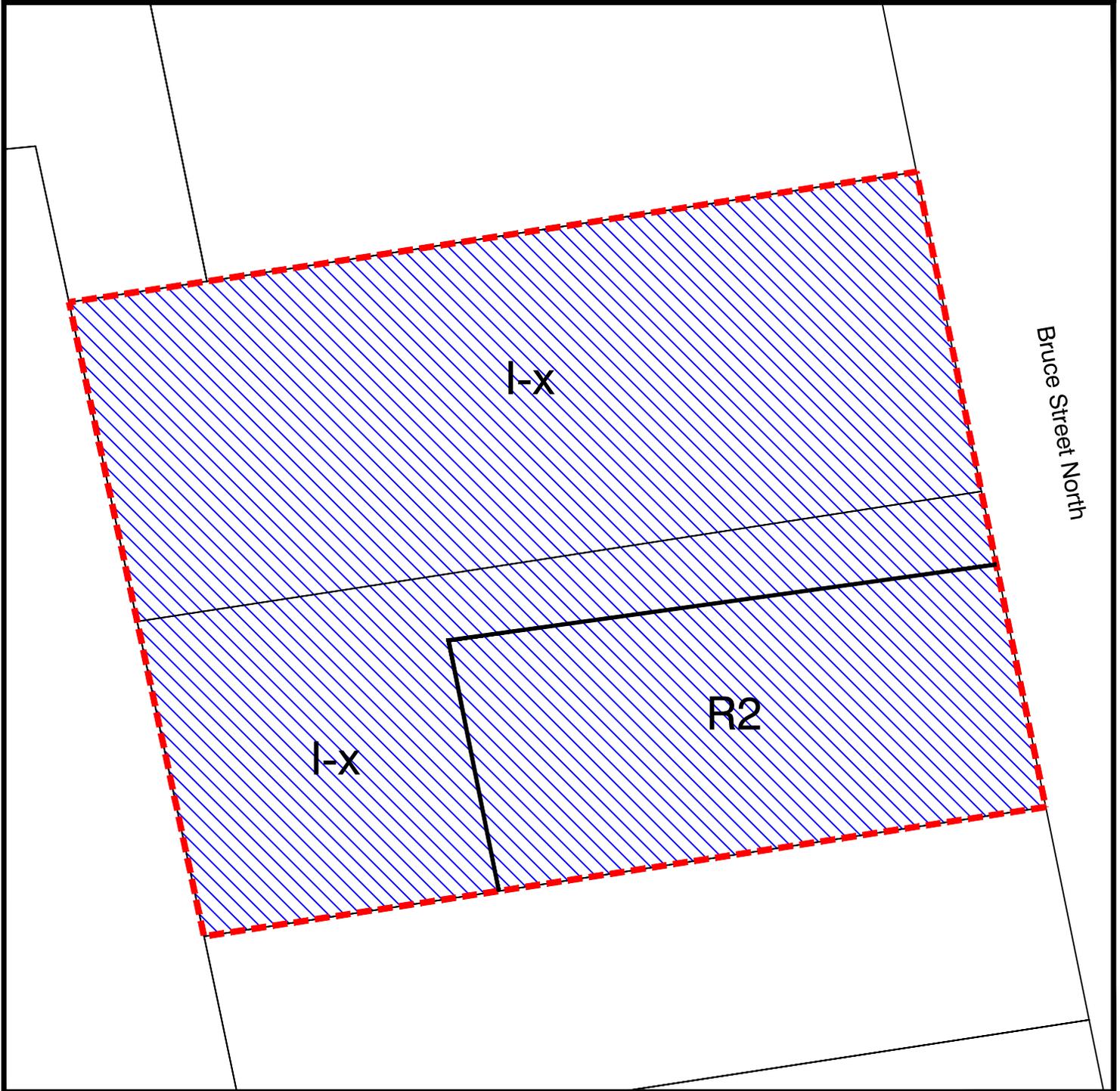
-  Subject Lands
-  Flood Fringe



166 and 148 Bruce Street North
Durham

Figure 3: Proposed Zoning

-  Subject Lands
-  Flood Fringe



166 and 148 Bruce Street North
Durham