

Planning Brief

To: Matt Rapke, West Grey Planner
From: Don Tremble agent for Chad Brown
Re: 251 Queen St. N Durham, ON

We are submitting this Planning Brief in support of a Consent Application and Zoning Amendment to sever a lot and create a new lot with a reduced lot frontage. The property is located at 251 Queen St. N (Roll No. 420526000114600) in the Municipality of West Grey.

Site Description

The subject lands are located in the Municipality of West Grey within a predominantly residential area. The property contains an existing single-family dwelling, 2 accessory sheds and a detached vinyl garage. It has an approximate lot area of 1513.7m2 and a frontage of 30.175 metres (+/-).



The subject lands are designated Primary Settlement Area in the County Official Plan and designated Residential in the West Grey Official Plan and are zoned R1B in the Municipality of West Grey Zoning By-law.



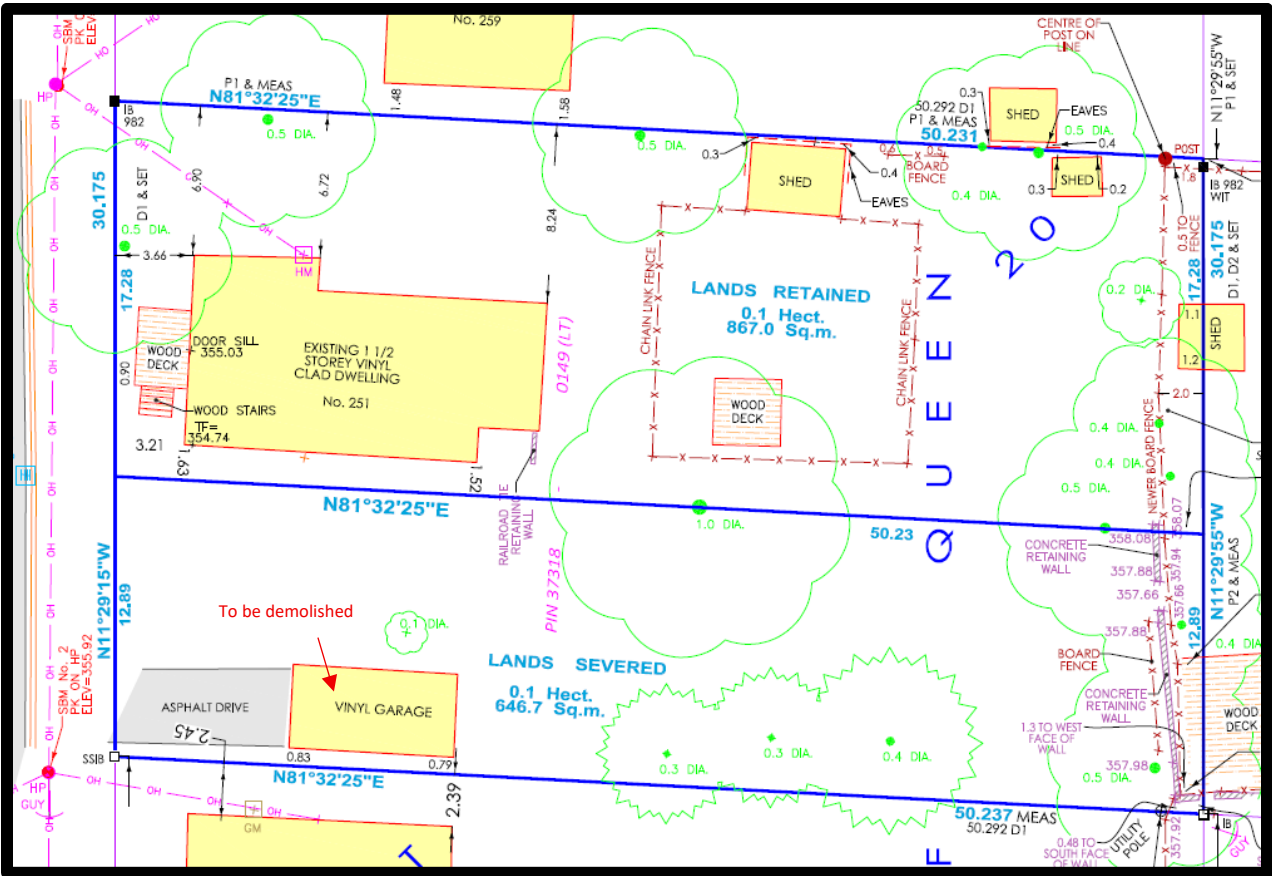
Requested Consent Application

A consent application is requested to sever an approximate 12.89m x 50.23m +/- lot with an approximate 17.28m x 50.23m +/- retained lot.

The lot creation aligns with the section 10.5.16 of the Grey County official plan. The reduced lot frontage of the severed lot will be address with a minor variance application.

The existing “Vinyl Garage” shall be removed from the proposed severed lands prior to the consent being approved. A separate demolition permit will be applied for.

The Proposed created lot not only confirms, but aligns with the Goals, Objectives, Permitted uses and general policies of section D2 of the West Grey Official Plan. The proposed lot would be connected to municipal water & sewer as per section D2.4.2. Section C2.4.3 promotes the development by infilling like the proposal. New affordable housing is also encouraged by the municipality through this policy.



Requested Minor Variance

Zoning Amendment to permit a reduced lot frontage to 12.5m whereas 15.0m is required as per section 12.2 R1 B – Residential Zone of the West Grey Zoning By-law 37-2006. This will permit the retained lands to meet the necessary regulations and setbacks. All future building applications will meet the required setbacks of the R1B Zoning.

The requested minor variance will allow the lot to conform with section 10.5.16 of the Grey County official plan.

Section D2.4.11 of the West Grey official plan suggestions reduced lot frontages may be considered

"Reduced urban development standards such as narrower road allowances, smaller lot areas and frontages, reduced yard requirements and increase lot coverage may be considered"

Conclusions:

In our opinion the application represents good land use planning for the following reasons:

1. The proposal will create an additional building lot within an existing residential area
2. The proposal aligns with the County Official plan section 10.5.16
3. The proposal aligns with the Goals, Objectives, Permitted uses and General Policies of West Grey Official plan section D2
4. The reduced lot frontage is minor in nature, and all proposed future building will meet all the required setbacks of the R1B zoning