

# Planning Brief – Minor Variance Application

## 1. Introduction

The purpose of this Planning Brief is to provide planning justification in support of a Minor Variance application for the property municipally known as 174 Elizabeth Street West, Durham, within the Municipality of West Grey.

The existing single detached dwelling is in poor condition and will be demolished to accommodate a proposed single detached dwelling with an attached accessory dwelling unit (ADU). The existing structure was constructed directly on the lot line, creating a zero front yard setback condition.

The proposed development improves this condition by establishing a 3.96 metre front yard setback. While this represents a significant improvement over the existing condition, it remains below the minimum 7.6 metre requirement of the R1B Zone. In order to achieve appropriate building placement on the lot, relief is also required to permit a rear yard setback of 6.17 metres.

With the exception of the reduced front and rear yard setbacks, the proposed development complies with all applicable provisions of the R1B Zone.

## 2. Subject Property

- Municipal Address: 174 Elizabeth Street W, Durham
- Legal Description: PLAN 506 PT LOT 10 QUEEN E/S;RP 16R6522 PART 5
- Former Town: Town of Durham
- Current Use: single family dwelling
- Lot Area: 517 m<sup>2</sup>
- Lot Frontage: 27.085 m
- Servicing: Municipal water and sanitary sewer
- Current Zoning: R1B – Residential Low Density

The subject lands are located within an established residential neighbourhood characterized primarily by low-density residential development. The property has frontage on a municipal road and is fully serviced.

## 3. Proposal Description

- Intended Use: Single family dwelling with attached accessory dwelling unit
- Lot Area: 517 m<sup>2</sup>
- Lot Frontage: 27.085 m
- Servicing: Municipal water and sanitary sewer
- Lot Coverage: 28%

The proposal represents modest residential intensification within the existing built boundary and makes efficient use of serviced land.

#### **4. Provincial Policy Statement**

The Provincial Policy Statement, provides policy direction on matters of provincial interest related to land use planning.

The proposed severance is consistent with the provincial policy statement:

- Section 1.1.1: Promotes efficient land use and development patterns within existing settlement areas.
- Section 1.1.3: Encourages residential intensification and infill where appropriate.
- Section 1.6: Ensures that development is supported by appropriate servicing.

The proposal represents a modest and appropriate form of residential intensification within a built-up area.

#### **5. Grey County & Municipal Planning Policy**

The subject lands are designated for residential use within both the Grey County Official Plan and the Municipality of West Grey Official Plan.

Both planning documents:

- Support residential infill and intensification within settlement areas
- Encourage efficient use of existing municipal infrastructure
- Promote a range and mix of housing types

The proposed zoning amendment:

- Utilizes existing municipal infrastructure
- Maintains compatibility with surrounding residential uses
- Provides additional rental housing within an established neighbourhood

The proposal conforms to the intent and policies of both the County and Municipal Official Plans.

## 6. Zoning By-law Compliance – R1 B Residential Zone

The table below demonstrates compliance with the applicable minimum zoning provisions of the R1 B zoning under the Municipality of West Grey Zoning By-law.

Provision	R1 B Zone Requirement	Proposed	Compliance
Permitted Use	Single Family Dwelling with an Accessory Dwelling Unit	Single Family Dwelling with an Accessory Dwelling Unit	✓
Minimum Lot Area	465 m <sup>2</sup>	517 m <sup>2</sup>	✓
Minimum Lot Frontage	15 m	27.085 m	✓
Maximum Lot Coverage	45 %	28%	✓
Minimum Front Yard	7.6 m	3.96 m <sup>2</sup> – relief requested	X
Minimum Interior Side Yard	1.2m & 3.7 m	3.55 m & 6.38 m	✓
Minimum Rear Yard	7.6 m	6.17 m – relief requested	X
Maximum Building Height	10.5 m	7.62 m	✓
Municipal Servicing	Required	Municipal water & sewer	✓

The proposed development meets or exceeds all R1B zoning requirements, with the exception of the front and rear yard setbacks, for which a minor variance is requested.

## 7. Minor Variance Test

The requested variances are considered minor in nature as they:

- Represent an improvement over the existing zero front yard condition
- Maintain appropriate building scale and massing
- Do not negatively impact neighbouring properties
- Maintain the general intent and purpose of the Zoning By-law
- Maintain the general intent and purpose of the Official Plan

## **8. Conclusion**

The proposed Minor Variance Application to permit a single detached dwelling with an attached accessory dwelling unit with reduced front and rear yard setbacks:

- Is consistent with the Provincial Policy Statement
- Conforms to the Grey County Official Plan and the Municipality of West Grey Official Plan
- Represents appropriate and modest residential intensification
- Maintains compatibility with the established residential neighbourhood
- Represents good planning and orderly development

Based on the above, approval of the proposed minor variance applications is requested.

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