

Planning Brief – Minor Variance Application

Location – 126 Tremble Drive

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 126 Tremble Drive, Durham, within the Municipality of West Grey.

Construction of a 4-plex townhouse dwelling at 120, 122, 124 & 126 Tremble Drive is currently underway, with completion anticipated in September. The building permit was issued in accordance with the existing zoning requirements in effect at the time of approval.

As part of the subsequent Part Lot Control application to divide the 4-plex dwelling into separate freehold lots, it was determined that a minor variance is required for 126 Tremble Drive to permit a reduced lot frontage of 12.5 metres, whereas 14.0 metres is required under Zoning By-law 116-2018.

Approval of the requested variance will facilitate the creation of compliant lots while maintaining the intended development. Aside from the reduced lot frontage, the proposed development complies with all other applicable provisions of the R3-396 Zone and no additional relief is required.

2. Subject Property

- Municipal Address: 126 Tremble Drive, Durham
- Legal Description: PLAN 16M-101, PART OF BLOCK 51, Unit 14
- Former Town: Town of Durham
- Current Use: single family dwelling
- Lot Area: 462.73 m²
- Lot Frontage: 14 m
- Servicing: Municipal water and sanitary sewer
- Current Zoning: R3-396 – Residential Zone

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: Street Townhouse
- Lot Area: 462.73 m²
- Lot Frontage: 12.78 m
- Servicing: Municipal water and sanitary sewer
- Lot Coverage: 31%

4. Provincial Policy Statement

The proposed minor variance is consistent with the provincial policy statement:

- Section 1.1.1: Promotes efficient land use and development patterns within existing settlement areas.

- Section 1.6: Ensures that development is supported by appropriate servicing.

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:

- 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.

7. Minor Variance Test

The requested variance is considered minor in nature as they:

- 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 reduced lot frontage:

- Is consistent with the Provincial Policy Statement
- Conforms to the Grey County Official Plan and the Municipality of West Grey Official Plan
- 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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