

Planning Brief

Proposed Consent (Severance) & Zoning By-law Amendment to Create Two Residential Lots

1. Introduction

This Planning Brief has been prepared in support of an application for Consent (Severance) and a Zoning By-law Amendment to divide an existing residential property into two separate residential lots and to permit the development of a semi-detached bungalow dwelling, in accordance with the Municipality of West Grey Zoning By-law.

The brief demonstrates that the proposed severance and zoning amendment are consistent with the Provincial Policy Statement, conform to the Grey County Official Plan and the Municipality of West Grey Official Plan.

2. Subject Property

- Municipal Address: 375 Countess Street South, Durham
- Legal Description: PLAN 506 LOT 8 COUNTESS E/S
- Former Town: Town of Durham
- Current Use: Vacant Land
- Lot Area: 963.95 m²
- Lot Frontage: 18.90 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, with access to full municipal services and public road frontage.

3. Surrounding Land Uses

The surrounding land uses are compatible with the proposed severance and support continued residential infill development.

4. Proposal Description

The proposal seeks approval to sever the existing parcel into two residential lots and build a semi-detached bungalow:

Retained Parcel:

- Approximate Lot Area: 482.14 m²
- Approximate Lot Frontage: 9.449 m
- Intended Use: Semi-detached bungalow
- Lot Coverage: 33.6%

- Proposed Zoning: R2 – Residential Medium Density

Severed Parcel:

- Approximate Lot Area: 481.81 m²
- Approximate Lot Frontage: 9.449 m
- Intended Use: Semi-detached bungalow
- Lot Coverage: 33.6%
- Proposed Zoning: R2 – Residential Medium Density

Both the retained and severed parcels will comply with the applicable minimum lot area, frontage and setback requirements of the proposed R2 zoning by-law.

5. 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.

6. Grey County & Municipal Planning Policy

The subject lands are designated for residential use within the Grey County Official Plan and the Municipality of West Grey Official Plan, which support residential infill, intensification and efficient use of serviced lands within settlement areas.

The proposed severance and zoning amendment:

- Utilize existing municipal infrastructure
- Maintain compatibility with surrounding residential uses
- Provide appropriately sized residential lots consistent with the established neighbourhood

The proposal conforms to the intent and policies of both the County and Municipal planning documents.

7. Conclusion

The proposed Consent (Severance) and Zoning By-law Amendment to permit two residential lots:

- Are consistent with the Provincial Policy Statement
- Conform to the Grey County and Municipality of West Grey Official Plans
- Are appropriate for the surrounding neighbourhood context
- Represent good planning and orderly development

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

Prepared by: Becky Weltz

Date: January 7th, 2026