

Planning Brief – 586 Saddler Street

1. Introduction

The purpose of this Planning Brief is to provide planning rationale in support of applications for Consent (Severance) and a Zoning By-law Amendment affecting the property municipally known as 586 Saddler St E, Durham, within the Municipality of West Grey.

The subject lands are currently zoned R1B - Residential Low Density, which permits single detached dwellings on individual lots. The proposal seeks to sever the existing parcel into three residential lots to facilitate the construction of:

- A semi-detached dwelling on the lot fronting Saddler Street East; and
- A single detached dwelling fronting Cedar Crescent.

As semi-detached dwellings are not permitted within the R1B Zone, a Zoning By-law Amendment is required to rezone the Retained Parcel & Severed Parcel 2 to R2 – Residential Medium Density, which permits semi-detached residential development. We are requesting that the Severed Parcel 1 remain with R1B – Residential Low Density with a site specific condition. We are requesting relief to the rear yard setback for the severed parcel 2. This adjustment will allow the dwelling to better align with neighbouring properties and ensure compatibility with existing grading patterns. The grading elevations are highest through the centre and along the northern portion of the lot. Shifting the dwelling (fronting cedar crescent) slightly forward will facilitate a more gradual slope with the rear yard and improved side yard grading, resulting in better overall site design and drainage.

This Planning Brief demonstrates that the proposed Consent and Zoning By-law Amendment are consistent with the Provincial Policy Statement and conform to the Grey County Official Plan and the Municipality of West Grey Official Plan, which support efficient use of land and infrastructure, residential intensification and orderly development within settlement areas.

2. Subject Property

- Municipal Address: 586 Saddler Street East, Durham
- Legal Description: PLAN 500 PARK PT LOT 11;SADDLER N/S RP 17R500 PART 1;PART 6
- Former Town: Town of Durham
- Current Use: Vacant Land
- Lot Area: 1505.96 m²
- Lot Frontage: 18.288 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

Surrounding lands are primarily developed with low-density residential uses, including single detached dwellings, a long term retirement home and elementary school which are serviced by municipal water and sanitary sewer.

4. Proposal Description

The proposal seeks approval to sever the existing parcel into three residential lots to accommodate a semi-detached dwelling and a detached single family dwelling, as outlined below.

Retained Parcel:

- Approximate Lot Area: 321.44 m²
- Approximate Lot Frontage: 9 m
- Intended Use: Semi-detached two story
- Lot Coverage: 27%
- Proposed Zoning: R2 – Residential Medium Density

Severed Parcel 1 - Cedar Crescent:

- Approximate Lot Area: 852.69 m²
- Approximate Lot Frontage: 20.726 m
- Intended Use: Bungalow Detached Single Family Dwelling
- Lot Coverage: 25%
- Proposed Zoning: R1B – Residential Low Density with site specific conditions

Severed Parcel 2:

- Approximate Lot Area: 331.83 m²
- Approximate Lot Frontage: 9.288 m
- Intended Use: Semi-detached two story
- Lot Coverage: 26%
- Proposed Zoning: R2 – Residential Medium Density

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. Zoning By-law Compliance – R2 Residential Medium Density Zoning

The table below demonstrates compliance with the applicable minimum zoning provisions of the R2 zone under the Municipality of West Grey Zoning By-law.

Provision	R2 Zone Requirement	Proposed – Retained Lot	Proposed – Severed Lot 2	Proposed – Severed Lot 1 Cedar Cres
Permitted Use	Single detached residential & Semi-detached dwelling	Semi-detached bungalow	Semi-detached bungalow	Detached single family dwelling
Minimum Lot Area	275 m ² per dwelling	321.44 m ²	331.83 m ²	852.69 m ²
Minimum Lot Frontage	9 m per dwelling	9.000 m	9.288 m	20.726 m
Maximum Lot Coverage	35%	27%	26%	25%
Minimum Front Yard	7.6 m	7.7 m	7.7 m	5.20 m
Minimum Interior Side Yard	1.2 m	1.93 m	1.88 m	2.133 m
Minimum Rear Yard	7.6 m	16.28 m	16.28 m	17.60 m
Maximum Building Height	10.5 m	7.62 m	7.62 m	5.18 m
Municipal Servicing	Required	Municipal water & sewer	Municipal water & sewer	Municipal water & sewer

8. Conclusion

The proposed Consent (Severance) and Zoning By-law Amendment to permit three 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 setting
- Represent good planning and orderly development

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

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