

Re: Part Block C Edge Survey
Plan 513
Geo. Town of Durham
Municipality of West Grey

In Brief:

1. Sharon Anderson is the owner of a long rectangular Parcel of land approximately 20.1 m x 201.2 m in size (751 Durham Road East), and has received conditional Approval (Application B17.2026) to sever the rear portion of her Parcel;
2. This severed Parcel, approximately 20.1 m x 117.2 m in size, would be merged with the adjoining existing Parcel (no civic address), owned by Doug Anderson, in a Lot Line Addition;
3. The merged Parcel would comprise 10,501 sq m, upon which a proposed new home will be built, but only within the confines of the existing Parcel owned by Doug Anderson. As background, the merged Parcel had a new driveway and upgrade to Arthur Street facilitated in 2024.
4. It is the preference of the Township to rezone the newly severed area prohibiting the proposed new home from being built upon said severed area.

Zoning:

1. The zoning of the proposed retained portion of the Sharon Anderson Parcel is R1B, and that of the proposed severed portion is a combination of R1B and OS according to West Grey mapping with a Floodline overlay.
2. It is the preference of the Township to change the zoning of the severed Parcel to either Open Space or R1B with site-specific conditions prohibiting construction of a residential dwelling.

Application:

1. An Application for a Zoning By-Law Amendment was prepared, signed, commissioned and paid for on August 24, 2026 submitted to the Township.



Wilson-Ford Surveying & Engineering Ltd.