

Planning Brief

To: Matt Rapke, West Grey Planner
From: Don Tremble
Re: 442 Garafraxa St. N, Durham

We are submitting this Planning Brief in support of a Minor Variance Application to reduce the interior side yard. The property is located at 442 Garafaxa St. N (Roll No. 4205260001165000000) in the Municipality of West Grey.

Site Description

The subject lands are located in the Municipality of West Grey within a predominantly residential area. The property is currently vacant, but previously contained a single-family dwelling, accessory sheds and a detached garage. It has an approximate lot area of 476m2 (+/-) and a frontage of 10.464 metres (+/-).



The subject lands are designated Primary Settlement Area in the County Official Plan and designated Residential in the West Grey Official Plan and are zoned R2 in the Municipality of West Grey Zoning By-law.



Requested Minor Variance

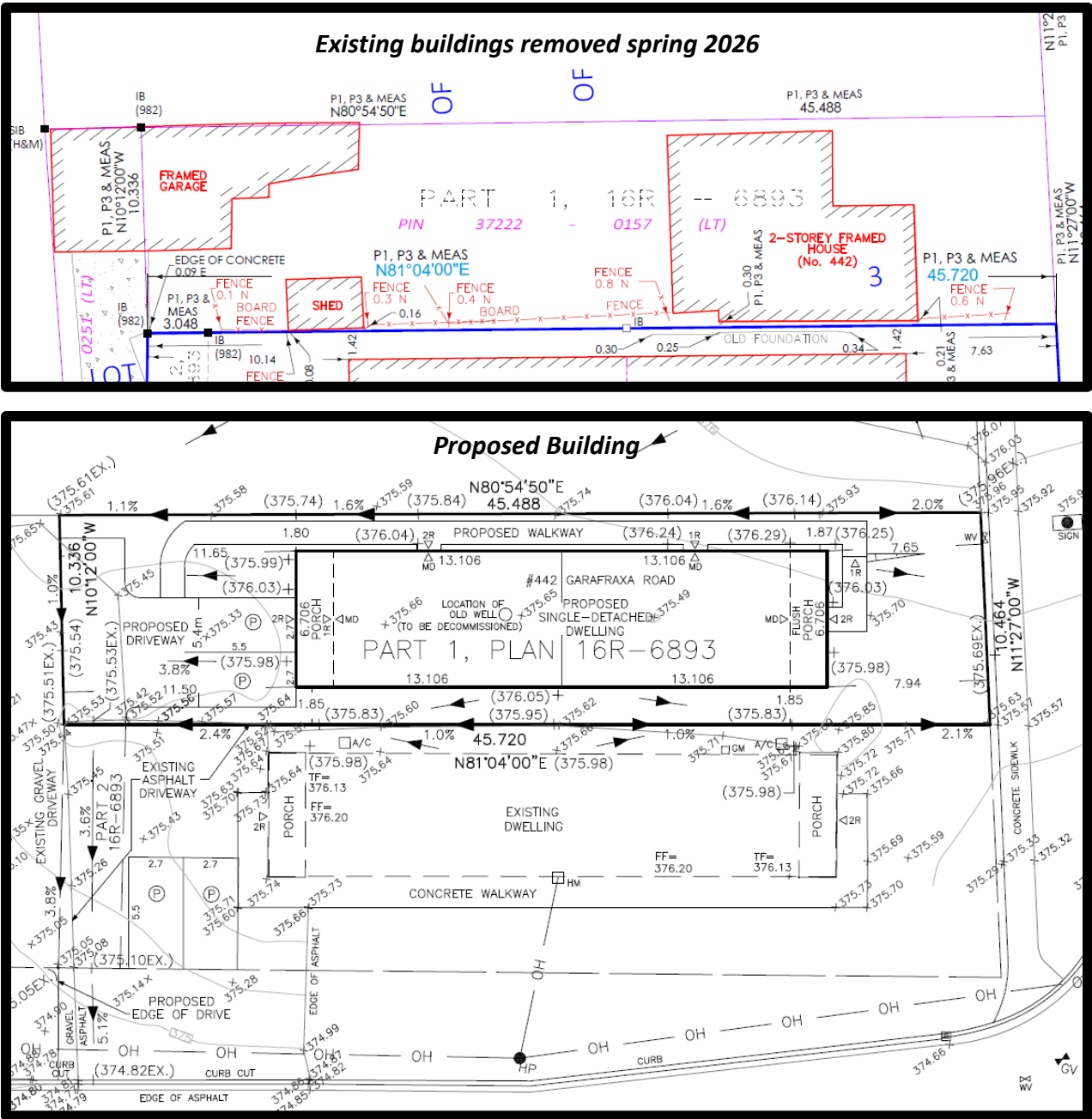
A Minor Variance application is requested to reduce the interior side yard requirement to 1.8m whereas 3.7m is required on one side where no attached garage is present as per section 13.2.1.4 of the West Grey Zoning By-law 37-2006.

The proposed design includes 2 dwelling units, one located in the front (east) and one located at the rear (west). Both units have parking spaces provided at west end of the property and will access the property through a registered right of way easement over the southerly property. The 3.7m required side yard is present to allow for adequate parking where a garage isn't present. The proposed building would not function properly if a garage were present at the front of the building to provide parking at the front of the building.

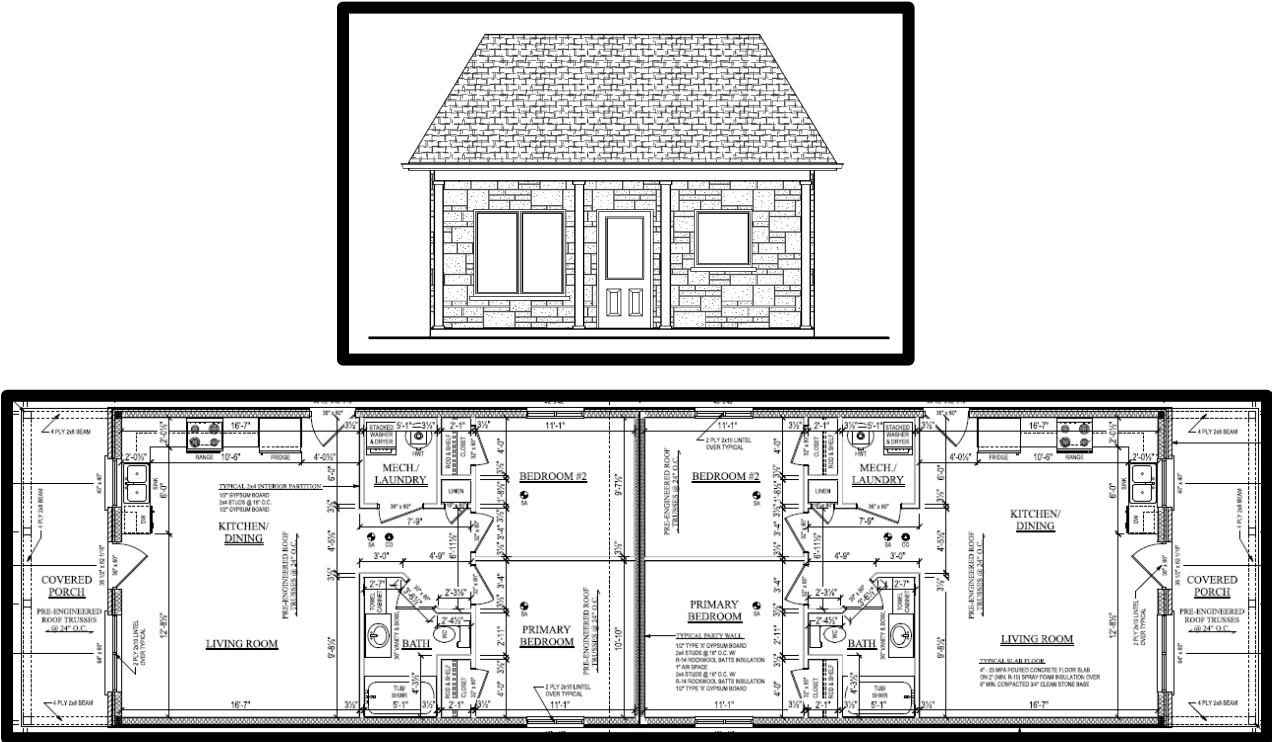
Furthermore, an entrance off Garafaxa St. (Highway 6) to parking spot in the front yard of the building would not conform with the bylaws unless a garage was present. Which also is why we are requesting the reduction to allow parking at the west end of the property.

The existing dwelling had previously had access through the right of way and always parked at the west end of the property. The previous dwelling was nonconforming of the bylaws as it was built within inches of the southerly property line. The newly proposed dwelling would be a significant improvement to the existing nonconforming conditions.

Both proposed dwelling units will be long term rental properties at an attainable fair market rental rate. They will match the recently built units to the south of the property in question.



Proposed Building



Official Plans Implications

The Grey County Official Plan promotes intensification in primary settlement areas specifically on municipal services like this property in question.

Section D2.4.11 of the West Grey official plan suggestions reduced yard requirements may be considered in attempt to assist to promote special needs housing, rental an affordability.

"Reduced urban development standards such as narrower road allowances, smaller lot areas and frontages, reduced yard requirements and increase lot coverage may be considered"

Conclusions:

In our opinion the application represents good land use planning for the following reasons:

- 1. The proposal does not change how the existing land was used and accessed
- 2. The proposal improves the existing non-conforming buildings
- 3. The intention of the bylaw to provide adequate parking has been met
- 4. The proposal will create 2 rental units at an attainable fair market rental rate
- 5. The proposal aligns with the County Official Plan to intensify the primary settlement area
- 6. The proposal aligns with the Goals, Objectives, Permitted uses and General Policies of West Grey Official plan section D2