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STAFF REPORT: Planning & Building Services Department



REPORT TO: Committee of The Whole
MEETING DATE: April 28, 2014
REPORT NO.: PL.14.48
SUBJECT: Delegated Authorizations – March 2014
PREPARED BY: David Finbow, Director Planning & Building Services

A. Recommendations

THAT Council receive Staff Report PL.14.48 “Delegated Authorizations – March 2014” for information purposes.

B. Background

The purpose of this Report is to advise Council of certain Council Delegated Authorizations during the month of March 2014.

Council Delegated Authorizations:

1. Town Policy POL.COR.07.04 delegates certain powers and duties of Council related to various matters including Red-line Revisions, NEC Permits, Conditional Building Permits, Model Home Agreements, Tree Preservation Agreements, Delayed Demolition Permits, Fill Permits, Fulfilling Draft Plan Conditions and Draft Plan Extensions.
2. By-law No. 2012-76 delegates certain powers and duties of Council related to site plan approval.

Delegated Authorizations – March 2014

DATE	DELEGATED APPROVAL	LEGAL DESCRIPTION	DESCRIPTION OF DELEGATED APPROVAL
March 10, 2014	Niagara Escarpment Commission Development Permit Application File No. G/L/2012-2013/9051 Owner/Applicant: Tewerai Janda Agent: Melanie Scott, Evolve Builders Group Town File: P1484 Town Comments	Part Lot 3, Concession 1; Part 2, RP 16R- 462; Pretty River Road; Town of The Blue Mountains	THAT Planning Staff advise the Niagara Escarpment Commission that the Town has no objection to the Development Permit Application to: <ul style="list-style-type: none"> • Construct a 1 storey, 250 square metre (2691 square foot) dwelling with walkout, and attached garage having a maximum height of 8 metres (26.2 feet), measured from the lowest point to the peak; • Construct a 1 storey, 83 square metre (894 square foot) accessory building (workshop / storage / garage), having a maximum height of 8 metres (26.2 feet), measured from the lowest point to the peak; • Install a private sewage disposal

	<p>authorized through Planning Staff Report PL.14.33</p> <p>Corporate Policy POL.COR.07.04 "Delegation by Council of Powers and Duties" as amended, Planning Services have been delegated authority to comment on behalf of Council on all Niagara Escarpment Commission Development Permit Applications.</p>		<p>system; and</p> <ul style="list-style-type: none"> • Install a driveway with parking area on the existing 2 hectare (4.987 acre) lot; described as Part Lot 3, Concession 1; Part Lot 3, Concession 1; Part 2, RP 16R-462; Town of The Blue Mountains; subject to the following conditions: <ol style="list-style-type: none"> 1. That the owner transfer the "emergency access lands" to the Town at the owner's sole cost and expense. 2. That the owner enter into a Land Use Agreement with the Town so as to authorize the installation of the necessary works on Town lands, including the emergency access lands, with such agreement requiring, amongst other things, the following: <ol style="list-style-type: none"> a. That the use of the emergency access lands being restricted to access during a flooding event; b. That construction details of the works on Town lands with the design and construction of the works to the satisfaction of the Town; c. That the low point of the driveway entrances to be at or on private side of the culvert; and, d. That the details of the gate restricting access to the emergency access lands be provided on the construction drawings including the locking mechanism and the posts (steel, painted yellow). 3. That prior to the onset of construction, building permit(s) shall be obtained by the owner(s) and issued by the Town's Chief Building Official, which is in accordance with the Development Permit Application and the Development Permit in effect. 4. That prior to the commencement with the installation of the private sewage disposal system, on-site sewage permit(s) shall be obtained by the owner(s) and issued by the Town's Chief Building Official, which is in accordance with the Development Permit Application and the Development Permit in effect. <p>AND THAT in accordance with the Corporate Policy POL.COR.07.04 "Delegation by Council of Powers and Duties" as amended, Planning Services have been delegated authority to comment on behalf of Council on all Niagara</p>
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			Escarpment Commission Development Permit Applications.
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C. The Blue Mountains' Strategic Plan

Providing a strong, well managed municipal government.

D. Environmental Impacts

N/A

E. Financial Impact

N/A

F. In Consultation With

N/A

G. Attached

N/A

Respectfully submitted,

David Finbow
Director, Planning & Building Services