



Town, whereas the western portion of the lands are affected by development control of the Niagara Escarpment Commission.

If zoning were in place, the Rural Estate Residential (RERc) Zone and Hazard (H) Zone would apply to the subject lands. The Hazard (H) Zone would be associated with the steep slope at far southwest corner of the property. The proposed development would be situated in the Rural Estate Residential (RERc) Zone. The Rural Estate Residential (RERc) Zone permits a single detached dwelling; home occupation; home industry; agricultural uses excluding buildings of structures; and uses, buildings and structures accessory to the dwelling.

There would be compliance issues with regards to this development proposal, if zoning were in place. This relates to the proposed location of the detached storage building appears to be located closer to the street than the existing main dwelling, contrary to the general provisions for accessory uses under Section 5.2(iii). Given that the proposed detached storage building is setback approximately 32 metres (105 feet) from the public road limiting the visual impacts, Planning Staff have no concern.

### **Additional Comments**

A building permit, application number 2001-77, was issued on April 18, 2001 for the construction of a block foundation under an existing storage building (eastern structure on the subject lands). At the time of this permit, the development proposal, being the western structure was the dwelling on the subject lands.

Another building permit, application number 2005-31, was issued on May 31, 2005 for renovating the second structure on the eastern portion of the property into a single detached dwelling with the condition that the subject development proposal be converted from the dwelling into an accessory use and only to be used for storage, with plumbing to be capped and culinary and sanitary conveniences to be removed. This is due to the fact that the Zoning By-law does not permit the use of having two dwelling units on one lot and does not permit habitable space in accessory buildings.

Based on the foregoing, Planning Staff support this application for a Development Permit.

## **C. The Blue Mountains' Strategic Plan**

The recommendation in this Planning Staff Report PL.09.92 is consistent and supports the following Strategic Plans Goals:

*"1. Managing growth to ensure the ongoing health and prosperity of the community"*

#### **D. Environmental Impacts**

The proposed development does not appear to generate any significant environmental impacts that can be regulated by the Town.

#### **E. Budget Impact**

NIL

#### **F. Attached**

1. Lot Configuration
2. Site Plan
3. Floor Plan

Respectfully submitted,

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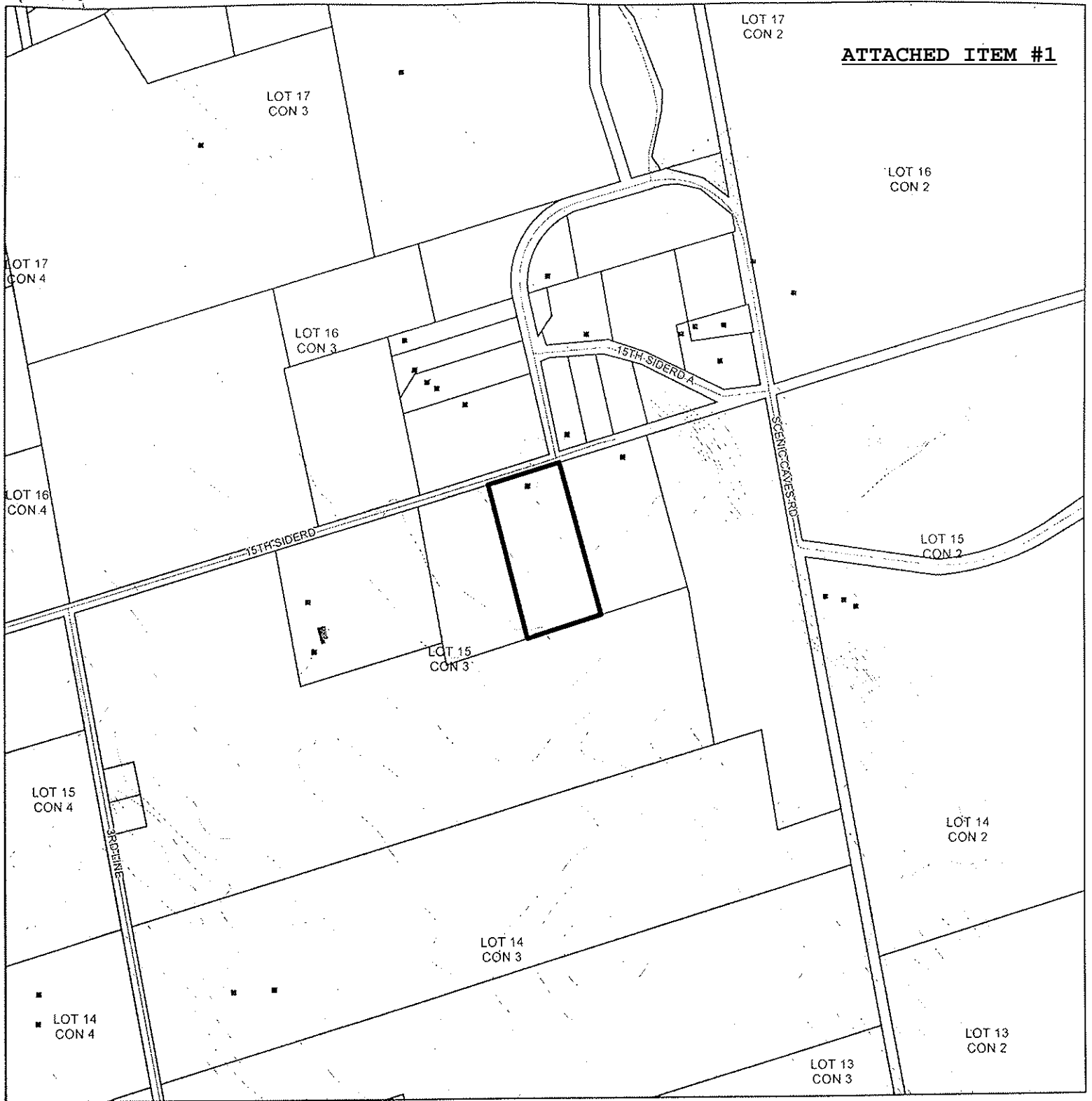
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/bp

K:\2009 NEC\PL0992 Cont - basement addition to storage building.doc

**ATTACHED ITEM #1**



**MAP 2  
LOT CONFIGURATION**

**LEGEND**  
[Thick black border] Subject Property  
[Dashed line] Contour (5 metre intervals)

FILE NO. G/R/2009-2010/9025

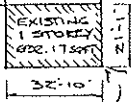
APPLICANT: FIORITA CONT

475' ±

STREET

106' ±

107' ±



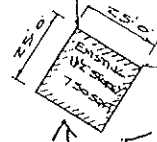
Proposed Basement Foundation

PROPOSED BASEMENT FOUNDATION TO AN EXISTING FRAME 1 STORY AND PROPOSED 4" FACE BRICK ALL AROUND EXISTING

Existing Accessory Building

7'-5" ±

900' ±



101' ±

Existing Dwelling

# Map 3A

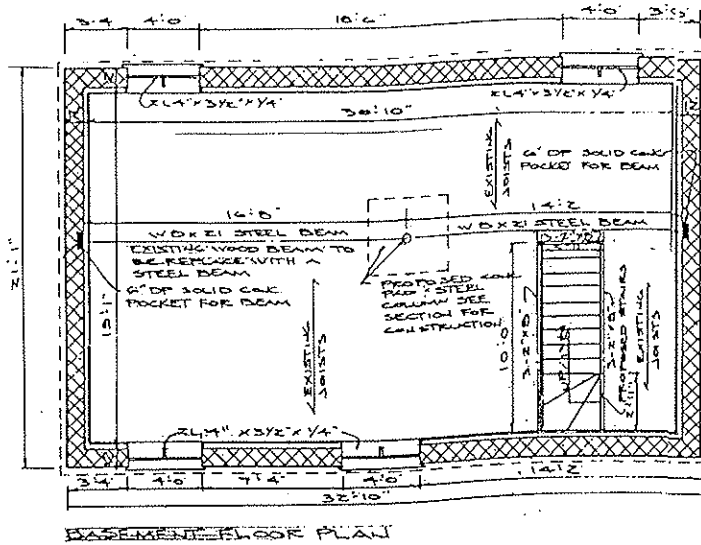
## Site Plan

Name... Cont .....

File Number... 6/12/2009-2010/9025 .....



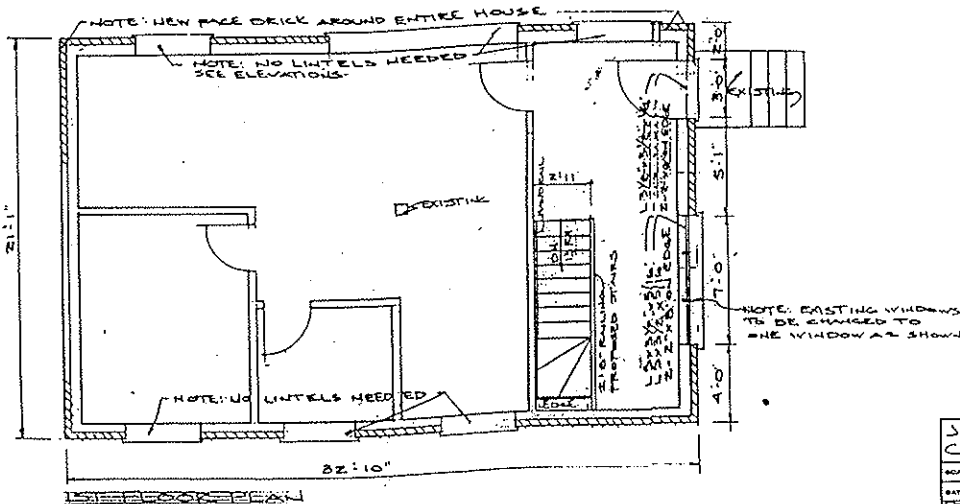
Not to Scale



**NOTES**

- ALL STAIRS/EXTERIOR STAIRS - OCC 200-
- MAX RISE . . . . . 7"6/8"
- MIN RUN . . . . . 1'10" (0'-7/8")
- MIN TREAD . . . . . 1'3" (0'-7/8")
- MAX nosing . . . . . 1"3"
- MIN HEADROOM . . . . . 1'8" (0'-8")
- RAIL LANDING . . . . . 2'0" (0'-0")
- RAIL STAIR . . . . . 2'0" (0'-0")
- MIN STAIR WIDTH . . . . . 2'-10"

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 JUN 23 2009  
 NIAGARA ESCARPMENT  
 COMMISSION



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<b>JOHN CONT</b>		
<b>CONCESSION 3 PART LOT 15</b>		
SCALE:	APPROVED BY:	DRAWN BY:
DATE:	REVISION:	
PROJECT: PROPOSED NEW CONCRETE BLOCK FOUNDATION FOR PROPOSED BASEMENT & NEW 4" FACE DRICK		
TITLE: FLOOR PLANS		DRAWING NUMBER: 2

**Map 3B**

Floor Plan

Name..... **CONT**

File Number..... **G/R/2009-2010/9025**



Not to Scale