

**STAFF REPORT:** Town of The Blue Mountains Planning Department



**REPORT TO:** Mayor and Members of Council  
**MEETING DATE:** June 7, 2010  
**REPORT NO.:** PL.10.45  
**SUBJECT:** Application for Consent  
File No. B03-2010 and B04-2010  
Dave Arthur  
Part Park Lot 3, SW Duncan Street  
Part 1 of 16R-8602  
Town of The Blue Mountains  
**PREPARED BY:** Shawn Postma, Planner II

#### **A. Recommendations**

**THAT** the Planning and Building Committee receive Planning Staff Report PL.010.45: “Application for Consent B03-2010 and B04-2010; Dave Arthur; Part Park Lot 3, SW Duncan Street, Part 1 16R-8602 Town of The Blue Mountains”; and

**THAT** Council grant Application for Consent File Number B03-2010 subject to the following conditions:

1. That the severed parcel be deeded as a lot addition to the property to the north-east in accordance with Section 50 (3) of the Planning Act, R.S.O. 1990.
2. That any existing mortgage commitment on the severed parcel to be added to be extended to cover the whole, newly created parcel.

**THAT** Council grant Application for Consent File Number B04-2010 subject to the following conditions:

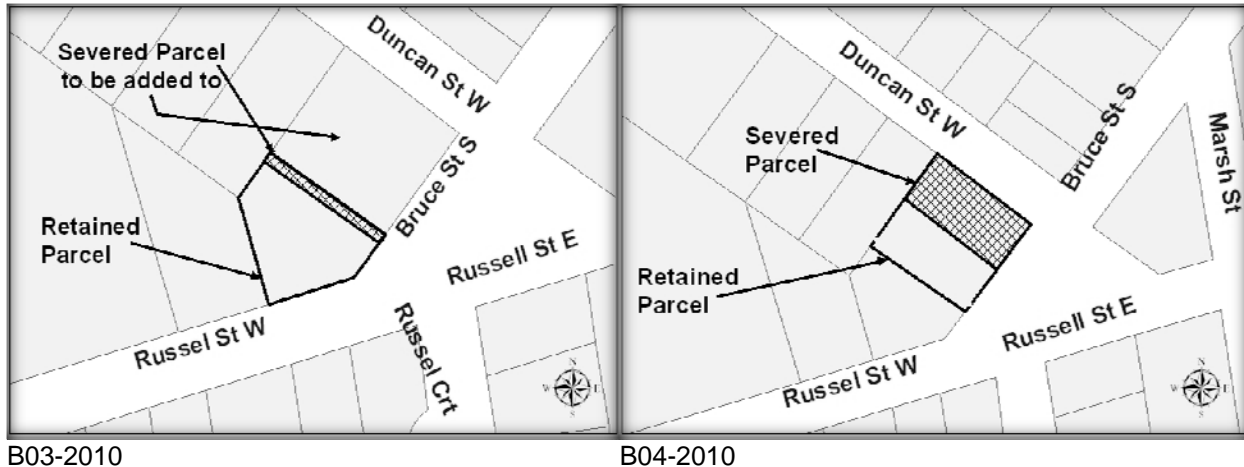
1. That the Applicant shall demonstrate prior to the stamping of deeds that the retained parcel is in compliance with existing zone provisions.
2. The Payment of applicable Development Charges
3. The Payment of applicable Water and Sewer Charges
4. The Payment of applicable Parkland Dedication Charges
5. That an Entrance Permit may be obtained from the Engineering and Public Works Department for the severed parcel.

#### **B. Background**

The Planning Services Division has received two applications for Consent (File Nos. B03-2010 and B04-2010) that propose to first: sever a 130 square metre vacant parcel on the northern portion of the property; and deed it as a lot addition to the existing 1819 square metre residential parcel to the north. And second, to sever the newly enlarged

parcel into a two new residential lots. One being vacant, and the second containing an existing dwelling.

### Location



It should be noted that this is a reapplication of two previous consent applications in 2005 and 2007 which were granted provisional consent, but lapsed prior to fulfilling the required conditions.

The lands are comprised of two existing lots each owned by the same owner. The north-east property contains an existing residence with an attached carport. Road access for the lands is from an open and maintained municipal road (Bruce Street). Frontage on Russell Street West and Duncan Street West is also available.

In total the existing lots include a total of approximately 3030 sq m of lot area.

Municipally owned and operated water supply, and Municipally owned and operated sanitary sewers service are available for both the retained and severed parcels.

### Provincial Policy Statement

The Provincial Policy Statement (PPS) identifies that settlement areas shall be the focus of growth and their vitality and regeneration shall be promoted. Land shall be efficiently used, with consideration for intensification, redevelopment, mix of uses and densities that ensure appropriate development will take place. The net result of one new residential lot would appear to be consistent with the Provincial Policy Statement.

### County of Grey Official Plan

The subject lands are designated Urban in the County of Grey Official Plan. Section 2.6.3(2) of the County Plan states that land use policies and development standards in areas designated Urban will be in accordance with local Official Plans and/or Secondary Plans. It is our opinion that the applications will comply with the County of Grey Official

Plan. Grey County Planning and Development Department comments are provided later in this report.

### **Official Plan**

The subject lands are designated Residential RES within the Thornbury Urban Community designation of the Town of The Blue Mountains Official Plan. The purpose of the Residential designation is to provide for a wide range and densities of residential use and development. Single detached dwellings may locate within the designation through the process of infilling by consent or plan of subdivision where the development would be generally compatible in lot size, shape, design and character with the existing surrounding uses and observe good design principles with respect to building placement, accessory uses, driveway location and landscape elements.

It would appear that the proposed consent complies with the direction of the Town of The Blue Mountains Official Plan. The shape, size, and character of the lot can be considered to be generally compatible with the area. The new lot will have similar frontages along the street, and the visual impact of the new lot with a new residence will remain in character with the adjacent homes on both sides of the street.

### **Zoning By-law**

The subject lands are zoned Residential R3 within the Town of Thornbury Zoning By-law. The R3 Zone permits one single detached dwelling on one lot, as well as uses, buildings and structures accessory thereto. Minimum lot requirements include 21 metres of frontage, 650 sq m in area, a maximum height of 2 ½ stories plus setbacks of:

Front Yard	- 9 m
Rear Yard	- 10 m
Interior Side Yard	- 2 m (and 5.4 m if no garage is provided)
Exterior Side Yard	- 9 m

Considering the above setback requirements, the second severed parcel provides a building envelope large enough to accommodate an approximate 2700 sq ft (footprint) dwelling. A Zoning By-law Amendment is not required in order to establish a new residence.

In order to facilitate the proposed second severance, the existing carport on the dwelling will have to be removed. This can be done as a condition of consent.

### **Additional Comments**

The Public Meeting was held on May 3<sup>rd</sup>, 2010. Comments were received from the County of Grey Planning and Development Department indicating that they had no objections to both consent applications.

No other comments have been received.

Based on the foregoing, it is the opinion of Planning Staff that the proposed consent conforms to the intent and direction of the Town of The Blue Mountains Official Plan, Town of Thornbury Zoning By-law and represents good planning. Therefore Planning Staff support this application for consent subject to the conditions noted in this report.

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

These changes continue to be consistent with Strategic Plan goal #1:

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

### **D. Budget Impact**

NIL

### **E. Attached**

NIL

Respectfully submitted,

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Shawn Postma, Planner II  
26 Bridge Street – Box 310  
Thornbury, ON NOH 2PO  
519-599-3131 ext.248  
1-888-258-6867  
F: 519-599-3018  
[spostma@thebluemountains.ca](mailto:spostma@thebluemountains.ca)

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David Finbow, Director, Planning & Building Services  
26 Bridge Street – Box 310  
Thornbury, ON NOH 2PO  
519-599-3131 ext.246  
1-888-258-6867  
F: 519-599-3018  
[dfinbow@thebluemountains.ca](mailto:dfinbow@thebluemountains.ca)