

STAFF REPORT: Town of The Blue Mountains Planning Department



REPORT TO: Mayor and Members of Council
DATE: Wednesday, September 5, 2007
REPORT NO.: PL.07.103
SUBJECT: Request for Comments
Niagara Escarpment Commission
File No. G/R/2007-2008/9079
Sven & Judy Larsen
East Part Lot 10, Concession 7;
555590 6th Line;
Town of The Blue Mountains

PREPARED BY: Robert Armstrong,
Manager of Development Planning & IS
Bryan Pearce,
Planner I

A. Recommendations

THAT Planning Staff has no objection to Development Permit Application to construct a 2 storey, 431.1 square metre (4,636 square foot) dwelling, having a maximum height of 7.3 metres (24 feet) measured from the lowest grade to the peak; install a new private sewage disposal system; and an extended driveway; on a 10.5 hectare (25.96 acre) existing lot. The existing 103.1 square metre (1,109 square foot) dwelling is proposed to be converted into a sauna, steam room and workshop, while retaining the single car garage. The existing structure will be used but roof and exterior cladding will change to match the new dwelling. Subject to the following conditions:

- 1. That the Environmental Impact Study be submitted and completed to the satisfaction of the applicable agency.**

B. Background

The purpose of this report is to consider a proposal to construct a 2 storey, 431.1 square metre (4,636 square foot) dwelling, having a maximum height of 7.3 metres (24 feet) measured from the lowest grade to the peak; install a new private sewage disposal system; and an extended driveway; on a 10.5 hectare (25.96 acre) existing lot. The existing 103.1 square metre (1,109 square foot) dwelling is proposed to be converted into a sauna, steam room and workshop, while retaining the single car garage. The existing structure will be used but roof and exterior cladding will change to match the new dwelling (see attached site plan).

This is a revision to the development permit application that Planning Staff gave delegated approval to on the 8th day of May, 2007 which proposed to demolish a major portion of the dwelling and build a large addition, as noted in Planning Staff Report PL.07.63.

The subject property is located on East Part Lot 10, Concession 7 in the Town of The Blue Mountains. The subject property is 10.5 hectares in area.



The Town of The Blue Mountains Official Plan designates the subject lands as Wetland Hazard (WH) and Escarpment (E). The wetlands on the subject lands are provincially significant wetlands as noted on Appendix Map 'A'. Section 8.5 states that limited development may be permitted on adjacent lands as shown on Appendix Map 'A' within 120 metres of Provincially Significant Wetland areas, subject to the following principles:

- (a) Development or site alteration shall not result in any negative impact on the natural features or on the ecological functions of the wetland.
- (b) The matters addressed in clause (a) shall be demonstrated in an Environmental Impact Study (EIS) to the satisfaction of the Town, the Conservation Authority, the County of Grey and in consultation with the Niagara Escarpment Commission, where applicable.
- (c) Established agricultural activities are permitted without the studies referred under clause (b).

All the proposed development is within the Escarpment (E) designation and within the adjacent lands to the Provincially Significant Wetlands. The proponent has submitted an Environmental Impact Statement for the proposal, dated the 19th day of July, 2007. The Town will rely on the applicable agencies being satisfied with the EIS.

The subject lands lay within the Niagara Escarpment Plan area, designating the subject lands Escarpment Natural. Permitted uses include existing uses and single detached dwellings.

If zoning were in place, the General Rural (A1) and Hazard (H) Zones would apply. The Hazard (H) lands would coincide with the wetland area on the majority of the property, save and except the southern and eastern periphery of the lot. The development proposal area would be in the General Rural (A1) Zone and would permit this type of use on the subject lands.

The location of the existing dwelling to be converted into a sauna, steam room and workshop building appears to be located closer to the street than the proposed main dwelling, contrary to Section 5.2(iii). Given the subject property is 10.5 hectares in area and the proposed setback of over 24 metres from the public road, Planning Staff have no concern with this proposal.

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

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."

And Strategic Plan goal #3:

"Preserving and enhancing natural and environmental features, and cultural heritage of the community."

D. Budget Impact

NIL

E. Attached

1. Site Plan

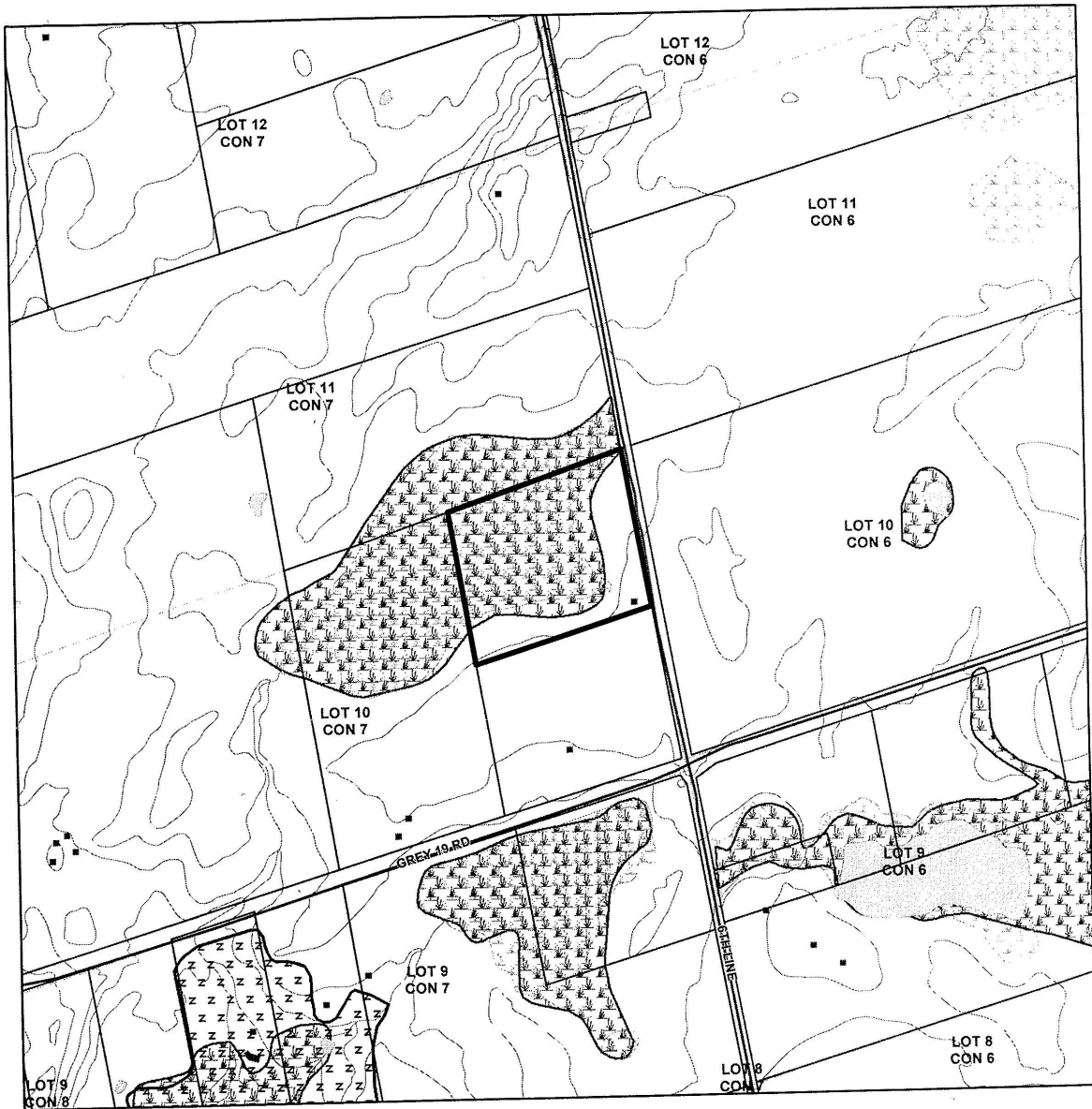
Respectfully submitted,

Robert Armstrong, MCIP, RPP, CPT
Manager of Development Planning & IS

Bryan Pearce, HBA, CPT
Planner I

/bp

Attached Item 1: Site Plan



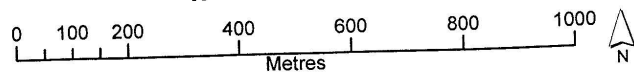
MAP 2
LOT CONFIGURATION

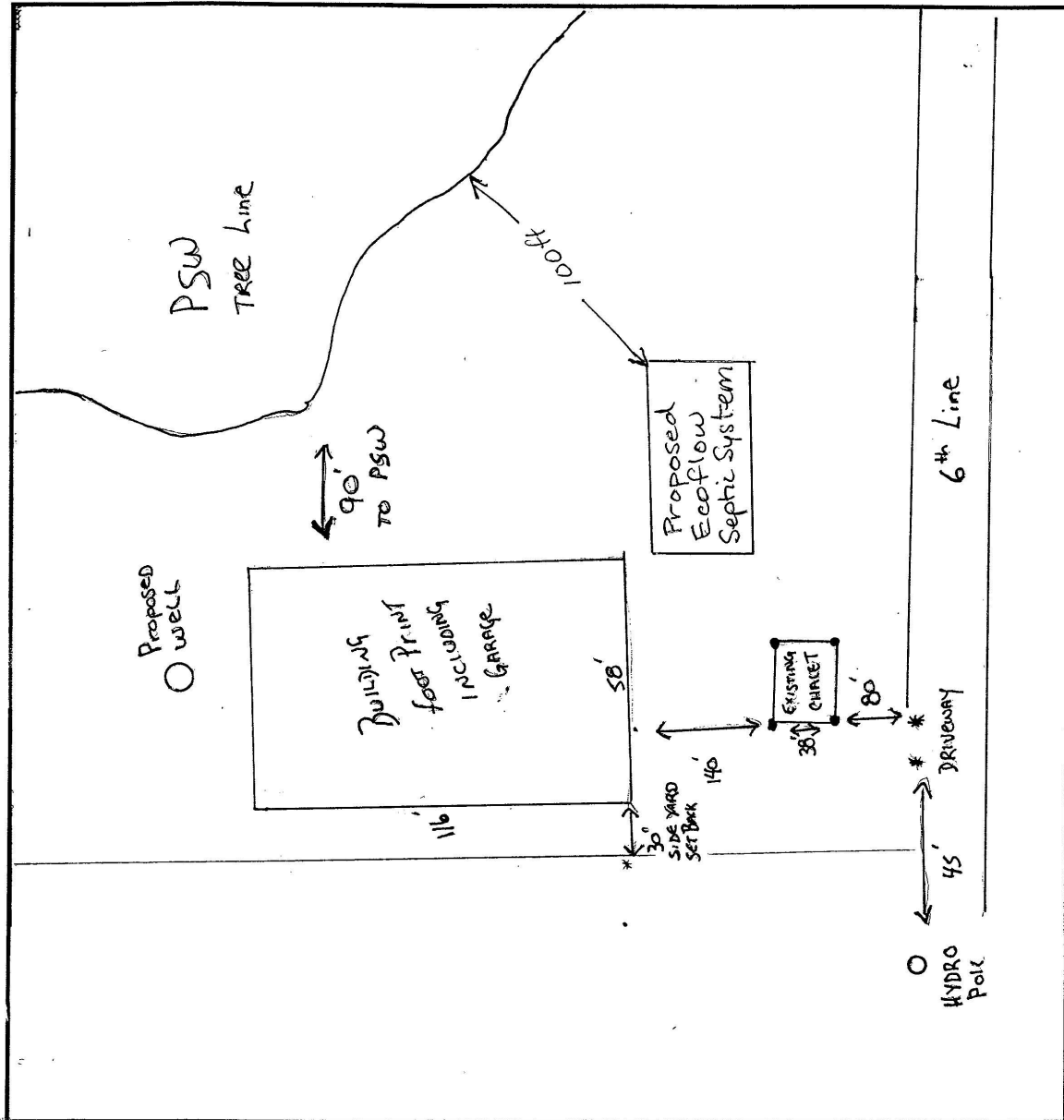
FILE NO. G/R/2007-2008/9017

APPLICANT: LARSEN

LEGEND

- Subject Property
 - Evaluated Wetlands**
 - Significance**
 - Provincial
 - Local
 - Other
- Approximate Scale 1:10000





Map 3

Site Plan

Name... LARSEN

File Number... G1R/07-08/9079



Not to Scale