

STAFF REPORT: Town of The Blue Mountains Planning Department



REPORT TO: Mayor and Members of Council
MEETING DATE: Monday, November 5, 2007
REPORT NO.: PL.07.129
SUBJECT: Application for Consent
File No. B17-2007
Gwendolynn Hutchinson
Town Plot Part Lot 13 and Lot 14,
Northeast Louisa Street;
Parts 1 and 2, 16R-8212;
100 Louisa Street East;
Town of The Blue Mountains

PREPARED BY: Shawn Postma,
Planner II
Robert Armstrong,
Manager of Development Planning & IS

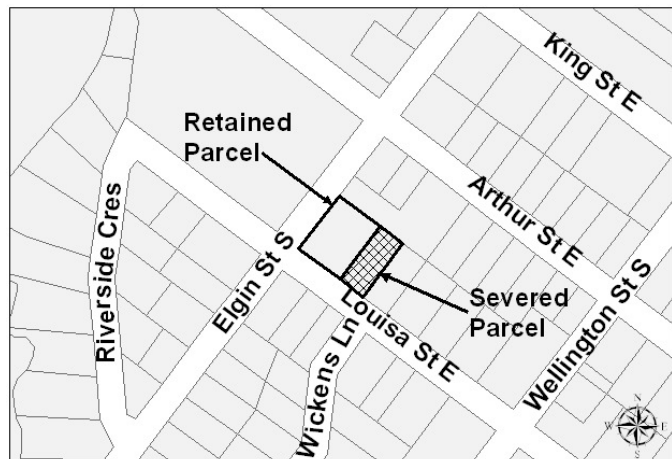
A. Recommendations

THAT Planning Staff support Application for Consent File No. B17-2007, subject to the following conditions:

1. That the detached framed shed located on the severed parcel, described as Part 2 of Reference Pan 16R-8212, be removed or relocated to the retained parcel through applicable permits to the satisfaction of the Town;
2. The Payment of applicable Development Charges;
3. The Payment of applicable Water and Sewer Charges;
4. The Payment of applicable Parkland Dedication Charges; and
5. That an Entrance Permit may be obtained from the Engineering and Public Works Department for the severed parcel.

B. Background

The purpose of Application for Consent File No. B17-2007 is to consider a request to sever a 1,073 square metre parcel, containing an existing shed; while retaining a 1,901 square metre parcel, containing a single detached dwelling.



The subject lands are serviced by Municipal water and sewer services, with frontage onto Louisa Street East, an open and maintained public street.

There was intent for this lot creation previously in sequence with the lot creation to the east of the subject lands, but was not legally created through the process. This is noted in the reference plan from 2003, where the severed parcel is described as Part 2 of 16R-8212 (see Attached Item #1).

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 (RES) designation is to provide for a wide range of 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 dwelling will remain in character with the adjacent homes on both sides of the street.

Zoning By-law

The subject lands are zoned Residential (R2) within the Town of Thornbury Zoning By-law. The Residential (R2) Zone permits one single detached dwelling on one lot, as well as uses, buildings and structures accessory thereto. The retained parcel has the existing dwelling located on lands. This corner lot does not appear conform to the Zoning By-law, as the existing dwelling has a front yard setback of 5.87 metres, (7.5 metres required); and an exterior side yard setback of 7.34 metres, (7.5 metres required). The existing dwelling is considered a legal non-conforming use under the By-law, and the proposed severance will not further reduce any of the required or existing setbacks. Therefore, a Zoning By-law Amendment is not required. In regards to the severed parcel, there is only a shed located on the lands which does not conform to the Zoning By-law, and will require either removal or relocation to the retained parcel as a condition of consent.

Additional Comments

Comments were received from the County of Grey Planning and Development Department having an issue of concern with the accessory structure on the severed parcel. As noted above, the shed will require removal or relocation to the retained

parcel as a condition of consent which satisfies the issue of concern from the County of Grey.

The public meeting was held on the 15th day of October, 2007, as required under the Planning Act. No issues of concern were raised.

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, Zoning By-law 10-77, 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

1. Reference Plan 16R-8212

Respectfully submitted,

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Planner II

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

Attached Item 1: Site Plan

CLERK'S DEPARTMENT
TOWN OF THE BLUE MOUNTAINS

