

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



**REPORT TO:** Mayor and Members of Council  
**MEETING DATE:** Monday, March 5, 2007  
**REPORT NO.:** PL.07.15  
**SUBJECT:** Request for Comments  
Niagara Escarpment Commission  
File No. G/A/2006-2007/9110  
Part Lot 21, Concession 6;  
Bruce Turner  
Town of The Blue Mountains

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

#### **A. Recommendations**

That Council has no objection to Development Permit Application G/A/2006-2007/9110, relating to the lands of Part Lot 21, Concession 6; owned by Bruce Turner, to:

- Construct a 2 storey, 461 square metre (4,957 square foot) dwelling, provided that the proposed single detached dwelling does not exceed a maximum height of 2.5 storeys, up to a maximum of 9.5 metres, measured from the average finished grade of the front elevation to a point midway between the eaves and ridge;
- Construct a 2 storey, 215.4 square metre (2,316 square foot) accessory garage building, provided that the proposed accessory garage does not exceed a maximum height of 11 metres, measured from the average finished grade of the front elevation to a point midway between the eaves and ridge; and that it not be used for human habitation;
- Construct a 1 storey, 74.4 square metre (800 square foot) pool house with a maximum height of 8.5 metres (27.9 feet);
- Construct a 5.4 metre by 11 metre (18 foot by 36 foot) swimming pool;
- Install a private sewage disposal system; and
- Install a driveway

on a 20.8 hectare (51.39 acre) existing lot; as noted in Staff Report PL.07.15.

## B. Background

The purpose of this report is to consider a proposal to:

- Construct a 2 storey, 461 square metre (4,957 square foot) dwelling having a maximum height of 14.5 metres (47.6 feet) measured from the lowest grade to the peak;
- Construct a 2 storey, 215.4 square metre (2,316 square foot) accessory garage building having a maximum height of 12.5 metres (41 feet) measured from the lowest grade to the peak;
- Construct a 1 storey, 74.4 square metre (800 square foot) pool house with a maximum height of 8.5 metres (27.9 feet) measured from the lowest grade to the peak;
- Construct a 5.4 metre by 11 metre (18 foot by 36 foot) swimming pool;
- Install a private sewage disposal system; and
- Install a driveway

on a 20.8 hectare (51.39 acre) existing lot (see attached site plan).

The subject property is located on Part Lot 21, Concession 6 in the Town of The Blue Mountains within the Community of Loree.

The subject property is 20.8 hectares in size, as this parcel was severed in 2005 off of a 40 hectare parcel, with the retained 20 hectare parcel to the south.

The subject property is currently a vacant agricultural parcel.



### Official Plan

Town of The Blue Mountains Official Plan

Designation: Rural and Hazard

Conformity:  -Yes

-No

-Conditional

The subject lands are designated as Rural (R) and Hazard (H) in the Town of The Blue Mountains Official Plan. All the proposed development is within the Rural (R) designation.

## **Zoning By-law**

If zoning were in place, the General Rural (A1) Zone within the Township of Collingwood Zoning By-Law 83-40 would apply and would permit these types of proposed uses on the subject lands.

There may be some compliance issues with regards to this development proposal, if zoning were in place. These issues of concern are described below.

The General Rural (A1) Zone regulations state that the maximum height of the single detached dwelling is 2.5 storeys, as detailed under Section 8.3(a). The general provisions for height, under Section 5.7(c)(ii), provides a measurement for the 2.5 storey height limitation of up to a maximum of 9.5 metres, measured from the average finished grade of the front elevation to a point midway between the eaves and ridge. Dependent on the pitch of the roof and grading, this could be contrary to the proposed 14.5 metres in height.

Also, the general provisions for accessory uses, under Section 5.2, are not regulated in the rural area in regards to height, but under Section 5.8(a) it states that no building or structure shall exceed 11 metres in height. Again, height is measured from the average finished grade of the front elevation to a point midway between the eaves and ridge. Dependent on the pitch of the roof and grading, this raises issue with the proposed height of the accessory garage being that of 12.5 metres.

Further, the swimming pool would not normally comply with zoning were it in place in that the proposed location is within the front yard of the proposed dwelling. Since the proposal was vague in detail, the general provisions for swimming pools, under Section 5.21, states that outdoor inground pools are permitted in side and rear yards; and outdoor above ground pools are only permitted in rear yards. Being that the subject property is 20.8 hectares in area; Planning Staff have no concern with the proposed location given the proposed setback from the public roads.

Similarly the proposed location of the pool house and detached garage appears to be located closer to the street than the proposed main dwelling, contrary to Section 5.2(iii). Again, given subject property is 20.8 hectares in area and the proposed setback from the public roads, Planning Staff has no concern.

## **Additional Comments**

The proposed pool will be subject to the Municipal Act By-law that regulates the fencing of pools.

Based on the foregoing, Planning Staff would support this application for a Development Permit, provided the height regulations for the proposed dwelling and accessory garage are adhered to and contained as conditions.

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

N/A

**D. Budget Impact**

NIL

**E. Attached**

1. Site Plan

Respectfully submitted,

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Bryan Pearce, BAH  
Planner I

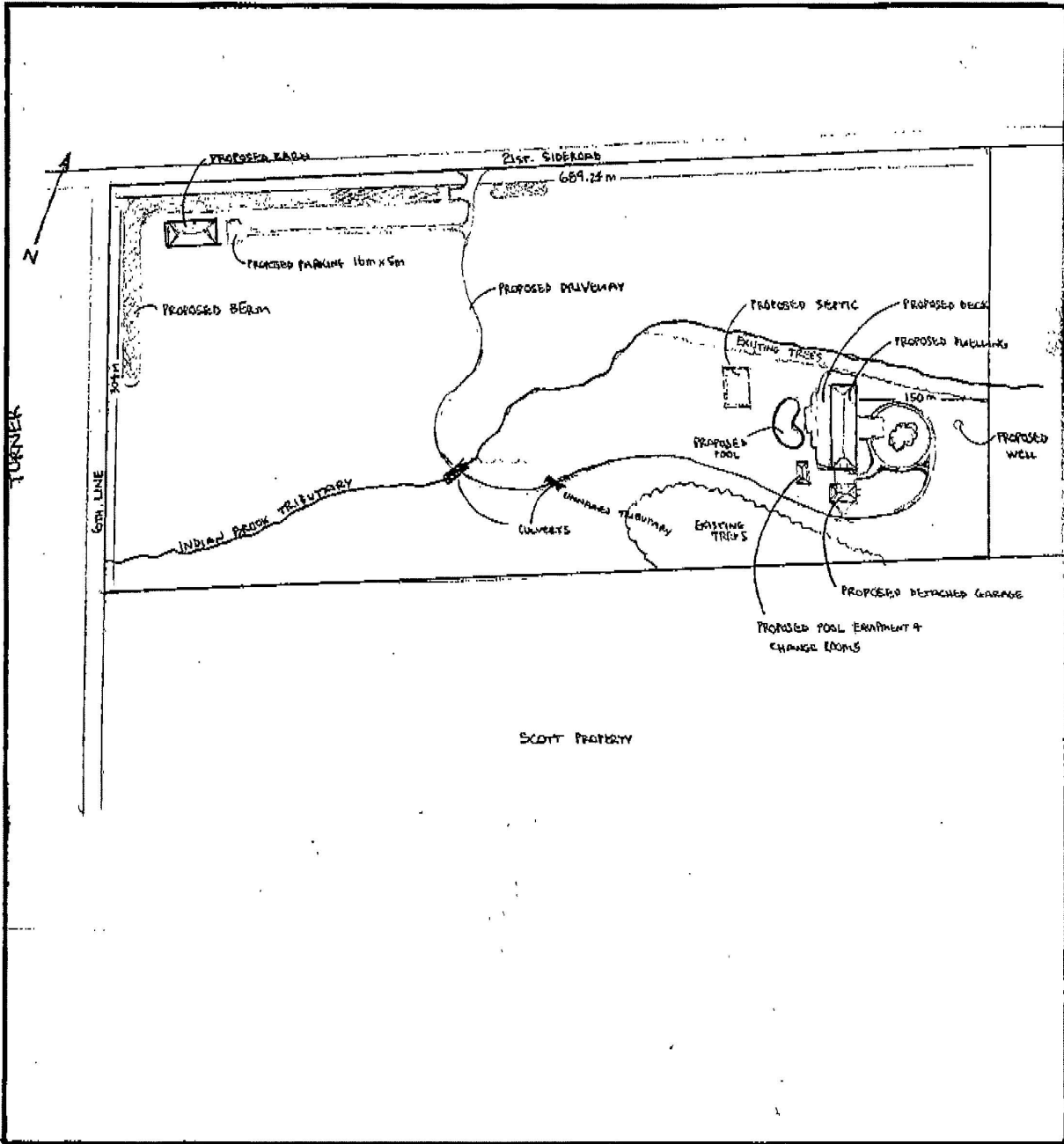
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Robert Armstrong, MCIP, RPP, CPT  
Manager of Development Planning & IS

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**Attached Item 1: Site Plan**



**Map 3**

**Site Plan**

Name... TURNER

File Number... G/A/2006-2007/9110



Not to Scale