

STAFF REPORT: Town of The Blue Mountains Planning Department



REPORT TO: Mayor and Members of Council
DATE: Monday, June 18, 2007
REPORT NO.: PL.07.71
SUBJECT: Request for Comments
Niagara Escarpment Commission
File No. G/R/2007-2008/9027
Donald & Lee McLoughlin
Part Lot 10, Concession 2;
589680 Grey Road 19;
Town of The Blue Mountains

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

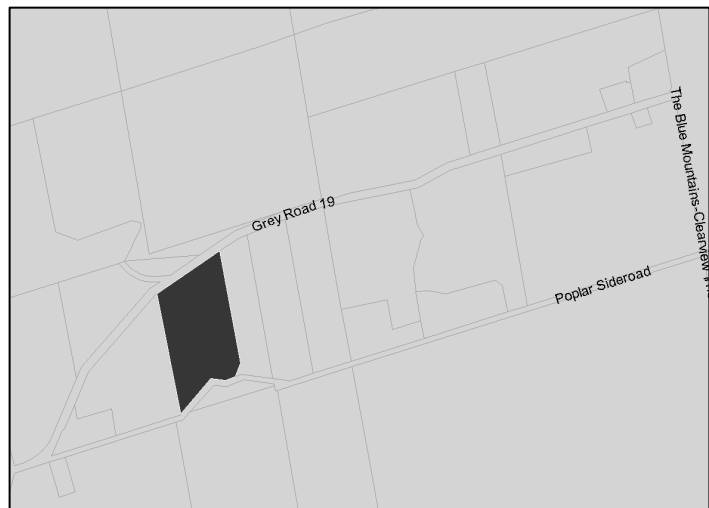
A. Recommendations

THAT Council does receive Planning Staff Report PL.07.71, "Request for Comments, Niagara Escarpment Commission, File No. G/R/2007-2008/9027, Donald & Lee McLoughlin"; Part Lot 10, Concession 2;

AND THAT Council has no objection to Development Permit Application to demolish a portion of a 103.6 square metre (1,114 square foot) dwelling and construct a 1 storey plus walkout 446.2 square metre (4,798 square foot) dwelling, having a maximum height of 10.2 metres (33.6 feet) measured from the lowest grade to the peak; on a 10.4 hectare (25.7 acre) existing lot provided that the existing Bunkie is not intensified and the existing dwelling is converted to a workshop on the upper floor (grade) and storage below (walk-out level).

B. Background

The purpose of this report is to consider a proposal to demolish a portion of a 103.6 square metre (1,114 square foot) dwelling and construct a 1 storey plus walkout 446.2 square metre (4,798 square foot) dwelling, having a maximum height of 10.2 metres (33.6 feet) measured from the lowest grade to the peak. An existing Bunkie and a portion of the existing dwelling will



be retained. The retained portion of the existing dwelling is to be converted to a workshop on the upper floor (grade) and storage below (walk-out level). The existing sewage disposal system will be replaced. (see attached site plan).

The subject property is located on Part Lot 10, Concession 2 in the Town of The Blue Mountains. The subject property is 10.4 hectares in area.

The Town of The Blue Mountains Official Plan designates the subject lands as Escarpment (E). The purpose of the Escarpment (E) designation is to identify certain lands composing unique natural features, Escarpment slopes and environmentally sensitive lands associated with the Niagara Escarpment. This also incorporates the significant Escarpment features within the Escarpment Protection designation of the Niagara Escarpment Plan (NEP), as identified on Appendix Map 'F' of the Official Plan.

Under the NEP, permitted uses in the Escarpment Protection designation include single dwellings; and accessory buildings, structures and facilities, amongst other uses. Existing uses are also permitted; in this case the Bunkie is a non-conforming existing use that should in the long run cease to exist.

If zoning were in place, the General Rural (A1) Zone would apply. The General Rural (A1) Zone and would permit this type of use on the subject lands. Zoning only permits one single detached dwelling unit per lot, contrary to the proposal. The Bunkie would be considered a legal non-conforming use, provided that the use pre-dated the passing of the Township of Collingwood Zoning By-law 83-40. Non-conforming uses in the long run should cease to exist so that the land affected may revert to a use that conforms. Where a non-conforming use ceases its operation, it shall no longer be permitted under the Zoning By-law.

There is some compliance issues with the development proposal, if zoning were in place. These issues of concern are described below.

The location of the proposed change of use of the existing dwelling to a detached workshop and storage building appears to be located closer to the street than the proposed new dwelling, contrary to the general provisions for accessory uses under Section 5.2(iii). Given the proposed detached workshop and storage building has a proposed setback of approximately 200 metres (656 feet) from the public roads and vegetative cover limiting the visual impacts, Planning Staff have no concern. It should be noted that accessory uses, buildings, structures shall not be used for human habitation.

The proposed Bunkie does appear to have a form of human habitation. In that the Bunkie is an existing use and appears somewhat minor, Planning Staff would not object to the continuation of the proposed use provided there is no intensification of habitation in the Bunkie.

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."

D. Budget Impact

NIL

E. Attached

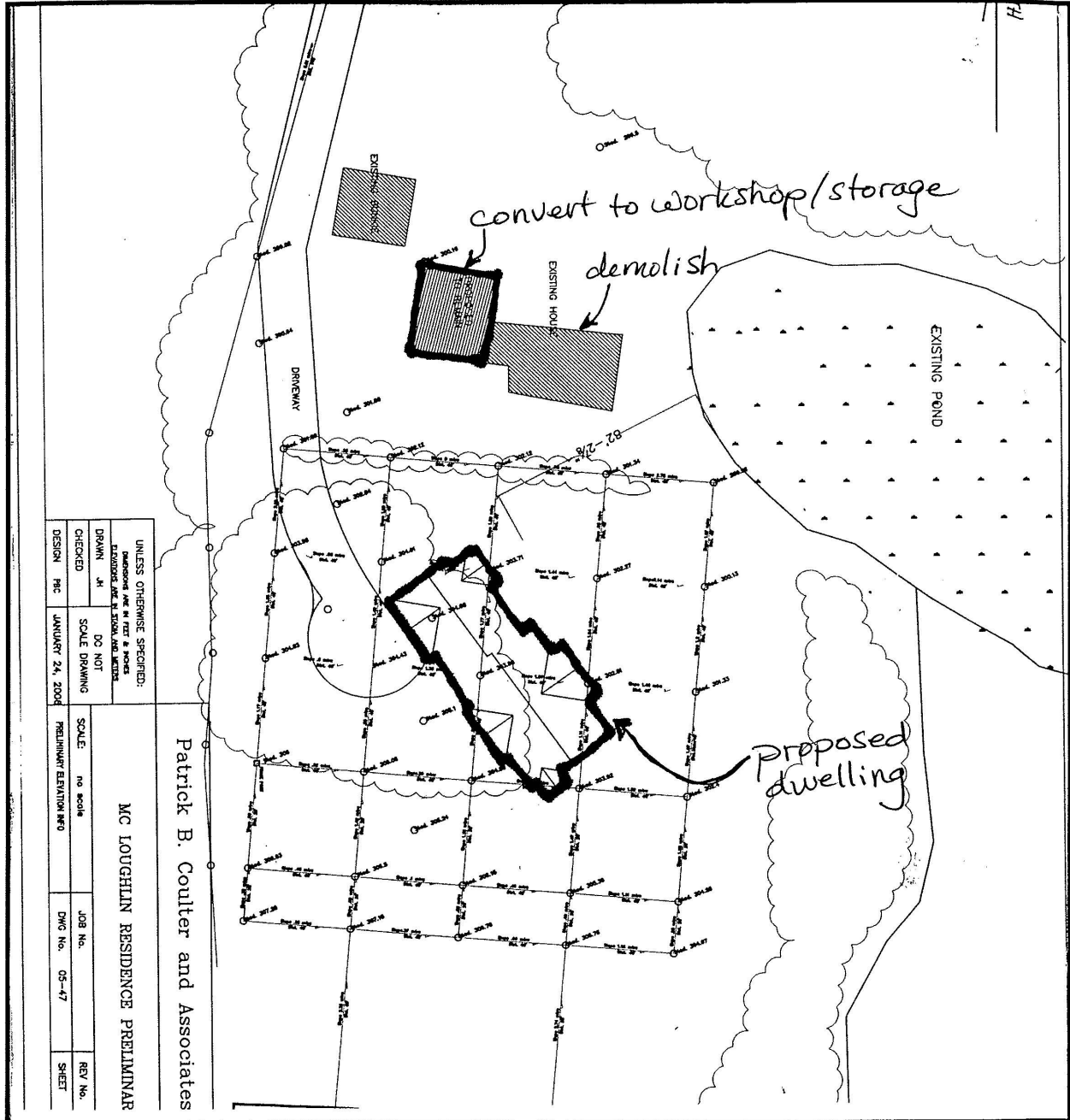
1. Site Plan

Respectfully submitted,

Bryan Pearce, BAH
Planner I

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

Attached Item 1: Site Plan



UNLESS OTHERWISE SPECIFIED:		SCALE		JOB No.		REV No.	
DESIGN	PAC	JANUARY 24, 2004	PRELIMINARY ESTIMATION #80	DWG No.	05-47	SHEET	
CHECKED	JH	SCALE DRAWING	no scale				
DRAWN	JH	DC NOT					

Patrick B. Coulter and Associates

MC LOUGHLIN RESIDENCE PRELIMINARY

Map 3(A)
Site Plan

Name... COULTER & ASS. INC
File Number... G1R107-08/9027

