

STAFF REPORT: Town of The Blue Mountains Planning Department



REPORT TO: Mayor and Members of Council
MEETING DATE: Monday, June 18, 2007
REPORT NO.: PL.07.77
SUBJECT: Application for Consent
File No. B04-2007
Andrew Catapano & Lidia Larosa
Lot 35, Plan 824;
149 Kandahar Lane;
Town of The Blue Mountains

PREPARED BY: Bryan Pearce,
Planner I
Shawn Postma,
Planner II

A. Recommendations

THAT Council does receive Planning Staff Report PL.07.77, “Application for Consent File No. B04-2007, Andrew Catapano & Lidia Larosa”; Lot 35, Plan 824;

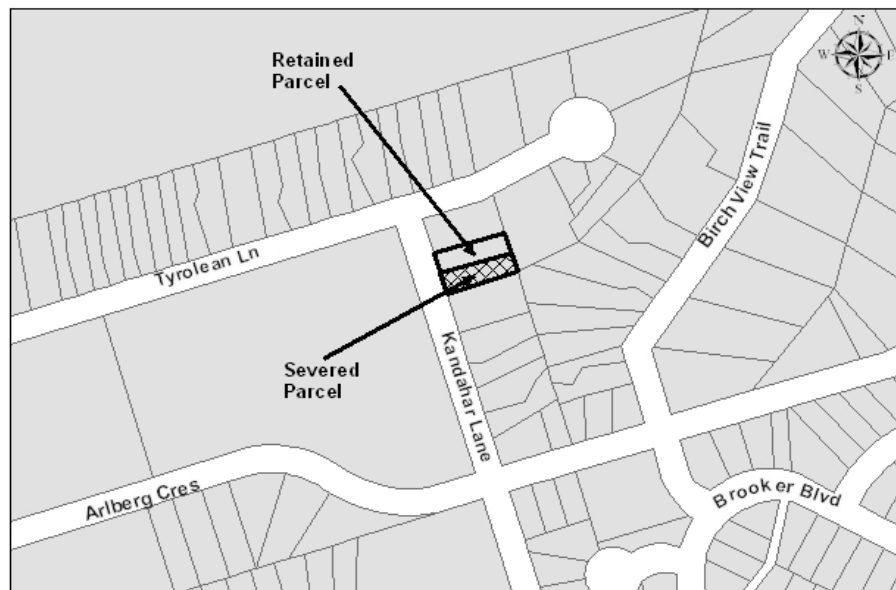
AND THAT Council does hereby grant approval to Application for Consent File No. B04-2007, subject to the following conditions:

- 1. A Zoning By-law Amendment to rezone the subject lands from the Residential (R5-43) zone to the Residential (R4) zone.**
- 2. That a 4.0 metre wide easement along the southern side lot line of the severed parcel be registered to the Town of The Blue Mountains for drainage and access purposes.**

B. Background

The purpose of Consent Application B04-2007 is to consider a request to split an existing horizontally attached dwelling on one lot into a semi-detached dwelling over two separate 836 square metre residential parcels divided along the centre common wall. This proposed consent will not result in any increase to the number of dwelling units on the lands as it creates a semi-detached dwelling (see key map below).

The subject lands are connected to Municipal water and sewer. The surrounding uses include a mix of multiple residential and single detached dwellings uses to the north, east and south; and vacant residential lands to the west.



The Town of The Blue Mountains Official Plan designates the subject lands as Residential Infilling (RI). The purpose of the Residential Infilling designation is to recognize existing residential plans of subdivision which have been registered and other existing residential areas which have been substantially developed.

Section 4.12 policies state that within registered plans of subdivision further lot creation shall generally be prohibited in order to maintain the intended density and character of the development. In this proposal, there are no changes to the existing density or character of the area. The density remains the same with 2 dwelling units; the only change now being in land ownership for each unit. Both units will maintain access to the rear yard through their respective side yards, and therefore the proposed lot creation conforms to policies of the Official Plan.

The subject lands are zoned Residential Fifth Density (R5-43) within the Township of Collingwood Zoning By-law 83-40. Permitted uses within the Residential (R5-43) Zone include a horizontally attached dwelling; and uses, buildings and structures accessory thereto. Exception 43 limits the property to a maximum of three dwelling units. Minimum lot frontage and area requirements for a horizontally attached dwelling in the Residential (R5) Zone are 25 metres and 650 square metres respectively.

The proposed severance will result in the change of use from a horizontally attached dwelling to a semi-detached dwelling. The new lots as proposed would provide 15 metre lot frontages, deficient of the minimum 25 metre requirement. A Zoning By-law Amendment will be required in order to permit the proposed semi-detached dwelling, and deficient lot frontage, as well as to remove exception 43 from the lands.

Comments were received from the County of Grey - Planning and Development Department; and Grey Sauble Conservation Authority. These comments are summarized below.

The County of Grey Planning and Development Department has no objections, provided that the existing dwelling meets all building code requirements for a semi-detached dwelling.

The Grey Sauble Conservation Authority has no objections to the application based on the subject property being located outside the hazard and regulated areas.

The public meeting was held on the 2nd day of April, 2007, as required under the Planning Act. No issues of concern were raised from the public.

The Town's Engineering and Public Works Department identified a need for a 4.0 metre easement along the southern interior side lot line of the severed parcel to improve an existing drainage swale that flows from surrounding properties across the subject lands and into the municipal ditch system. The easement is required to improve the existing drainage system and also to provide municipal access.

Development charges will not be required as a condition of consent. Although a new lot is being created, Development Charges are collected on a per unit basis for residential dwelling units, and in this case, there will be no increase or potential increase in residential units.

Based on the foregoing, it is the opinion of Planning Staff that the proposed consents conform to the direction of the Official Plan; and therefore recommend that Council grant Application for Consent File No. B04-2007, conditional upon a Zoning By-law Amendment and the registration of a 4.0 metre easement to the Town for drainage and access purposes.

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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Planner I

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