

**STAFF REPORT:** Planning & Building Services Department



**REPORT TO:** Planning & Building Committee  
**DATE:** Monday, October 5, 2009  
**REPORT NO.:** PL.09.104  
**SUBJECT:** Request for Comments  
Niagara Escarpment Commission  
File No. G/R/2009-2010/9057  
Bob Thompson  
Part Lot 9, Concession 4;  
Part 1, RP 16R-738;  
Parts 2-5, RP 16R-5702;  
589370 Grey Road 19;  
Town of The Blue Mountains

**PREPARED BY:** Bryan Pearce,  
Planner I

#### **A. Recommendations**

**THAT Council advise the Niagara Escarpment Commission that the Town has no objection to Development Permit Application File No. G/R/2009-2010/9057; legally described as Part Lot 9, Concession 4; Part 1, RP 16R-738; Parts 2 to 5, RP 16R-5702; Town of The Blue Mountains.**

#### **B. Background**

The purpose of this report is to consider a proposal to construct a 1 storey, 49 square metre (528 square foot) garage building, having a maximum height of 3.9 metres (13 feet) measured from the lowest grade to the peak. The subject property is located on Part Lot 9, Concession 4; Part 1, RP 16R-738; and Parts 2-5, RP 16R-5702; in the Town of The Blue Mountains and is 17 hectares (42.25 acres) in area. The Applicant is Bob Thompson whom is joint Owner with Henderika Thompson. Don Langford is acting as an agent to this application, as the owners have contracted him for the development proposal.

#### **Official Plan**

The subject lands are designated as Rural (R) in the Town of The Blue Mountains Official Plan. The purpose of the Rural designation is to provide for the continuation of agricultural practices in areas of generally lower capability soils while permitting other uses considered compatible with the rural environment. Accessory uses to rural non farm dwellings are a permitted use; and therefore would appear to conform to the Official Plan.

## Zoning

If zoning were in place, the General Rural (A1) Zone would apply to the subject lands, save and except the minimum lot area requirements. The General Rural (A1) Zone would permit this type of use on the subject lands, as an accessory use to the single detached dwelling.

There would be compliance issues with regards to this development proposal, if zoning were in place. This relates to the proposed location of the detached garage as it appears to be located closer to the street than the existing main dwelling, contrary to the general provisions for accessory uses under Section 5.2(iii). Given that the proposed detached garage is setback well over 300 metres (984 feet) from the public road and is proposed approximately 3 metres in the front yard of the existing dwelling, it would appear to limit the visual impacts. Therefore, in this regard Planning Staff have no concern.

## Additional Comments

In August 2009, a building permit application has been submitted for the proposed detached two car garage, but was advised that the subject lands are contained within the Development Control Area of the *Niagara Escarpment Planning and Development Act, R.S.O. 1990, c. N.2*. Approval from the Niagara Escarpment Commission with regards to the Development Permit Application would be required prior to the building permit being issued from the Town.

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

## C. The Blue Mountains' Strategic Plan

The recommendation in this Planning Staff Report PL.09.104 is consistent and supports the following Strategic Plans Goals:

*"1. Managing growth to ensure the ongoing health and prosperity of the community"*

## D. Environmental Impacts

The proposed development does not appear to generate any significant environmental impacts that can be regulated by the Town.

## E. Budget Impact

NIL

**F. Attached**

1. Lot Configuration
2. Site Plan

Respectfully submitted,

---

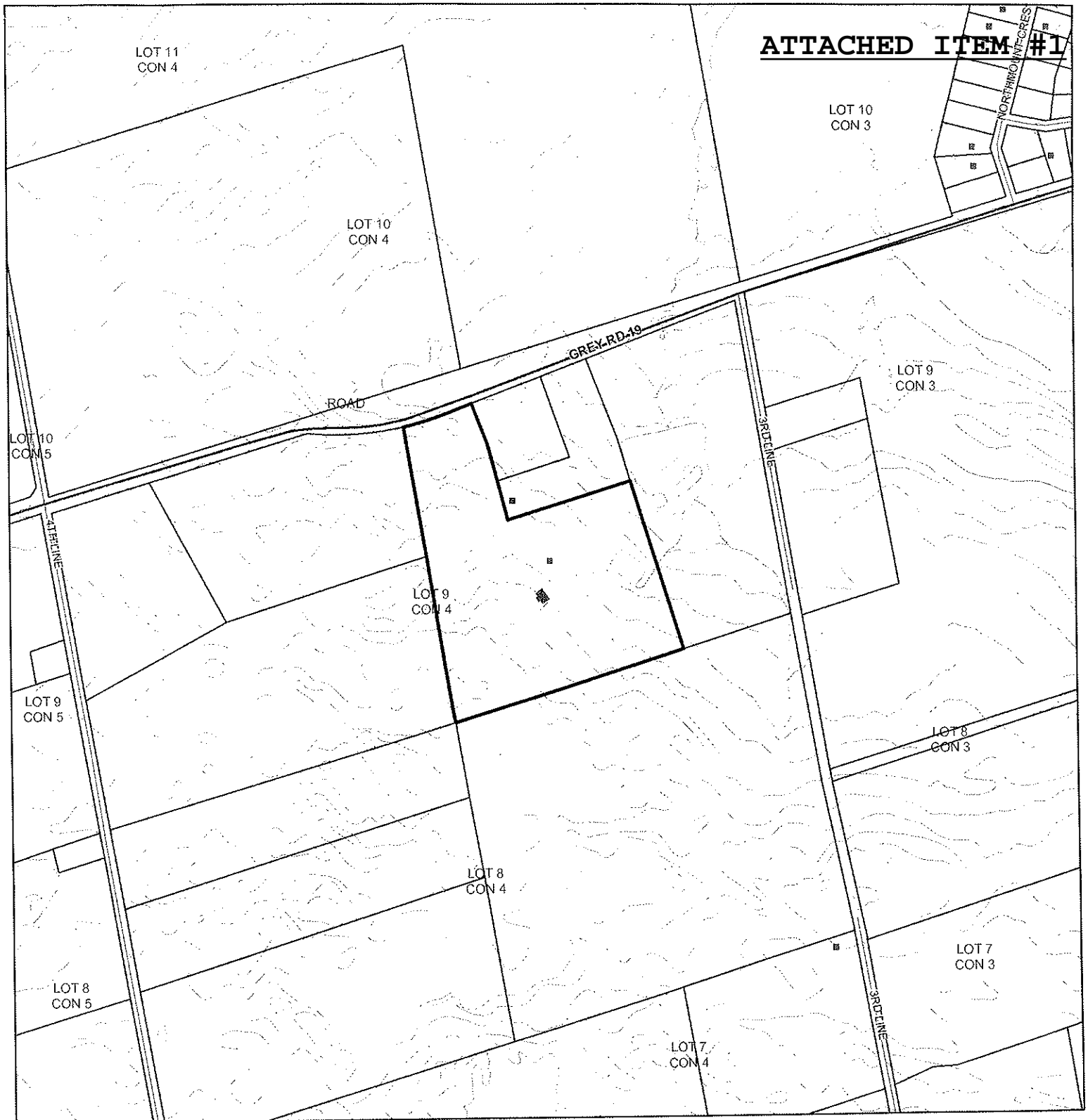
Bryan Pearce, HBA, CPT  
Planner I  
26 Bridge Street, PO Box 310  
Thornbury, ON NOH 2PO  
Phone: 519-599-3131 ext.269  
Fax: 519-599-3018  
[bpearce@thebluemountains.ca](mailto:bpearce@thebluemountains.ca)

---

David Finbow  
Director of Planning & Building Services  
26 Bridge Street, PO Box 310  
Thornbury, ON NOH 2PO  
Phone: 519-599-3131 ext.246  
Fax: 519-599-6032  
[dfinbow@thebluemountains.ca](mailto:dfinbow@thebluemountains.ca)

/bp

K:\2009 NEC\PL09104 Thompson - detached garage.doc





**ATTACHED ITEM #1**

**MAP 2  
LOT CONFIGURATION**

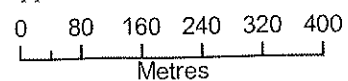
FILE NO. G/R/2009-2010/9057

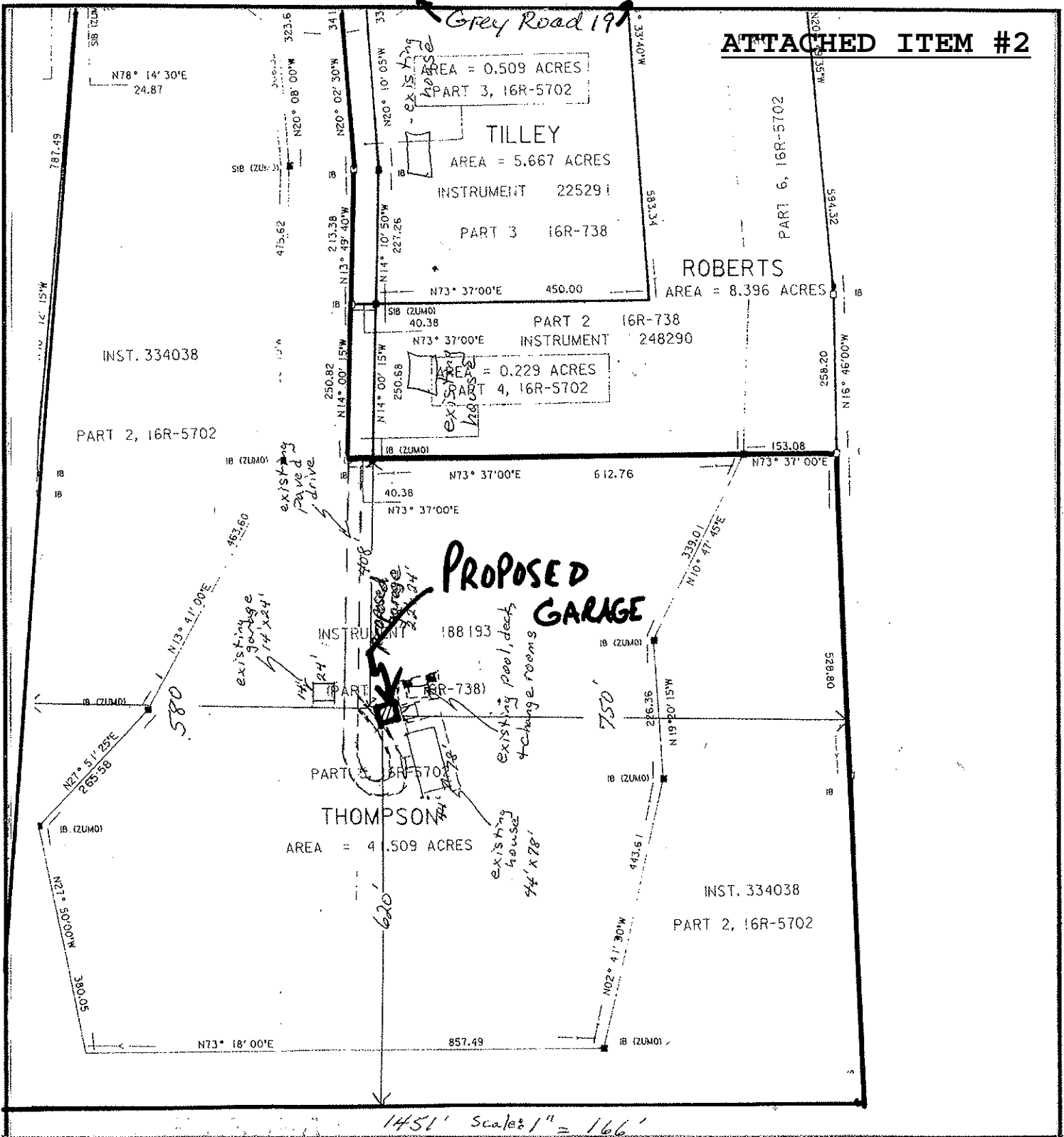
APPLICANT: BOB THOMPSON

**LEGEND**

-  Subject Property
-  Contour (5 metre intervals)

Approximate Scale 1:10000





# Map 3

## Site Plan

Name Bob Thompson

File Number G/R/2009-2010/9057



Not to Scale