

STAFF REPORT: BUILDING & BY-LAW DEPARTMENT



REPORT TO: Finance & Admin. Committee
MEETING DATE: September 23rd, 2008
REPORT NO.: SRB.08.54
SUBJECT: 629537 15th S.R. – Permit No. 2008-53
PREPARED BY: David Finbow, CBO

A. Recommendations

1. **THAT** Council receive Staff Report SRB.08.54 respecting 629537 15th Sideroad, Permit No. 2008-53, for information purposes.

B. Background

1. A number of inquiries and concerns have been received by the municipality with respect to a house currently under construction at 629537 15th Sideroad (Addendum 1). These inquiries/concerns have been related to the prominence of such dwelling on the escarpment and the validity of the building permit that was issued (i.e. compliance).
3. The subject property is located outside of the Niagara Escarpment Development Control Area and as such, Zoning By-law No. 83-40, as amended applies.
4. The Zoning By-law places these lands within an area zoned RERb. Such zoning permits a house of 2.5 storeys and a maximum height of 9.5 metres (31.08 feet) measured at the front of the dwelling from average grade to the mid-point between the eaves and ridge.
5. The subject application was found to be in compliance with the Zoning By-law prior to permit issuance and recent inspections reflect that the building is being constructed in accordance with the reviewed permit drawings.
6. In conclusion, the Chief Building Official is satisfied that the subject construction is proceeding in accordance with the *Building Code Act* and any other applicable law.

C. The Blue Mountains' Strategic Plan

"Providing a strong, well managed municipal government."

D. Budget Impact

N/A

E. Addendums

1. Map
2. Picture from Grey Road 19/Osler Bluff Road

Respectfully submitted:

David Finbow
Director, Building & By-law/CBO