

December 13, 2019



Members of Council

**RE: Skyline Blue Mountain Development Inc/Primont
Part of Lots 17, Concession 1, 42T-94004
Second Nature Phase 3, Town of the Blue Mountains
Zoning By-Law Amendment Application for Lot Coverage
Planning Staff Report B14. PDS.19.151**

Please find attached a Deputation form to request deputation to Council at that Council meeting scheduled for December 16th, 2019 related to the above noted staff report and discussion at the Committee of the Whole Meeting on December 9th. The application that was in front of Committee was a zoning by-law amendment application requesting an increase the lot coverage 30% to 35% with the 5% increase in lot coverage for covered porches only.

The zoning amendment request is to rezone lots 54-135 and 195-200 to permit an increase in the lot coverage of the subject lands from 30% to 35%. The additional 5% lot coverage would only be permitted for covered porches. Table 6.2.1 Residential Zone Standards states that the minimum lot coverage on R1-1 zoned properties is 30%. Based on the design of the residential dwellings there is an option to add a covered porch. On some lots and depending on the model chosen the covered porch will increase the lot coverage to over the minimum permitted in the Zoning By-Law. Part 3.0 Definitions within the Zoning By-Law defines lot coverage as "the percentage of the lot area covered by all buildings and structures, but not including an in-ground pool or deck." However, a covered porch or deck is included in lot coverage calculation. The proposed amendment would allow the flexibility of a potential purchaser to add this covered porch with the main building still staying within the 30% lot coverage. This additional lot coverage is only required for a few of the model types offered and not on all lots (6 of the 12 models offered and only on 59 lots)

NUMBER OF MODELS	NUMBER OF LOTS
1	10
2	8
3	1
4	4
5	36

This chart shows the number of models that would require the additional 5% lot coverage if the covered porch option was purchased and the number of lots that this would apply to. 29 of the lots within the subdivision do not require the amendment as all of the models fit within the 30% lot coverage even if they opt to purchase the covered porch.

There were some questions throughout the meeting that I would like to address below

- 1) The property is currently owned by Skyline Blue Mountains Development Inc and has been sold to Primont (the builder). The application was made by Primont with authorization to do so from Skyline. The lands were not transferred at the time of submission because the subdivision was not registered at that time. The subdivision is now registered and the sale will be finalized in the near future.
- 2) It was noted that Primont has the covered porch as an option on the website even though the amendment has not been approved. All of the lots are able to accommodate a model that would not require the amendment to the zoning by-law with the option of a covered porch. The amendment would allow the few models that do not fit with the lot coverage to be accommodated if the purchaser chose them.
- 3) If the amendment was to be approved the builder would not be going back and redesigning the models to be larger to maximize the lot coverage on the lots. All models are designed now and the builder and their architect has been working for several months and have invested a lot of time, effort and money to finalize the models and get them to market. They are designed and will not change.
- 4) The proposed zoning amendment would not permit a future property owner to enclose the covered porch if the lot coverage for the main house was over the permitted 30% lot coverage. The property owner would need to apply for a building permit and the building department would check the zoning conformity at that time.

We are asking that the council reconsider this application as it is minor in nature and will not impact negatively the neighbourhood. Not all of the lots would require the additional 5% lot coverage for the covered porch and it would be only if they chose 1 of the 12 models that required the additional lot coverage as well.

Your consideration to reconsider the requested zoning by-law amending is greatly appreciated.

Yours truly,



Krystin Rennie, MAES MCIP RPP
Georgian Planning Solutions

cc: Peter DeBiasio, Primont