



Staff Report

Planning and Development Services – Planning Division

Report To: Director of Planning & Development Services
Meeting Date: October 17, 2024
Report Number: PDS.24.139
Subject: Recommendation Report – Site Plan Approval – 174 Marsh Street
Prepared by: David Riley, SGL Planning & Design Inc.

A. Recommendations

THAT the Director of Planning and Development Services receive Staff Report PDS.24.139, entitled "Recommendation Report – Site Plan Approval – 174 Marsh Street"; and

AND THAT the Director of Planning and Development Services grant Site Plan Approval in accordance with the following site plan:

- Drawing Name: #174 MARSH STREET, CLARKSBURG, TOWN OF THE BLUE MOUNTAINS, EXISTING CONDITIONS PLAN
- Drawing Number: C1
- Dated: December 6, 2023 and Revised June 6, 2024
- Prepared by: Capes Engineering.

B. Background

Application File #: P3388

Application Received Date: December 18, 2023

Official Plan Designation: Downtown Area and Hazard

Zoning Bylaw Category: C1 – Commercial and H – Hazard

Location: 174 Marsh Street

The subject site contains three commercial buildings, including a mercantile shop, flower shop, and workshop space, as well as other small buildings. In December 2023, the Town received a Site Plan Approval Application for a change in use of the existing mercantile building to a restaurant use, and to recognize a washroom building and three additional sheds that have recently been constructed on the property. At the time of the application, it was proposed that

two of the sheds would be rented out seasonally, and one would be used as storage for property maintenance materials.

In August 2024, the applicant notified the Town that they are no longer seeking approval to change the use and occupancy of the mercantile building. As such, the revised Site Plan Approval Application is seeking recognition of the construction of the three accessory structures (sheds) and washroom building only.

Site Plan Approval under Section 41 of the *Planning Act* has been delegated by Council to the Director of Planning and Development Services by Town Policy POL.COR.07.04. The Site Plan application is considered minor and has had a scoped review by Town staff. Planning staff are recommending Site Plan Approval.

C. Analysis

Niagara Escarpment Plan

The land does not fall within the Niagara Escarpment Plan (NEC) Development Control area and therefore is not subject to NEC policies.

Official Plan, 2016

The subject land is designated Downtown Area and Hazard. The existing and proposed uses and buildings are located entirely within the Downtown Area designation, and not within the Hazard designation. They are permitted uses and buildings.

Zoning By-law 2018-65

The subject land is zoned C1 – Commercial and H - Hazard. The existing and proposed uses and buildings are located entirely within the C1 – Commercial zone, and not within the H – Hazard Zone. They are permitted uses and buildings.

Grading and Parking

There are no changes to the existing grade or parking configuration on the property. No concerns have been raised with Building and Development Engineering staff.

It is relevant to note that parking spaces serving existing buildings and uses on both the subject site (174 Marsh Street) and 158 Marsh Street are shared between both properties, with the majority of parking spaces being located on the 158 Marsh Street property. In the future, should there be a change proposed to the existing use(s) or if a change were proposed to any building that does not comply with the Town's Zoning By-law, an application (or applications) will be required to recognize the ultimate parking configuration on both properties, including but not limited to minor variance and/or consent applications.

Conclusion

Planning staff are satisfied that the proposed Site Plan conforms with the Town of The Blue Mountains Official Plan and applicable Zoning By-law. Therefore, Planning staff recommend approval of the subject application.

D. Strategic Priorities

2. Organizational Excellence

We will continually seek out ways to improve the internal organization of Town staff and the management of Town assets.

3. Community

We will protect and enhance the community feel and the character of the Town, while ensuring the responsible use of resources and restoration of nature.

E. Environmental Impacts

Grey Sauble Conservation Authority has provided their required approval.

F. Financial Impact

No financial impacts are anticipated as a result of the proposed building.

G. In consultation with

Development Engineering Division

Building Division


H. Public Engagement

The topic of this Staff Report has not been subject to a Public Meeting as neither a Public is not required. Comments regarding this report should be submitted to Shawn Postma, Manager of Community Planning planning@thebluemountains.ca

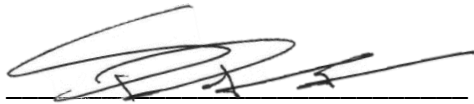
I. Attached

1. #174 Marsh Street, Clarksburg, The Blue Mountains, Approved Site Plan


Respectfully submitted,



David Riley
SGL Planning & Design Inc.



Shawn Postma, MCIP RPP
Manager of Community Planning



Adam Smith
Director of Planning and Development Services

For more information, please contact:
planning@thebluemountains.ca

