



# Staff Report

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## Planning & Building Services – Planning Division

**Report To:** Committee of Adjustment  
**Meeting Date:** August 20, 2025  
**Report Number:** PBS.25.056  
**Title:** Recommendation Report – Minor Variance Application A14-2025 –  
186 Northmount Crescent (Polubiec)  
**Prepared by:** Manuel Rivera, Planner I

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### A. Recommendations

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THAT the Committee of Adjustment receive Staff Report PBS.25.056, entitled “Recommendation Report – Minor Variance Application A14-2025 – 186 Northmount Crescent (Polubiec)”;

AND THAT the Committee of Adjustment GRANT a minor variance for A14 – 2025 to permit the construction of a new 89.86 m<sup>2</sup> detached garage with a maximum height of 7.5 metres, subject to the following conditions:

1. Confirmation from Nottawasaga Valley Conservation Authority that a permit can be obtained (if required);
2. That the site development be constructed in a manner substantially in accordance with the submitted site plan; and
3. That this variance to the Zoning By-law is for the purpose of obtaining a building permit and is only valid for a period of two (2) years from the date of decision. Should a building permit not be issued by the Town within two years, the variance shall expire on August 20, 2027.

### B. Overview

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The subject lands are located at 186 Northmount Crescent, which are adjacent to hazard and vacant future development lands to the north and surrounded by low density single detached residential uses in all remaining directions. The lands have an irregular shape and are approximately 5,866 m<sup>2</sup> (1.45 acres) in size, with mature vegetation throughout the entire property. The property slopes downward from Northmount Crescent towards the rear lot line. The property appears to be within the regulated area of the Nottawasaga Valley Conservation Authority which a permit from their office may be required.

These lands contain an existing 152.92 m<sup>2</sup> two-storey single detached dwelling with an attached open deck. As a result of the sloped property, the front of the dwelling appears as a 1-storey

building with a measured height of 5.64 m and the rear of the dwelling appears as a two-storey building which includes the walk out basement with a measured height of 7.62 m. Additionally, the property contains two (2) sheds with building footprints of 5.04 m<sup>2</sup> and 7.89 m<sup>2</sup>, each located along the interior side lot lines.

The owner is now proposing to construct a new 89.86 m<sup>2</sup> detached two-car garage with a maximum height of 1.5 storeys (with dormers) and 7.5 m. The proposed location of the garage is adjacent to the main dwelling between the dwelling and the westerly side lot line and located at a lower elevation than the main house. The garage is proposed to be located the same distance from the street as the main dwelling with a measured distance of 47.54 m from the garage and house to the front lot line.

In order to permit the proposed garage, the following variance is requested:

1. To increase the maximum permitted height from 5.0 m to 7.5 m.

## **C. Analysis**

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Pursuant to Section 45(1) of the Planning Act, the Committee of Adjustment is authorized to grant minor variances to by-laws enacted by the Town which are established to implement the Official Plan. Staff have reviewed the proposal against the relevant planning documents, including the four tests of a minor variance, as outlined in the following section.

### **Does the proposal maintain the general intent and purpose of the Official Plan?**

The subject lands are designated Resort Recreational (Thunderhill) Rst.R(T) and *Hazard* in the 2016 Town of The Blue Mountains Official Plan. The proposed location of the detached garage is within the Resort Recreational (Thunderhill) Rst.R(T) designation.

The Official Plan notes that these lands recognize existing low-density residential uses and are limited to single detached dwellings on existing lots (Section 4.25.1), along with accessory buildings and/or structures.

Planning Staff is therefore satisfied that the proposal maintains the general intent and purpose of the Official Plan.

### **Does the proposal maintain the general intent and purpose of the Zoning By-law?**

The subject lands are zoned Residential One (R1-4) and Hazard (H) under the Town of The Blue Mountains Comprehensive Zoning By-law 2018-65. The proposed detached garage will be located within the R1-4 zone and is subject to the provisions of Section 4.3 – Accessory Buildings, Structures and Uses.

Section 4.3(j) states that the maximum height for a detached private garage is 5.0 m. The intent of the height provision is to ensure that the main building remains the prominent structure on the property.

The existing main building has a height of 6.63 m and due to the downward slope of the site the dwelling has an exposed height of 5.64 m at the front elevation and 7.62 m at the rear. The proposed detached garage is proposed at a height of 7.5 m, which exceeds the front height of the main building (5.64 m) but the combination of the garage location and substantial setback from the street, the garage appears to remain in character and scale with the existing dwelling and surrounding residential uses.

The existing lot coverage is 2.7%, based on the main building and two existing sheds. The attached deck is excluded from the lot coverage calculation as it is open and unenclosed. The proposed garage will increase lot coverage by 1.5%, resulting in a total lot coverage of 4.2%. This remains well below the maximum lot coverage of 20% for the R1-4 zone and the maximum accessory lot coverage of 10%.

**Is the proposal Minor in nature?**

A variance may be considered “minor” when the scale of the request is modest and the proposed relief will not result in more than a minor adverse impact on adjacent properties, uses, or the surrounding area. The removal of mature vegetation will be minimal due to the proposed location of the garage. Most mature vegetation will be retained, and the garage will be well screened from the adjacent property to the west by existing vegetation along the side lot line. Planning Staff is satisfied that this proposal is minor in nature.

**Is the proposal desirable for the development and use of the lands?**

Planning Staff are satisfied that the proposal is desirable for the development and use of the lands. The proposed detached garage will provide a secure and dedicated space for vehicle parking as well as additional storage space for personal belongings.

Based on the above comments, Planning Staff is satisfied that the proposal can meet all four tests for minor variance.

**Additional Comments**

No comments have been received from area residents at time of writing this report.

Comments have been received from the Building Division who wish to inform that the proposed garage shall not contain any plumbing facilities unless a servicing solution can be obtained.

**D. Attached**

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1. Attachment 1

Respectfully submitted,

Manuel Rivera  
Planner I

For more information, please contact:  
Manuel Rivera, Planner I  
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### Report Approval Details

Document Title:	PBS.25.056 Recommendation Report - Minor Variance Application A14-2025 - 186 Northmount Crescent (Polubliec).docx
Attachments:	- A14 - 2025 Draft Decision.docx - A14 - 2025 Draft Decision.pdf
Final Approval Date:	Aug 15, 2025

This report and all of its attachments were approved and signed as outlined below:

**Shawn Postma - Aug 15, 2025 - 10:25 AM**



**Town of The Blue Mountains  
Committee of Adjustment  
Decision**

In the matter of application for File No. **A14 – 2025** to consider a variance to the Town of The Blue Mountains Comprehensive Zoning By-law 2018-65, as amended.

**Date of Hearing:** August 20, 2025  
**Property Location:** 186 Northmount Crescent  
**Owner/ Applicant:** Polubiec

**Purpose of Application:**

The purpose of this application is to consider a request to construct a new 1.5 storey / 7.5 metre tall detached garage with a ground floor area of 89.86 m<sup>2</sup>. A minor variance from Section 4.3(j) of the Zoning By-law is required as follows:

1. To increase the maximum permitted height from 5.0 m to 7.5 m.

**DECISION:**

THAT the Committee of Adjustment GRANT Application for Minor Variance **A14 – 2025** in order to permit the construction of a new 89.86 m<sup>2</sup> detached garage with a maximum height of 7.5 m.

Conditions and Reasons For Decision:

***See Attached Schedule "A"***

_____ Robert B. Waind	_____ Jim Oliver Chairman	_____ Michael Martin	_____ Jan Pratt	_____ Duncan McKinlay Vice Chairman
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**Date of Decision:** August 20, 2025

**\*The last date for filing an appeal to the decision is September 9, 2025\***

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**CERTIFICATION**

Planning Act, R.S.O. 1990, c.P13, Sec 45(10)

I, Carrie Fairley, Secretary-Treasurer of the Town of The Blue Mountains Committee of Adjustment, certify that the above is a true copy of the decision of the committee with respect to the application recorded therein.

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Carrie Fairley, Secretary-Treasurer  
Town of The Blue Mountains Committee of Adjustment  
32 Mill Street, Thornbury, Ont., N0H 2P0

Dated: August 20, 2025



Town of The Blue Mountains  
 Committee of Adjustment  
 Decision

- Schedule A -

CONDITIONS:

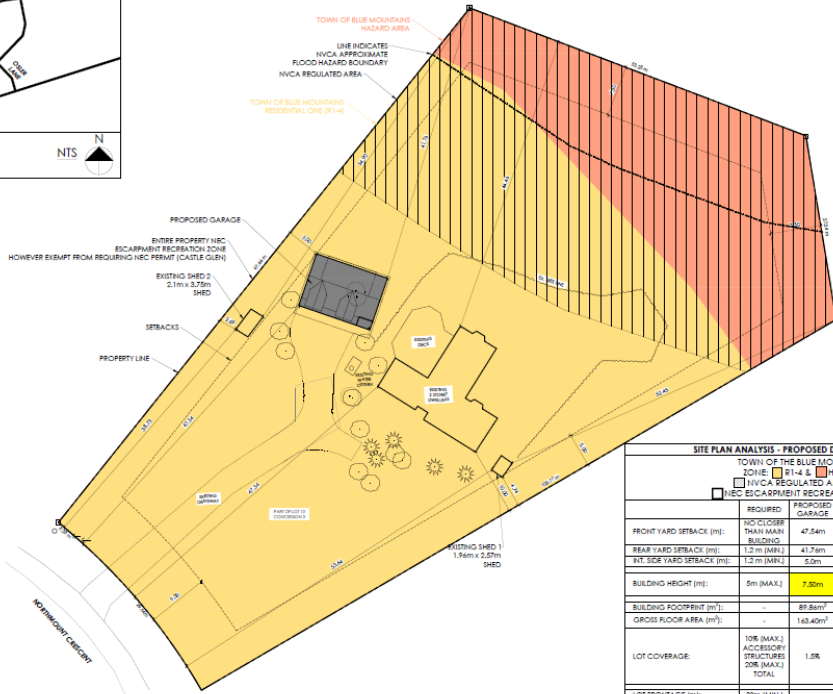
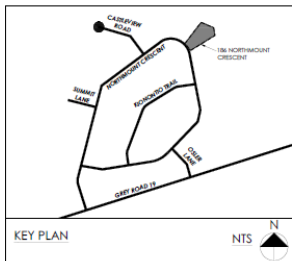
1. Confirmation from Nottawasaga Valley Conservation Authority that a permit can be obtained (if required);
2. That the site development be constructed in a manner substantially in accordance with the submitted site plan; and
3. That this variance to the Zoning By-law is for the purpose of obtaining a building permit and is only valid for a period of two (2) years from the date of decision. Should a building permit not be issued by the Town within two years, the variance shall expire on August 20, 2027.

REASON FOR DECISION:

The Committee has reviewed the request as it relates to the four tests for minor variance of S.45. (1) of the Planning Act, as noted in the Planning and Development Services Staff Report PBS.25.056.

The Committee received written and/or oral submissions before and/or during the hearing and have taken these submissions into consideration when making the decision.

APPLICANT'S SITE PLAN:



SITE PLAN ANALYSIS - PROPOSED DETACHED GARAGE					
TOWN OF THE BLUE MOUNTAINS					
ZONING: R1-40, R14-30					
NIVCA REGULATED AREA B					
NEC ESCARPMENT RECREATION AREA					
	REQUIRED	PROPOSED	EXISTING GARAGE DWELLING	EXISTING SHED 1	EXISTING SHED 2
FRONT YARD SETBACK (m):	12.0 (MIN) THAN MAIN BUILDING	47.54m	47.54m	53.64m	38.73m
REAR YARD SETBACK (m):	1.2 m (MIN)	41.76m	44.46m	55.45m	54.90m
INT. SIDE YARD SETBACK (m):	1.2 m (MIN)	5.0m	10.2m	4.7m	2.8m
BUILDING HEIGHT (m):	5m (MAX)	7.50m	5.64m	44.0m	44.0m
BUILDING FOOTPRINT (m <sup>2</sup> ):	-	89.84m <sup>2</sup>	152.95m <sup>2</sup>	5.04m <sup>2</sup>	7.89m <sup>2</sup>
GROSS FLOOR AREA (m <sup>2</sup> ):	-	143.49m <sup>2</sup>	207.77m <sup>2</sup>	9.04m <sup>2</sup>	7.89m <sup>2</sup>
LOT COVERAGE:	10% (MAX.) ACCESSORY STRUCTURES OR (MAX.) TOTAL	1.8%	2.8%	0.1%	0.1%
LOT FRONTAGE (m):	30m (MIN)	-	32.77m	-	-
LOT DEPTH (m):	-	200m <sup>1</sup>	158.77m	-	-
LOT AREA (m <sup>2</sup> ):	-	6000m <sup>2</sup>	5260m <sup>2</sup>	-	-

<sup>1</sup> MAX. HEIGHT OF ADDITIONAL RESIDENTIAL UNIT (ARU) IN A DETACHED ACCESSORY BUILDING WHERE THE ARU IS LOCATED ABOVE ANOTHER ACCESSORY USE = 8.0m PER TOWN ZONING BY LAW 4.1.3. OTHERWISE 5m MAX. BUILDING HEIGHT FOR ACCESSORY BUILDINGS.



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 Ontario, L0M 1J0, Canada



PROJ. NO.:	4155	PROJ. DATE:	2/7/25
THE DRAWING IS THE PROPERTY OF THE ARCHITECT. UNAUTHORIZED USE OF THE DRAWING IS PROHIBITED. REPORT ANY VIOLATION OF THIS POLICY TO THE ARCHITECT. ALL DIMENSIONS MUST BE CHECKED ON SITE BY THE CONTRACTOR. USE ONLY THE LATEST REVISIONS OR AMENDMENTS TO THIS DRAWING.			
SCALE:	1:500		
DATE:	25.07.22		
DRAWN BY:	L.H./E.B.		
SHEET NO. / DATE:	SHEET NO. / DATE:		
1. 25.05.02 PRELIMINARY			
2. 25.06.25 FOR NIVCA & NEC PERMIT			
3. 25.07.22 FOR MINOR VARIANCE			

SITE PLAN

186 NORTHMOUNT  
 CRESCENT  
 TOWN OF THE BLUE MOUNTAINS  
 COUNTY OF GREY

PROJECT NO.: 25.772  
 DRAWING NO.: SP-01