



Staff Report

Planning & Building Services – Planning Division

Report To: Committee of Adjustment
Meeting Date: October 22, 2025
Report Number: PBS.25.095
Title: Recommendation Report – Minor Variance A19-2025 – 123 Sladden Crt (Baker)
Prepared by: Manuel Rivera, Planner I

A. Recommendations

THAT the Committee of Adjustment receive Staff Report PBS.25.095, entitled “Recommendation Report – Minor Variance A19-2025 – 123 Sladden Crt (Baker)”;

AND THAT Committee of Adjustment GRANT Application for Minor Variance A19 - 2025 in order to permit the construction of a 12.82 m² (138 ft²) rear-covered porch roof addition to the existing building, subject to the following conditions:

1. That the site development be constructed in a manner substantially in accordance with the submitted site plan; and
2. 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 October 22, 2027.

B. Overview

The subject lands are located at 123 Sladden Crt, adjacent to residential uses to the north and south. Recreational uses to the west and Sladden Crt to east which is a year round maintained road. The lands are approximately 1,000.17 m² (0.25 ac) in size. The property currently contains an existing single detached dwelling with an attached garage along with a covered porch at the front of the building and partial covered porch at rear of the building.

The owner proposes to construct a 12.82 m² (138 ft²) rear-covered porch roof addition to the existing building. As a result, the proposed addition will exceed the maximum permitted lot coverage of 30%. Therefore, the following variance is being requested:

1. To increase the permitted maximum lot coverage from 30% to 31.2%.

The intent of this request to have rear porch to be fully covered instead of being partially covered.

C. Analysis

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 Residential Recreational Area (RRA) and Recreational Commercial Area (RCA) in the 2016 Town of the Blue Mountains Official Plan. The location of rear-covered porch roof addition appears to be located within the RRA designation. This land use designation recognizes areas within the Town that feature a mix of permanent residential and recreational uses, and identifies locations where residential development is intended to support and provide access to resort and recreational amenities (B3.7.1). A single detached dwelling is a permitted use within the Residential Recreational Area (RRA) designation (B3.7.3 a)).

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 (R1-1) in the Town of the Blue Mountains Comprehensive Zoning By-law 2018-65. The variance that is being requested is from Table 6.2.1 which notes the permitted maximum lot coverage in an R1-1 zone is 30%. The variance that is to increase the lot coverage to 31.2%, which is a 1.2% increase. The intent of the permitted maximum lot coverage provision limits on how much of the subject lands can be developed; along with maintaining sufficient open space, neighborhood characteristics, aesthetics along the prevention of over development. The proposed rear-covered porch addition will utilize the existing footprint which will not increase the existing building footprint except for the proposed lot coverage. The proposed rear covered porch is to be attached to the existing detached dwelling which permits a maximum height of 9 m as per the definition of height in the zoning by-law. In addition, the proposed covered rear porch roof addition will be maintaining the existing lot setbacks that are currently on the property.

Planning Staff is satisfied that the proposal maintains the general intent and purpose of the Zoning By-law.

Is the proposal Minor in nature?

A variance may be considered "minor" where the scale of the request is marginal and the proposed relief will not result in a greater than minor adverse impact on adjacent properties, uses, or area. The proposed rear porch remains in character with the existing home and surrounding

dwelling, maintain consistent setbacks to other homes in the area and therefore the proposal is not anticipated to have an adverse impact of the adjacent properties.

Planning Staff is satisfied that this proposal is minor in nature.

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

The proposal of the development is maintaining the character of the surrounding and adjacent lands. Therefore, Planning Staff are satisfied that the proposal is desirable for the development and use of the lands.

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

Additional Comments

At time of writing this report, comments from external agencies, internal town departments, the general public have not been received. The Committee will need to consider all comments received prior to making a decision and developing necessary conditions to approval.

D. Attached

1. Draft Decision

Respectfully submitted,

Manuel Rivera
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For more information, please contact:

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Report Approval Details

Document Title:	PBS.25.095 Recommendation Report - Minor Variance A19-2025 - 123 Sladden Court (Baker).docx
Attachments:	- A19-2025 Draft Decision.docx - A19-2025 Draft Decision.pdf
Final Approval Date:	Oct 15, 2025

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

Shawn Postma - Oct 15, 2025 - 10:40 PM