



# Staff Report

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## Planning & Building Services – Planning Division

**Report To:** Committee of Adjustment  
**Meeting Date:** November 19, 2025  
**Report Number:** PBS.25.110  
**Title:** Recommendation Report – Minor Variance Application A25-2025 –  
82 Baring St (Eldano Properties Ltd.)  
**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.25.110, entitled “Recommendation Report – Minor Variance Application A25-2025 – 82 Baring St (Eldano Properties Ltd.)”;

AND THAT the Committee of Adjustment GRANT Application for Minor Variance A25-2025 in order to permit the construction of a 39.02 m<sup>2</sup> carport that will be attached to the existing detached garage.

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 November 19, 2027.

### B. Background

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The subject lands are located at 82 Baring St, adjacent to vacant lots to the north and west, with Baring St to the east and Alfred St W to the south. The lands encompass approximately 4,104 m<sup>2</sup> (1.01 ac) and feature mature vegetation and a pond located in the southwest corner. The property has a lot frontage of 47.24 m along Alfred St W. Currently, it hosts a 208.6 m<sup>2</sup> two-story single detached dwelling, a 102.6 m<sup>2</sup> detached garage, and a wooden frame pergola. This property is within the Grey Sauble Conservation Authority (GSCA) regulated area, and a GSCA permit may be required.

On June 21, 2023, a planning report (PDS.23.061) was submitted to the Committee of Adjustment. The application aimed to consider a 75.6 m<sup>2</sup> addition to the western portion of the main building to accommodate a new primary bedroom. This required a reduction in the

minimum rear yard setback from 9.0 m to 4.9 m to align the addition with the existing main building. The Committee granted approval along with the requested variance.

The owner now wishes to construct a 39.02 m<sup>2</sup> carport attached to the existing detached garage. Due to its proposed location, the following variance is required:

1. To permit an accessory building or structure to be located closer to the front lot than the main building, in the R1 Zone.

The purpose of the carport is to enhance accessibility to outdoor lawn equipment along with providing sheltered storage for vehicles.

### **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 Future Secondary Plan (FSP) and Hazard (H) in the 2016 Town of the Blue Mountains Official Plan. The proposed carport is located within the FSP portion. Lands with this designation must undergo a comprehensive secondary plan process to determine appropriate land uses and municipal servicing strategies. Interim use of these lands is permitted, provided that buildings, structures, or uses do not compromise the long-term development potential (Section B3.13.1). Permitted uses include one single detached dwelling per lot along with accessory buildings and 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 'R1-1' and Hazard 'H' under the Town of the Blue Mountains Comprehensive Zoning By-law 2018-65. The proposed carport falls within the R1-1 zone. The variance seeks relief to permit an accessory building or structure to be located closer to the front lot line than the main building in the R1 Zone (4.3(d)). This provision is intended to maintain the aesthetic appeal and character of the neighbourhood and the established streetscape. As the proposed carport will be attached to an existing detached accessory building, it will not disrupt the existing aesthetic appeal or character of the neighbourhood.

The property currently has a lot coverage of 7.6%, comprised of the existing two-story detached dwelling and garage. The proposed carport will increase lot coverage to 8.5%, still well within the permitted maximum of 30% for the R1-1 Zone. Additionally, the proposed carport complies with the minimum rear and interior side yard setback, is within the 10% accessory lot coverage, and adheres to the permitted maximum height as outlined in Section 4.3 of the zoning by-law.

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” when the scale of the request is marginal and the proposed relief will not result in significant adverse impacts on adjacent properties, uses, or the area. The property contains mature vegetation that screens it from Alfred St W and Baring St. Minimal vegetation removal will be required for the carport structure.

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 carport provides flexible outdoor space for storage, is cost-effective, and offers vehicle protection.

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

**Additional Comments**

At the 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 of approval.

**D. Attached**

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1. Draft Decision

Respectfully submitted,

Manuel Rivera  
Planner I

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### Report Approval Details

Document Title:	PBS.25.110 Recommendation Report - Minor Variance Application A25-2025 - 82 Baring Street (Eldano Proeprties).docx
Attachments:	- A25-2025 Draft Decision.docx
Final Approval Date:	Nov 13, 2025

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

**No Signature - Task assigned to Shawn Postma was completed by delegate Tim Murawsky**

**Shawn Postma - Nov 13, 2025 - 10:48 AM**