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Date: February 7, 2020

To: Mayor and Council

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Manager, Planning Service

RE: Application for Site Plan Approval SPA 19/19 by
M & M Farms Ltd.
1775 Road 4 E (County Road 18)
Pt. Lot 11, Concession 3 ED, Part 1, RP 12R 8831

Report No.: PS 2019-009

AIM

To provide the Mayor and Council with details on the revised site plan approval submission for the development of a bunkhouse on the subject property.

BACKGROUND

The subject land is a 0.356 ha (0.88 ac.) rural residential parcel. The applicant has removed the existing dwelling and outbuilding from the property. In November of 2019 Council approved a zoning amendment for the property to permit a standalone bunkhouse to be used for worker housing in the greenhouse on the abutting property. As part of the zoning amendment, site plan approval was also required however, due to concern with the placement of the proposed bunkhouse by the neighbouring landowner to the east the site plan approval was deferred. The applicant has revised the site plan (Appendix A) and pushed the bunkhouse further back on the lot. The proposed setback is 20 m (65 ft.) which is consistent with the proposed setback in the revised greenhouse policies that are under consideration.

DISCUSSION

There are no new planning related issues with the proposed development. The question that remains is whether the revised setback is an acceptable improvement. The neighbouring dwelling is located approximately 29 m from the front lot line. The dwelling that was removed on the subject parcel was approximately 25 m from the front line. The proposed 20 m setback splits the difference while still trying to maintain open space to the

rear of the proposed bunkhouse. The landscaping along the east lot line remains in place and the setback from the neighbouring dwelling provides a minimum 30 m (100 ft.) buffer.

LINK TO STRATEGIC PLAN

Manage growth through sustainable planning.

FINANCIAL CONSIDERATIONS

There will be marginal change in the assessed value once the bunkhouse is completed. Development charges and building permit fees will due at the time of permit.

CONSULTATIONS

No additional consultation was done with internal or external agencies. A notice of meeting along with the revised plan was circulated to the effected neighbour to the east.

RECOMMENDATION

It is recommended that Council:

Approve site plan application SPA/19/19 for the construction of a 446.2 sq. m (4,803 sq. ft.) bunkhouse with a minimum front yard setback of 20 m (65 ft.), subject to the conditions outlined in the site plan agreement and authorize the Mayor and Clerk to sign the site plan agreement and register said agreement on title.

Robert Brown

Robert Brown, H. Ba, MCIP, RPP
Manager, Planning Services

Peggy Van Mierlo-West

Peggy Van Mierlo-West, C.E.T.
Chief Administrative Officer