



2021 Division Road North
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Date: March 8, 2021

To: Mayor and Council

Author: Kristina Brcic, MSc, BURPI
Town Planner

RE: Application for Minor Development Agreement AGR/01/21 by
Jason & Bronwen Stenger (Owners)
Roberto D'Alimonte - Silversprings Construction (Applicant)
627 Talbot Rd N
Lot 6, Concession 11, Pt. 1, RP 12R-4224
Roll No.: 3711 670 000 01000

Report No.: PS 2021-017

AIM

To provide the Mayor and Council with details regarding a proposed minor development agreement to temporarily permit a second dwelling, on lands known as 627 Talbot Rd N, in the Town of Kingsville.

BACKGROUND

The subject land is a 0.5 ha (1.2 ac.) rural residential parcel with an existing dwelling and outbuildings (see Location Map in Appendix A). The owners are proposing the construction of a new dwelling on the site while continuing to live in the existing dwelling during construction of the new home and a new septic system, as shown on the Site Plan in Appendix B. Since the zoning by-law does not permit two dwellings on one lot a minor development agreement is required. The owners are applying to enter into a minor development agreement to ensure the Town that the existing dwelling is removed in a timely manner once the new dwelling is constructed. This can be within one year of entering into the agreement, or once the owner is ready for occupancy they must apply for a demolition permit and remove the existing dwelling within 90 days. These options provide a degree of flexibility to a property owner depending on the scale of the new build.

DISCUSSION

The subject property is designated 'Agriculture' by the Kingsville Official Plan and zoned Agriculture (A1) in the Kingsville Comprehensive Zoning By-law. Both the Official and

Zoning By-law limit all lots to one dwelling. Since the proposed development on the lot is a temporary circumstance and not uncommon, particularly in rural areas, past practice has been to permit a new home to be constructed while the owners are still living in the existing dwelling. The condition for issuing a permit is entering into a minor development agreement with the Town to outline the terms and conditions.

LINK TO STRATEGIC PLAN

Manage residential growth through sustainable planning.

FINANCIAL CONSIDERATIONS

There will be an increase in property assessment as a result of new home construction.

CONSULTATIONS

Infrastructure and Engineering Services requested that new service connections are not installed, rather the owners plan to use existing connections which would connect into the new house.

Securities will be collected to ensure that the existing dwelling is removed within the time limit outline in the Development Agreement. These securities will be returned once the existing dwelling is demolished. However, if the owners fail to remove the existing house within the time allotted, the securities will be used by the Town to cover the costs to complete the removal of the house.

RECOMMENDATION

That Council:

Approve the proposed minor development agreement to permit a second dwelling on 627 Talbot Rd N for a temporary time during the construction of a new dwelling on the same lot, and authorize the Mayor and Clerk to sign the minor development agreement, and register said agreement on title.

Kristina Brcic

Kristina Brcic, MSc, BURPI
Town Planner

Robert Brown

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