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Date: July 5, 2021

To: Mayor and Council

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

RE: Application for Minor Development Agreement by
Laszlo Lakatos & Krisztina Szabo
1749 Road 4 E, Part of Lot 10, Concession 3 ED

Report No.: PS 2021-043

RECOMMENDED ACTION

That Council:

Approve the proposed minor development agreement to permit a second dwelling (temporarily) at 1749 Road 4 E (County Road 18) 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.

BACKGROUND

The subject land is an 8 ha (20 ac.) farm parcel with an existing dwelling, outbuildings and an approved truck yard. The applicants are proposing the construction of a new dwelling on the site, to the rear of the existing truck yard, while continuing to live in the existing dwelling during construction. Once completed the applicants are proposing to convert the dwelling into an office for the existing trucking business, which was the original plan (Appendix A) when approved in 2015. The applicants are required to enter into a minor development agreement with the Town to ensure that the dwelling is converted or removed. The standard period has been for construction and demolition, or in this case conversion, to take place within one year from the date of the minor development agreement.

DISCUSSION

The subject property is designated 'Agriculture' by the Kingsville Official Plan and zoned Agriculture (A1)' and 'Agriculture (A1-54)' 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.

Link to Council 2021-2022 Priorities

- ☐ COVID-19 and the health and safety of the community
- ☐ Customer Service: Training, Technology, Staff, Review Standards/Level of service
- ☐ Housing: Affordability (lot sizes, developer incentives, second dwellings, density, etc.)
- ☐ Greenhouse: lights & dark sky, odours (site plan compliance, bylaws, other tools)
- ☐ Programming Increase: Youth and Seniors
- ☐ A development plan for Downtown Kingsville / Main Street
- ☐ Financial savings: Schools closings, Migration Hall
- ☐ Economic Development: strengthen tourism/hospitality
- ☐ COVID - economic recovery
- ☐ Communications: Strategy – Policy (social media), Website refresh and other tools, Public engagement
- ☐ Housing: Migrant Worker Housing – Inspections (Building/Fire), regulate, reduce, or increase
- ☐ Committees / Boards: Review and Report
- ☐ Policy Update: Procedural Bylaw
- ☐ Economic Development: diversify the economy, create local jobs, industrial, Cottam
- ☐ Infrastructure (non-Municipal): Union Water expansion & governance
- ☐ Infrastructure (Municipal): Asset Management Plan update, the infrastructure funding deficit
- ☒ No direct link to Council priorities

FINANCIAL CONSIDERATIONS

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

CONSULTATIONS

Technical Advisory Committee (TAC)

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 or converted within the time limit outline in the Development Agreement. These securities will be returned once the existing dwelling is demolished or converted to the satisfaction of the Town.

Robert Brown

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