

## THE MUNICIPALITY OF LAMBTON SHORES

**Report PL 02-2022**

**Council Meeting Date: February 1, 2022**

**TO:** Mayor Weber and Members of Council

**FROM:** Will Nywening, Senior Planner

**RE:** Site Plan Amendment Application  
8395 Decker Road, Thedford  
Widder Station Golf & Country Club Inc. (Allen Stubbs)

### **RECOMMENDATION:**

**THAT** Report PL 02-2022 being a report respecting a Site Plan Amendment Application for Widder Station Golf & Country Club at 8395 Decker Road, Thedford be received;

**THAT** the Site Plan Agreement between the Corporation of the Municipality of Lambton Shores and Widder Station Golf & Country Club Inc. be approved; and

**THAT** By-Law 06 of 2022 be approved to execute a Site Plan Agreement between the Corporation of the Municipality of Lambton Shores and Widder Station Golf & Country Club Inc. for lands known as 8395 Decker Road, Thedford.

---

### **SUMMARY**

This report relates to a request by Widder Station Golf & Country Club Inc. to amend the existing site plan agreement on lands known as 8395 Decker Road, Thedford.

### **BACKGROUND**

Planning Documents: The subject lands are designated as “Open Space” in the Lambton Shores Official Plan. The Official Plan also identifies the “General Regulation Area” reflecting those portions of the property regulated by the Ausable Bayfield Conservation Authority. In Zoning By-law 1 of 2003, the lands are zoned “Open Space-2 (OS2)” and “Environmental Protection – Hazard – exception 1 (EP-H(1)) Zone”. The OS2 Zone’s permitted uses include “active recreation”, a “golf course”, a “golf driving tee or range”, and also a “campground”. The EP-H(1) Zone permitted uses include “active recreation” and a “golf course”.

Previous Site Plan Approvals: The golf course was originally subject to a 1992 agreement entered into with both the Village of Thedford and the Township of Bosanquet. On November 12, 2019, Council approved an amendment to the 1992 agreement, which inserted a new site plan sketch for the clubhouse area. This allowed

the construction of what was then a new cart shed west of the clubhouse. It also recognized some minor additions to the clubhouse previously permitted without formal amendment to the site plan. On May 12, 2020, Council entered into a new agreement which currently applies.

Current Site Plan Agreement: This currently applicable (2020) site plan agreement allowed the conversion of the new cart shed west of the club house into a new events facility and the construction of a new cart shed south of the clubhouse. It also gave the owner the option at some point in the future to expand the parking lot to the west and construct a brewery to the west of the new events facility. Permission for the brewery was conditional upon providing adequate additional parking, adequate private sewage disposal, and rezoning. The applicant has constructed the buildings and installed the optional parking permitted by the 2020 agreement, except for the future brewery. Plans for the brewery have been abandoned.

Proposed Site Alterations: Subsequent to the 2020 agreement, the owner started construction on a starter shed, outdoor serving bar ("grain bin"), retaining wall, and addition to the clubhouse, all without building permits or site plan approval. The owner also started a further expansion of the parking area (to the north) and placed a number of shipping containers west of the events facility, all without approvals. Finally, the applicant has also commenced allowing persons to park their recreational vehicles overnight on a portion of the golf course lands east of the clubhouse.

## **COMMENTS**

Staff has required that the owner submit building permits for all the structures commenced without approvals. The smaller structures have been/are being allowed to proceed subject to compliance with building code and requisite plumbing permits.

Work has been stopped on the clubhouse addition pending site plan approval. The addition is intended to allow the expansion of the kitchen in that building, which the owner indicates will provide capacity to serve additional customers in the clubhouse restaurant.

Work on the northerly parking expansion has also been halted pending site plan approval. The owner indicates patrons have historically parked on the grass here. The parking layout and grade have been reviewed by the Director of Public Works. Because of limited space, parking will be angled so as to create one-way traffic over the access to these new spaces. An adequate base and recycled asphalt will be provided. New trees will be placed along the north lot line in replacement of those displaced by the new parking spaces.

The owner indicates the shipping containers west of the events facility are used for storage. They are also arranged to enclose a yard for open storage of materials associated with golf course operations. They are in reasonable condition and screened from view by a fence. The Municipality's property standards by-law permits use of

shipping containers as storage buildings in non-residential zones, which is the case here.

The owner indicates that he may eventually build a storage building in the location of the shipping containers (west of the events facility) and may or may not connect it to the events facility. Staff has advised the owner that, depending on the details of the building, Ontario Building Code may or may not trigger the need for a higher standard of fire protection, particularly a new fire hydrant on site.

The owner has begun to offer a “stay and play” package where patrons can park a recreational vehicle overnight. The land is zoned for a campground, which permits the use, however no services or amenities are being offered such as would be needed for any extended stays. Staff can support allowing this use provided it is limited to a defined space, is limited to overnight parking only, and is only allowed for persons making use of the golf course or events facility. If the owner wishes to allow longer stays, he will need to further amend the site plan agreement to provide proper amenities, services, access, screening, etc. for a campground.

County of Lambton Building Services has reviewed the proposed uses respecting adequacy of the private sewage disposal system.

The original parking lot provided approximately 80 spaces. The “optional parking” expansion to the west provided another 40. The expansion to the north would provide another 19. Altogether the site would provide 139 spaces. Staff is satisfied that the increase in parking spaces from what was required under the 2020 agreement exceeds the needs of the uses added/expanded by the proposed site plan updates.

## **DRAFT AGREEMENT**

Staff has prepared a draft of a new site plan agreement, which is included in the by-laws section of Council’s agenda. Staff determined it was preferable to have a new agreement as opposed to amending the 2020 agreement and having to cross reference multiple documents. The owner has indicated his agreement with the terms of the agreement as drafted. The draft agreement generally reflects the Municipality’s standard site plan provisions. It includes the following special provisions and highlights:

- The agreement includes a revised Schedule B (attached to this report), which will recognize the new minor structures and shipping containers, allow completion of the clubhouse kitchen addition and northerly parking expansion, and allow the possibility of a new storage building in the future, west of the events facility.
- As the future brewery is no longer proposed, it and its septic system are no longer shown on the site plan, and the related special provisions are no longer included in the agreement.
- As the owner has installed the optional parking extension to the west allowed by the 2020 agreement, the related special provisions in the 2020 agreement are not included in this agreement.

- This agreement would replace the 2020 agreement (Section 4 a).
- Like the 2020 agreement, the original 1992 agreement is attached to the agreement (Schedule C) and continues to apply to those areas of the golf course outside of the immediate area of the main buildings (Section 4 b).
- RV parking will be restricted to patrons of the golf course and events facility, to overnight use, and to the area shown on a new Schedule B-1 (attached to this report). No servicing or amenities will be permitted to this area – i.e. if the owners wish to operate a campground, they must obtain proper approvals and amend the agreement to provide proper services and amenities (Section 4 c).
- The need for a fire hydrant will depend on Building Code requirements and building plan details at such time as the owner may decide to submit an application for the proposed storage building and/or canopy identified on the new Schedule B. The agreement allows a hydrant to be installed without further amendment to the agreement (Section 4 d). These buildings will need to maintain appropriate setbacks from the septic system (Section 4 f). They will also displace one or more of the shipping containers being used for storage. The shipping containers may be moved elsewhere on site during construction but must be removed from the property within 3 months of the new storage building being granted occupancy, unless the Municipality permits a new location by an amendment to the agreement (Section 4 e).

Staff has no objection to Council's approval of the site plan agreement as drafted and has prepared a by-law to authorize the clerk and mayor to execute the agreement.

### **ALTERNATIVES TO CONSIDER**

None at this time.

### **RECOMMENDED ACTIONS**

That Council, receive Report PL 02-2022, approve the draft site plan agreement, and approve By-Law 06 of 2022 to authorize the execution of the site plan agreement.

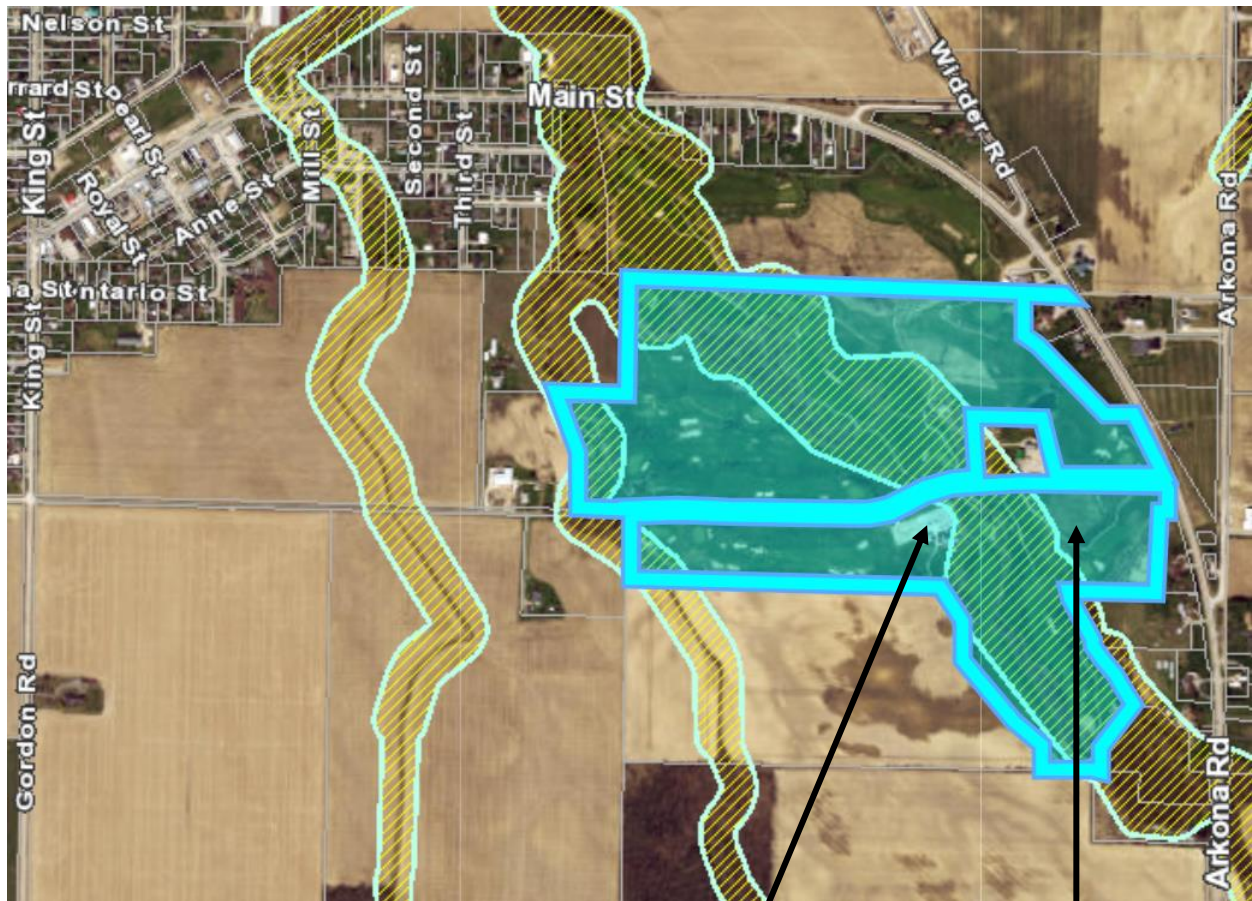
### **FINANCIAL IMPACT**

The Developer has paid a Site Plan Amendment fee of \$400.00. The Site Plan Agreement requires the Developer to provide to the Municipality an engineering review deposit of \$2000.00 and a legal fee deposit of \$1000.00.

### **CONSULTATION**

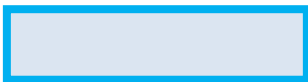
Allen Stubbs, Owner  
 Randy Lovie, Chief Building Official, Municipality of Lambton Shores  
 Nick Verhoeven, Director of Public Works, Municipality of Lambton Shores  
 Lawrence Swift, Chief – Fires and Emergency Services, Municipality of Lambton Shores  
 Simon Kola, County of Lambton Building Services Department

## Attachment 1 – Subject Lands



Schedule B  
Main Buildings

Schedule B-1  
RV Parking Area



**Subject Lands**