

THE MUNICIPALITY OF LAMBTON SHORES

Report PL 09-2022

Council Meeting Date: May 17, 2022

TO: Mayor Weber and Members of Council

FROM: Ken Bulgin, Planner

RE: Temporary Use Agreement for 8354 Army Camp Road - Bouma

RECOMMENDATION:

THAT Report PL 09-2022 relating to a request to temporarily have two dwellings on a property be received; and

THAT the request by Ype and Rebecca Bouma to permit the occupancy of an existing dwelling during the construction of a new single detached dwelling on lands known as 8354 Army Camp Road, Forest, be approved; and

THAT By-Law 31 of 2022 be approved.

SUMMARY

This report relates to a request by Ype and Rebecca Bouma for special permission to retain and occupy an existing house on lands known as 8354 Army Camp Road, Forest, during the construction of a new dwelling on the lands (Attachment 1).

BACKGROUND

The subject lands are a 99.19 acre farm parcel designated "Agricultural" in the Lambton Shores Official Plan and zoned the standard "Agriculture-1 (A1) Zone" in Zoning By-law 1 of 2003. The permitted uses of the A1 Zone permit "one farm dwelling".

The applicants intend to construct a home on the subject lands and have submitted a building permit application. The proposed dwelling can comply with all aspects of the Zoning By-law except that there is an existing house on the property and the A1 Zone permits only one.

The only special permission the property owner requires is to temporarily have two dwellings so that they may occupy the existing house during the construction of the new house. Staff has no concerns with accommodating this request, provided there is an agreement in place for the eventual removal of the existing house, so that there is no lasting non-compliance with the A1 Zone's one dwelling limit.

Staff has prepared a draft agreement, which is included in the by-laws section of Council's agenda. The property owners have reviewed the agreement and indicated they are in agreement with the terms. The agreement requires that the existing dwelling be removed by the end of 14 months or within 7 months of their being granted occupancy for the new dwelling, whichever comes first. The agreement requires a \$5000 security and gives the Municipality the ability to enforce the existing house's removal, if the property owner does not do so themselves, and also to recoup the costs.

ALTERNATIVES TO CONSIDER

None at this time.

RECOMMENDED ACTIONS

That Council:

- Receive Report PL 09-2022 relating to a request to temporarily have two dwellings on a property;
- Approve the request by Ype and Rebecca Bouma to maintain and occupy the existing house temporarily; and
- Pass By-Law 31 of 2022 to authorize the execution of the agreement.

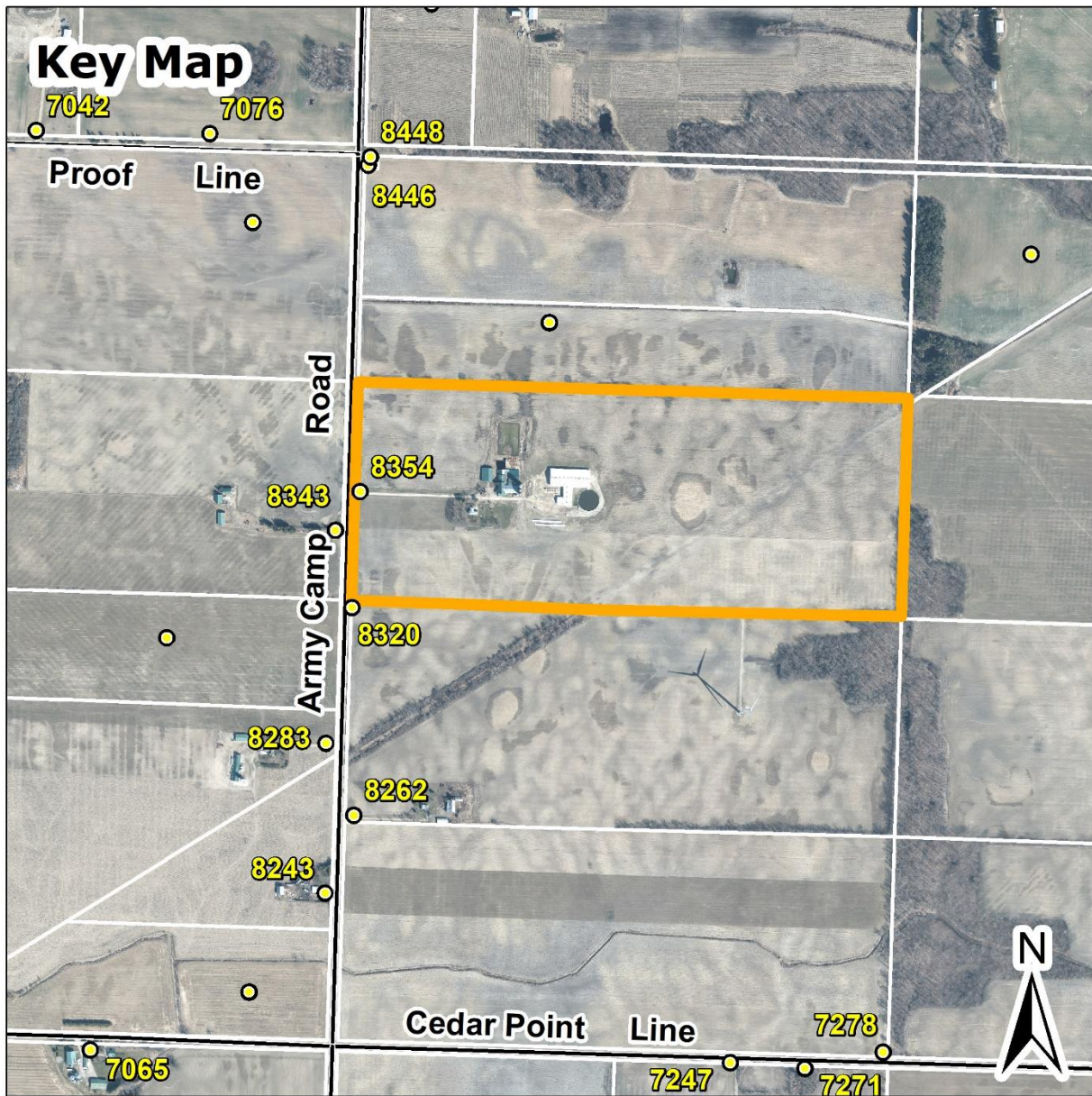
FINANCIAL IMPACT

The Agreement requires a deposit of \$5000.00 to the Municipality as a security.

CONSULTATION

Property Owner
Randy Lovie, Chief Building Official, Municipality of Lambton Shores

Attachment 1 – Subject Lands

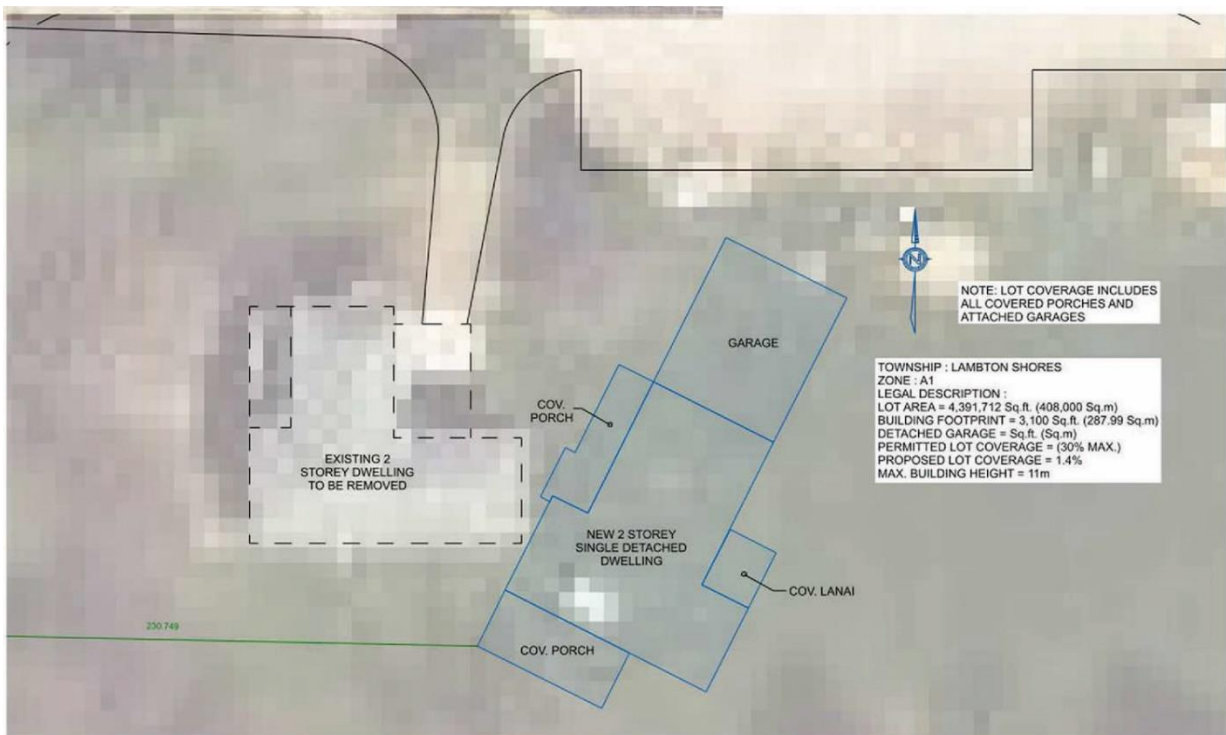


SUBJECT PROPERTY

Attachment 2 – Site Plan



SITE PLAN - OVERALL



SITE PLAN - ENLARGED
SCALE: 1:300