



## MUNICIPALITY OF **West Elgin**

### Staff Report

---

**Report To:** Council Meeting

**From:** Robert Brown, Planner

**Date:** 2023-04-19

**Subject:** Minor Development Agreement – Recommendation Report (2023-018)

---

#### **Recommendation:**

That West Elgin Council hereby receives the report from Robert Brown, Planner regarding approval of a minor development agreement for property located at 24665 Pioneer Line, Recommendation Report 2023-018.

That West Elgin Council approve the proposed minor development agreement, (Appendix B to this report) to temporarily permit a second dwelling at 24665 Pioneer Line during the relocation of a new dwelling on the property and authorize the Mayor and Clerk to sign the minor development agreement and register it on title.

#### **Purpose:**

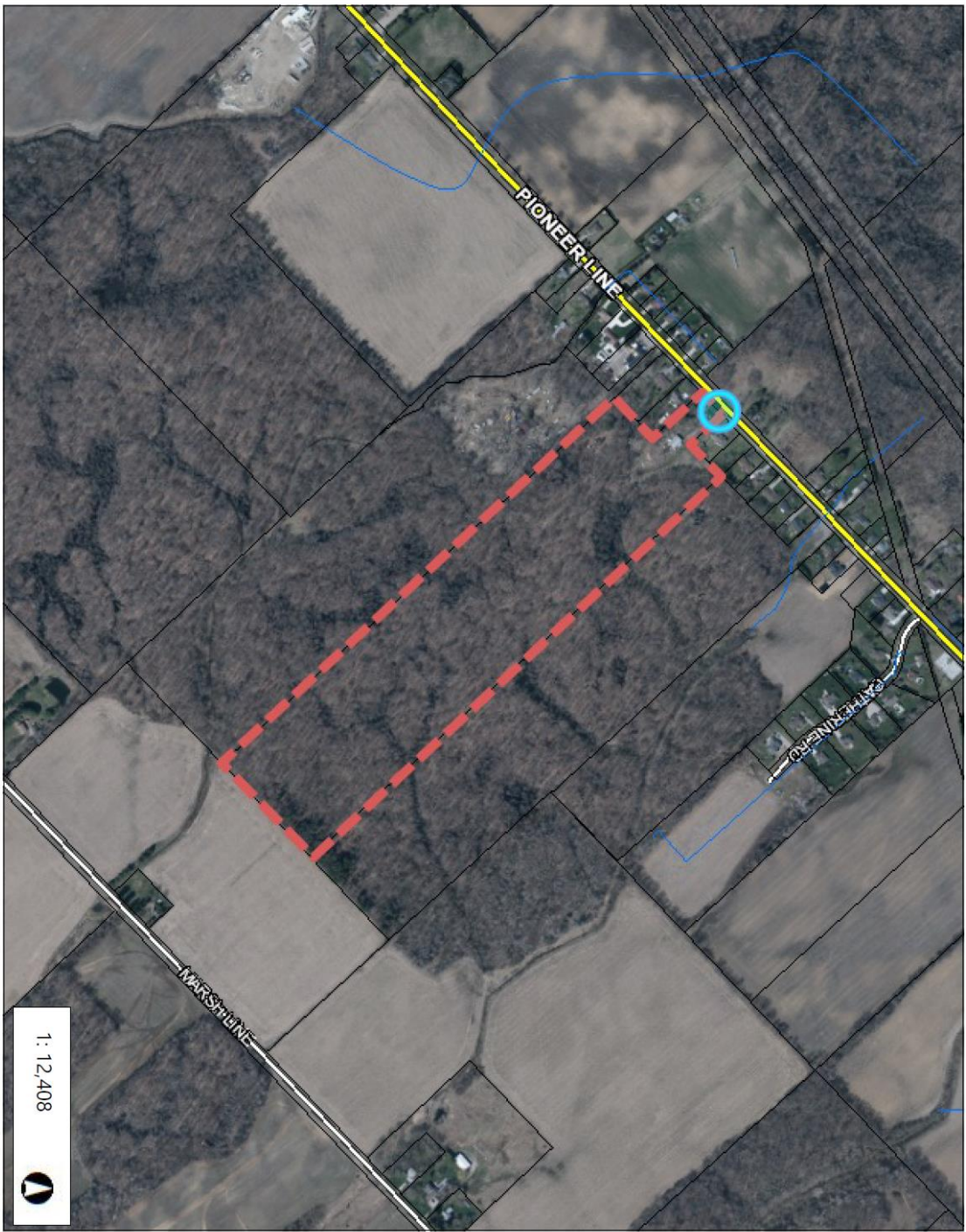
To West Elgin Council with details regarding a proposed minor development agreement on lands known as 24665 Pioneer Line to temporarily permit a second dwelling.

#### **Background:**

The subject property is an 18.2 ha (45 ac.) lot with an existing dwelling and outbuilding. (Appendix A) Much of the lot is treed with no workable acreage. The property owner is proposing to remove the existing dwelling which is in poor condition and replace it with an existing dwelling that is to be moved onto the site. Since the zoning by-law does not permit two dwellings on one lot a minor development agreement is required. The agreement outlines that the existing dwelling is temporarily permitted during construction but must be removed with a set timeframe once the relocated dwelling is complete and can be occupied. A typical timeframe is up to one year or within 90 days of the issuance of the occupancy certificate for the new dwelling which is shorter.

#### **Financial Implications:**

The municipality does not have a formal application process for minor development agreements. The cost associated with this is completion of this report to Council, completion of the agreement and registration of the agreement on title. This cost will be the responsibility of the applicant. There is also a security deposit required as part of the agreement to cover demolition cost should the applicant not remove the dwelling within the timeframe noted in the agreement. As such there are no financial implications to the municipality.



0.6 0 0.32 0.6 Kilometers

WGS\_1984 Web\_Mercator\_Auxiliary\_Sphere  
© Latitude Geographics Group Ltd.

1: 12,408



This map is a user generated static output from an internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION



Legend

- Elgin County Parcels
- Drainage
- Boundary
- Elgin Road Network
- Elgin Road Network
- Elgin Road Network
- Elgin Road Network
- Lagoons
- World Imagery

APPENDIX A

Notes

Minor Development Agreement

**Policies/Legislation:**

The subject property is designated 'Agriculture' by the West Elgin Official Plan and zoned Agricultural Zone (A1). Both the Official Plan and Zoning by-law limit all lots to one dwelling. The proposed development on the lot is a temporary circumstance and not uncommon, particularly in rural areas. Past practice to allow for existing homes to remain during the construction of new dwellings has varied from a verbal understanding to formal agreements. The latter has become more common to ensure that the existing dwelling is removed and done so in a timely manner.

**Consultations:**

The Chief Building Official was consulted and is in agreement with requiring a formal minor development agreement and security deposit to provide a safeguard to the municipality in the event that the existing dwelling is not removed.

Respectfully submitted by,

A handwritten signature in black ink, appearing to read 'Robert Brown', with a long horizontal flourish extending to the right.

Robert Brown, H. Ba, MCIP, RPP  
Planner

**Report Approval Details**

Document Title:	Minor Development Agreement - Recommendation Report - 2023-18-Planning.docx
Attachments:	- Appendix B - Development Agreement - 24665 Pioneer - Keech.pdf
Final Approval Date:	Apr 21, 2023

This report and all of its attachments were approved and signed as outlined below:

Heather Bouw