



## Staff Report

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**Report To:** Council Meeting  
**From:** Robert Brown, Planner  
**Date:** 2024-07-15  
**Subject:** Minor Development Agreement – Recommendation Report (Planning Report 2024-21)

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### **Recommendation:**

That West Elgin Council hereby receives the report from Robert Brown, Planner regarding approval of a minor development agreement for property located at 10153 Dunborough Road.

That West Elgin Council approve the proposed minor development agreement to temporarily permit a second dwelling at 10153 Dunborough Road during the construction of a new dwelling on the property and authorize the Mayor and Clerk to sign the minor development agreement and register said agreement on title.

### **Purpose:**

To provide West Elgin Council with details regarding a proposed minor development agreement on lands known as 10153 Dunborough Road to temporarily permit the existing dwelling on the property to remain while a new dwelling is being constructed to replace the existing dwelling.

### **Background:**

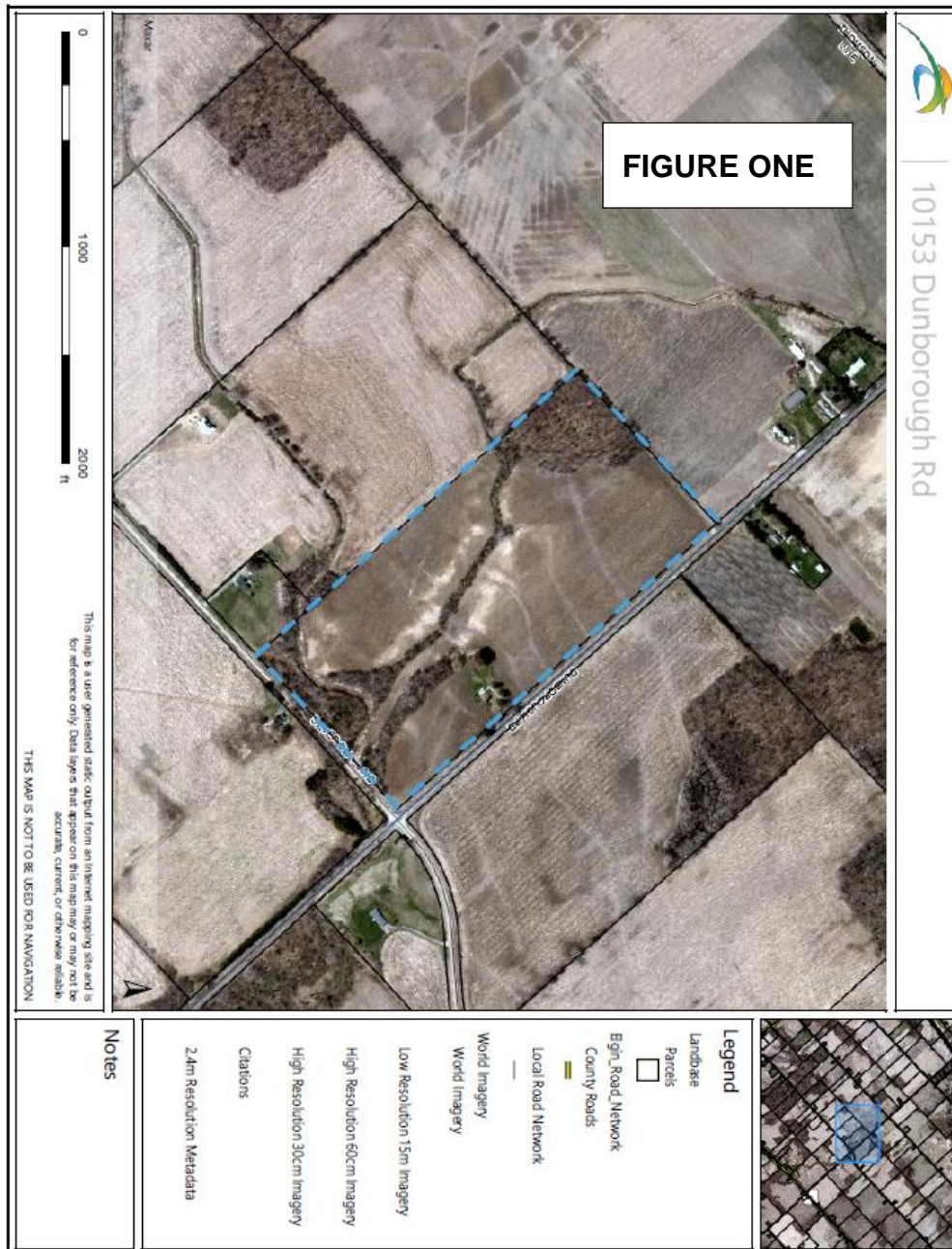
The subject property is a 17.8 ha (44 ac.) lot with an existing dwelling and outbuilding. (Figure One) The property owner had submitted a building permit for a new dwelling to be constructed on the site. During construction the owner would like to remain in the existing dwelling. However, since the zoning 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 within a set timeframe once the new 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 whichever 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.

**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.



**Alignment with Strategic Priorities:**

<b>Infrastructure Improvement</b>	<b>Recreation</b>	<b>Economic Development</b>	<b>Community Engagement</b>
<input type="checkbox"/> To improve West Elgin's infrastructure to support long-term growth.	<input type="checkbox"/> To provide recreation and leisure activities to attract and retain residents.	<input type="checkbox"/> To ensure a strong economy that supports growth and maintains a lower cost of living.	<input type="checkbox"/> To enhance communication with residents.

Respectfully submitted by,



Robert Brown, H. Ba, MCIP, RPP  
Planner, Municipality of West Elgin

## Report Approval Details

Document Title:	Minor Development Agreement - Recommendation Report - 2024-21-Planning.docx
Attachments:	
Final Approval Date:	Jul 15, 2024

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

Terri Towstiac