



Meeting Date: April 19, 2023

Submitted by: Marion-Frances Cabral, Planner

Report No: PLA-25-2023

Subject: Application for Zoning By-law Amendment (ZBA-06-2023) for 21176 Vanneck Road; Filed by Kori Paquette

Recommendation:

THAT Zoning By-law Amendment application (ZBA-06-2023) for a temporary use zone, filed by Kori Paquette, to permit two single-detached dwellings on one property for up to three years to allow a new residence to be constructed on the land known as 21176 Vanneck Road, be APPROVED;

AND THAT the owner be required to enter into a new Temporary Use Agreement with the Municipality and submit a deposit of \$15,000 to ensure the removal of the existing residence.

Purpose:

This report is to provide Council with a recommendation regarding a proposal to temporarily re-zone a property located east side of Vanneck Road and north of Egremont Drive. The property is legally described as Plan 96 Lot 9 PT Lot 8 RP 33R8581 Part 3 (geographic Township of London), Municipality of Middlesex Centre and known municipally as 21176 Vanneck Road.

A location map is included as Attachment 1.

Background:

The purpose and effect of the rezoning application is to temporarily permit two single-detached dwellings for a period not to exceed three years which will continue to allow the construction of a new residence on the subject land. The existing residence would be removed from the land upon expiration of the three-year period or the occupancy of the new single-detached dwelling; whichever occurs first.

The subject land is a residential parcel approximately 0.3 ha (0.75 ac). The land is surrounded by existing residential uses to the north, south and east, and active agricultural lands on the west side of Vanneck Road. The lands contain an existing single detached dwelling and garage. The land has private services (septic system and well) available.

Policy Regulation:

The property is designated 'Agricultural Area' within the County of Middlesex Official Plan, and 'Hamlet' within the Middlesex Centre Official Plan. The land is also zoned 'Hamlet Residential First Density (HR1)' within Middlesex Centre's Zoning By-law. As such, the policies and provisions below are applicable to the land.

Provincial Policy Statement, 2020 (PPS):

Section 1.1.3 – Settlement Areas identified that settlement areas including those in rural areas are the focus of growth and development. Permitted uses include a wide variety of land uses that support economic activity, and efficiently uses land and infrastructure. Land use patterns within settlement areas shall also be based on a range of uses and opportunities for intensification and redevelopment.

Section 2.3 – Agriculture directs that prime agricultural areas shall be protected for long-term for agriculture. Permitted uses include agricultural uses, agriculture-related uses and on-farm diversified. These uses allow for farm buildings and structures including a farm residence.

County of Middlesex Official Plan:

Section 2.3.8.3 – Hamlets in Agricultural Areas identifies that hamlets like Melrose may have the potential to accommodate some development provided there are the appropriate types and levels of servicing available.

Section 3.3 – Agricultural Areas-Permitted Uses of the County Plan recognizes that Agricultural Areas shall be preserved as the agricultural industry is vital to the Middlesex economy. Permitted uses include agricultural and related uses including up to two (2) farm residences provided the second farm residence is a temporary residential unit. Middlesex County's adopted Official Plan Amendment (OPA No. 3) does not propose changes to Section 3.3 related to permitting up to two farm residences.

Middlesex Centre Official Plan:

Section 5.1.4 – General Settlement Area Policies recognizes that Hamlet Areas are expected to accommodate only limited future development within the existing Hamlet settlement boundaries and where it is serviced by acceptable servicing standards.

Section 10.11 – Temporary Use By-laws allows Council to pass a temporary use by-law to allow a use otherwise prohibited by the Municipality’s zoning by-law. The period of time which it is in effect is not to exceed three (3) years from the day of the passing of the by-law, and Council may extend this period by passing further by-laws each of which shall not exceed a period of more than three (3) years.

In enacting a temporary use by-law, Council shall have regard for the following as a minimum: (a) the compatibility of the proposed use with the surrounding land uses; (b) the adequacy of any services that may be required for the proposed use; (c) access and parking requirements; (d) traffic impacts; and (e) the conformity of the proposed use with the policies of this Plan. Temporary use by-laws shall not be passed for the purpose of permitting uses that are not in conformity with the Official Plan.

Middlesex Centre’s adopted Official Plan Amendment (OPA No. 59) does not propose changes to policy sections that would limit the ability to establish a single family home in a Hamlet Area.

Middlesex Centre Zoning By-law:

The subject land is zoned ‘Hamlet Residential First Density (HR1)’ which permits a single detached dwelling and associated accessory uses. The requested amendment proposes a temporary use zone (t-1) to temporarily allow a two (2) single detached dwellings on the property for a period up to three (3) years and the ‘Hamlet Residential First Density (HR1)’ zone would continue to apply to the property. The temporary zone (t-1) would continue to allow the new residence to be constructed on the land, and the existing home will be removed when the new home is occupied or at the end of the three (3) year period.

Consultation:

Notice of Complete Application and Public Meeting were circulated to agencies, as well as property owners in accordance with the *Planning Act* and Ontario Regulation 545/06.

Public Comments:

At the time of writing this report, no comments or concerns have been received from the public regarding this rezoning application.

Agency Comments:

At the time of writing the subject report the following comments had been received:

The Municipality’s Chief Building Official and the Public Works and Engineering Department reviewed the application and has no objection to the requested temporary zone for an additional 3 years. The applicant is to submit a deposit of up to \$15,000, and enter into a new Temporary Use Agreement with the Municipality to ensure the removal of the existing residence promptly once occupancy is provided to the new residence.

Upper Thames River Conservation Authority reviewed the application and confirmed they have no objections or requirements for this application.

Analysis:

The PPS, 2020, County Official Plan, Middlesex Centre Official Plan and Zoning By-law contain policies that permit residential uses within hamlet areas where servicing is appropriate. Additionally, the Zoning By-law permits a single detached dwelling on lands zoned 'Hamlet Residential First Density exception 1 (HR1-1)'.

The *Planning Act* authorizes municipalities to allow temporary uses on land, buildings or structures for any purposes that is otherwise not permitted within the Zoning By-law for a period of up to three (3) years. This authorization is further communicated through policies of the Middlesex Centre Official Plan provided that the proposed use is compatible with the surrounding area; adequate services exist for the proposed use; access, traffic and parking are addressed; and that the use being proposed conforms to the Official Plan, among other items.

The effect of the zoning by-law amendment application is to replace an existing single-detached dwelling with a new single-detached dwelling. In general, the use of a dwelling as a primary residence is permitted on this property as established in the Middlesex Centre Official Plan and Zoning By-law. Additionally, the proposed new dwelling appears to meet the zoning standards of the 'Hamlet Residential First Density (HR1)' zone, and will continue to use private services such as the existing water well and new septic tank and weeping bed. There are no anticipated increases in traffic or parking requirements for the residence as the new dwelling will be under construction, and the existing dwelling will be removed from the property.

Staff have also advised the applicant that a security deposit of \$15,000 is requested through a temporary use agreement between the applicant and the Municipality to ensure that the existing residence is removed upon completion of the new residence.

Given the above, planning staff determined that the requested Zoning By-law Amendment for a temporary use zone for a period of up to three (3) years is consistent with the Provincial Policy Statement, 2020, the County of Middlesex Official Plan, Middlesex Centre's Official Plan, and Middlesex Centre's Zoning By-law.

This opinion is provided prior to the public meeting and without the benefit of potentially receiving all comments from agencies or members of the public. Should new information arise regarding this proposal prior to or at the public meeting, Council is advised to take such information into account when considering the application.

Financial Implications:

None.

Strategic Plan:

This matter aligns with following strategic priorities:

- Balanced Growth

Attachments:

Attachment 1 – Location Map