

PLANNING ADVISORY COMMITTEE

July 10, 2019

Application No.: ZBA 16 -19-RT

Report No.: PA-19-36

Application Type: Zoning By-law Amendment

Location: 296 West Quarter Townline Road

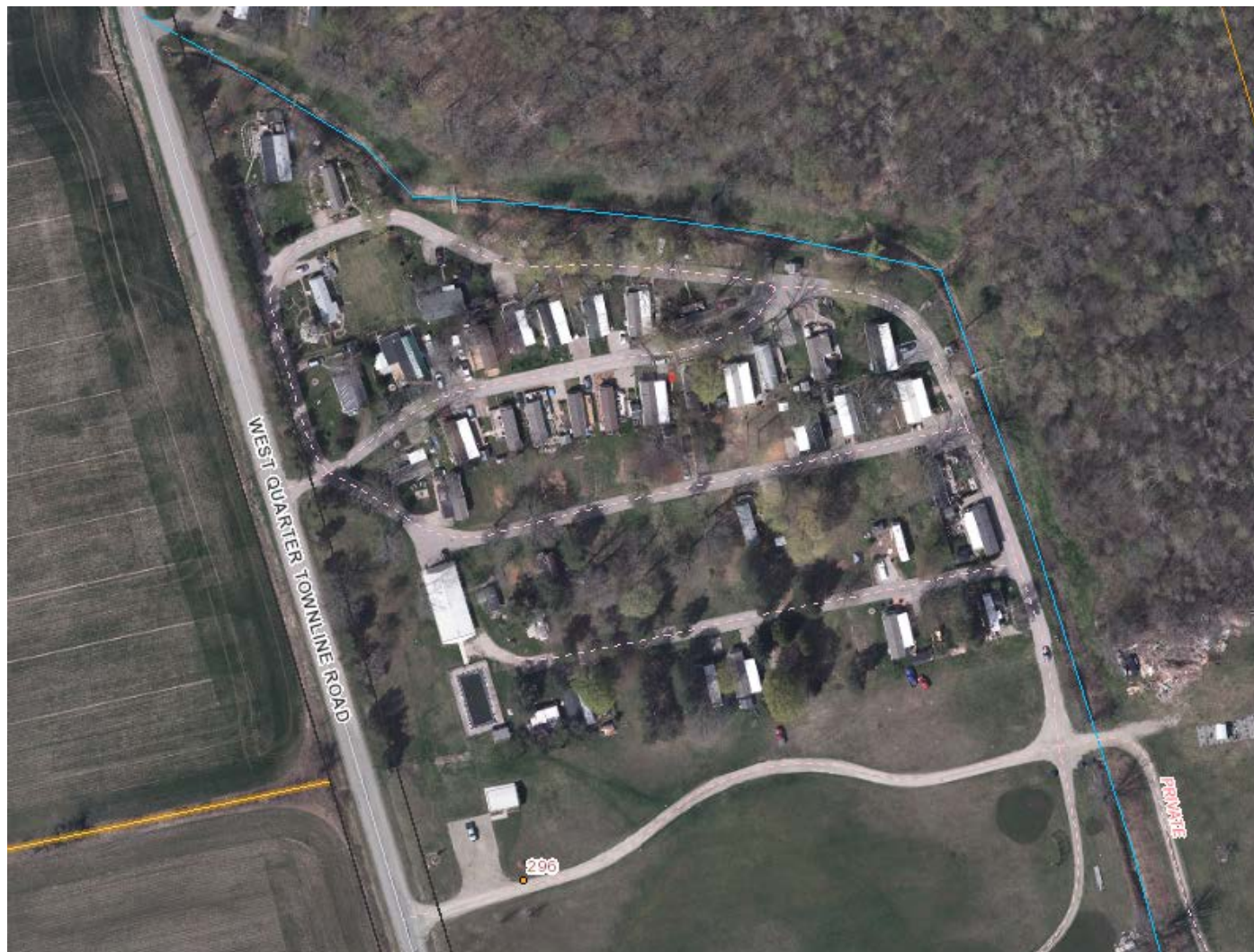
Agent: Jay Hitchon

Applicant: Lyons Delyn Inc. (Lyons Shady Acres)

Staff Recommendation: ITEM BE RECEIVED
FOR INFORMATION PURPOSES ONLY.



296 West Quarter Townline Road



Area: 28 ha +/- (70 ac.)

Frontage: 609m (West Qtr Townline Rd.)

Depth: varies 300-600m



OFFICIAL PLAN

Current Land Use Designation:

- Site Specific Policy Area 9 and Agricultural
- **Intent:**

Allows for seasonal tourist trailers or campers, plus one permanent dwelling unit.



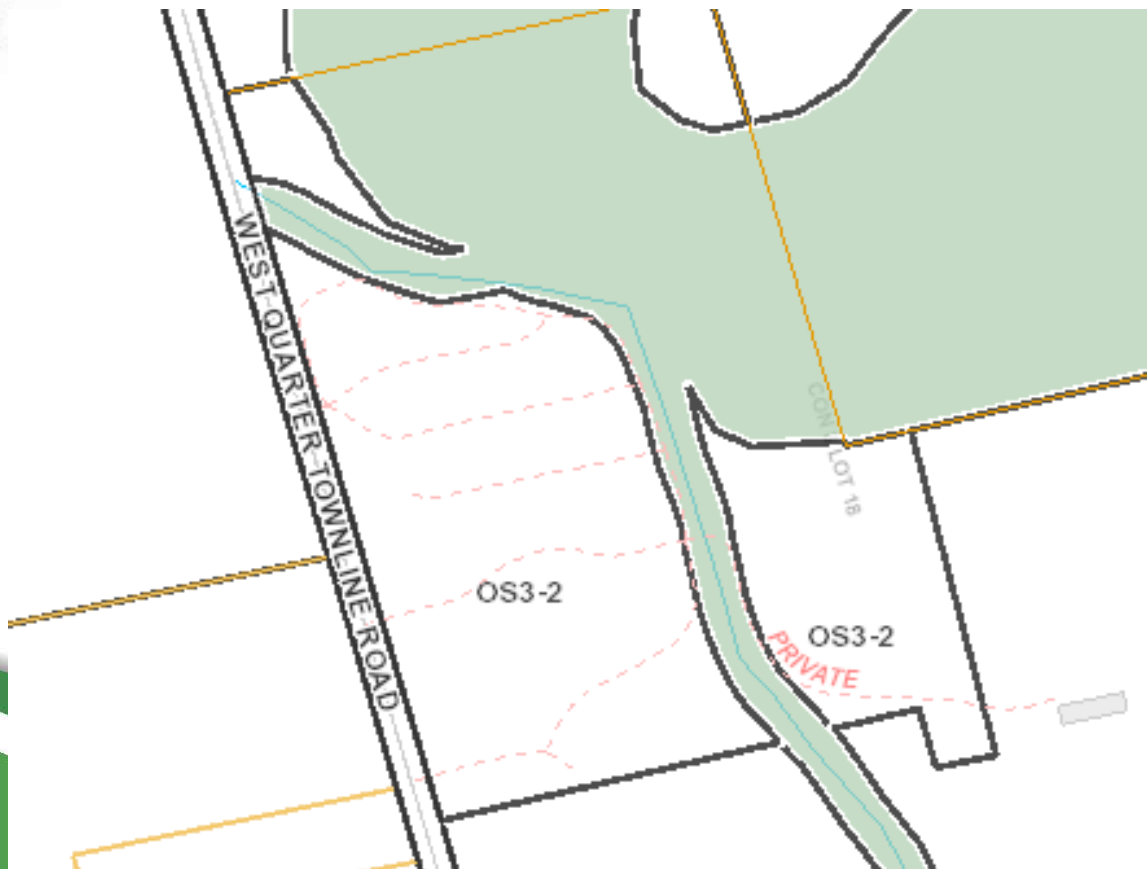
ZONING BY-LAW

Current Zoning:

OS3-2, NH, and Ag. OS3-2 is a Site Specific Zoning

85 Trailer sites, occupied March 1-January 31 - must be unoccupied February 1-end of February each year.

One dwelling may be occupied year round.



PROPOSAL

Zoning By-law Amendment Application:

To Rezone the subject lands to allow for year round occupancy of mobile homes, for a period of 3 years (as a temporary use), whereas the zoning by-law provides for occupancy of residential trailers for only 11 months per year.

KEY ISSUES

2019 Places to Grow Growth Plan:

- Does the establishment of a year round trailer park represent a “new settlement area” under the 2019 P2G Growth Plan? (New settlement areas are prohibited).
- Provincial position?
- Research illustrates that most municipalities turn a blind eye to year round occupancy.

Legal Concerns:

- Health and safety of residents.
- Inability of staff to issue building permits for permanent occupancy due to Provincial Planning regime.

NEXT STEPS

Application Circulation:

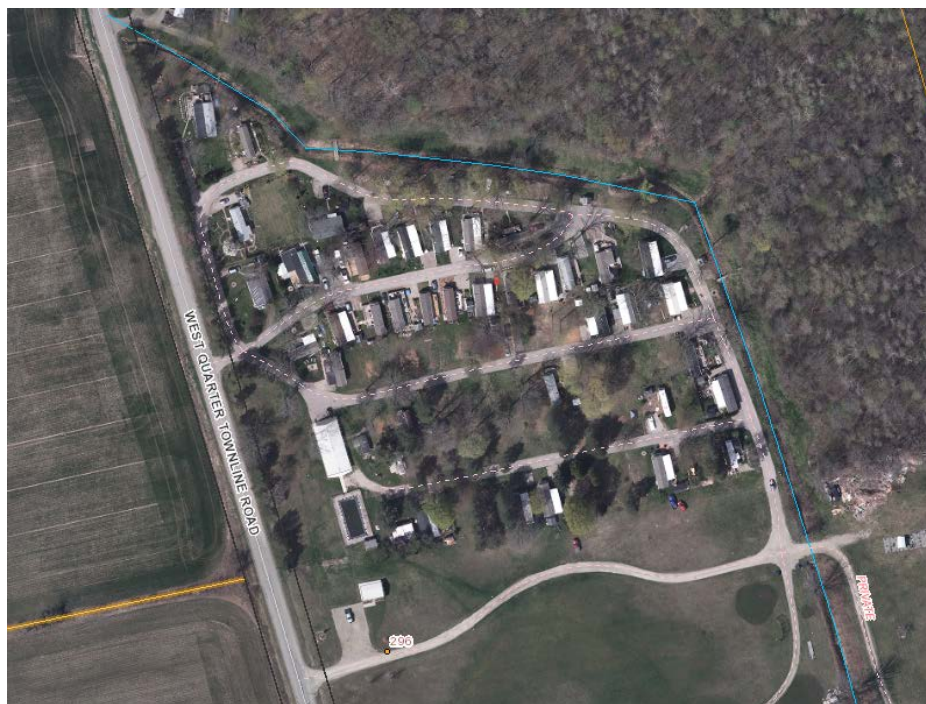
- Comments to be received from Internal / External Agencies, including the Province.
- Further review and discussion between Applicant/ Agent and Staff

Notice of Formal Public Hearing Circulation:

- Notices will be circulated as required by the Planning Act (*125 metres*)
- Consideration/ Decision by Planning Advisory Committee at a later date (target September PAC)

Formal Public Hearing:

- Recommendation Presented by Staff
- Planning Advisory Committee Consideration / Decision



Application No.:

ZBA 16-19-RT

Application Type:

Zoning By-law Amendment – Temporary use

Location:

296 West Quarter Townline Road

Agent:

Jay Hitchon

Applicant:

Lyons Delyn Inc. (Lyons Shady Acres)

Proposal:

Rezone to allow for mobile homes, for a period of 3 years (as a temporary use), whereas the zoning by-law provides for occupancy of residential trailers for only 11 months per year.

Staff

Recommendation:

ITEM BE RECEIVED

FOR INFORMATION PURPOSES ONLY.

QUESTIONS?