



MUNICIPALITY OF THAMES CENTRE

PLANNING & DEVELOPMENT SERVICES

REPORT NO: PDS-070-23

FILE: Z32-23

TO: Mayor and Members of Council

FROM: Marc Bancroft, Director of Planning and Development Services

MEETING DATE: November 27, 2023

**RE: APPLICATION FOR TEMPORARY USE / ZONING BY-LAW
AMENDMENT**

SHELLEY HUNTER

6097 COBBLE HILLS ROAD

1. PURPOSE

The purpose and effect of this Application is to permit a mobile home on the subject land for a temporary period not to exceed ten (10) years, which is otherwise not permitted under the Zoning By-law.

2. BACKGROUND (see attached map)

The subject property is a 40-hectare (100 ac) farm situated on the west side of Cobble Hills Road between Thorndale Road (County Road 28) and Oliver Drive. The lands are primarily used for agricultural purposes and contain a single detached dwelling, a driveway and an accessory building. The property is privately serviced by a well and septic system. The lands are designated 'Agricultural', 'Environmental Area', and 'Protection Area' according to the Thames Centre Official Plan and are zoned Agricultural (A) and Environmental Protection (EP) recognizing existing natural heritage features. The Waubuno Creek flows through the property and as such the lands are also regulated by the Upper Thames River Conservation Authority.

A mobile home is being proposed having a floor area of 71.4 square metres (768.5 ft²) to accommodate family for a temporary period not to exceed ten (10) years. The proposed mobile home would be clustered with the existing buildings. According to the current planning framework, temporary use approvals are permitted for mobile homes or garden suites for a maximum of ten (10) years followed by subsequent renewal(s) to a maximum of three (3) years.

3. ANALYSIS

The Provincial Policy Statement (PPS) provides policy direction to encourage an appropriate range and mix of housing types to meet long-term needs of the community. The County of Middlesex Official Plan also encourages a broad range of housing types to meet projected demographic and market requirements of current and future residents including the provision of alternative forms of housing.

Both the County and Municipal Official Plans generally permit a mobile home provided the following tests are met: the proposed use is temporary, will not create detrimental impacts on the surrounding area, is compatible with the surrounding area, is adequately serviced and will not create undue traffic impacts. Additionally, although the property contains lands zoned EP and regulated by the Conservation Authority, the proposed location of the mobile home is situated outside of the EP zone and regulated lands. In all, the proposed use is capable of satisfying the foregoing tests.

According to Thames Centre's Official Plan, Council has the authority to allow the temporary use of land for, in the case of a garden suite or mobile home, up to ten (10) years initially. The Planning Act specifies that for garden suites, Council may grant further extensions of not more than three (3) years during which the temporary use is authorized. The Act also stipulates that the Municipality has the authority to require the owner to enter into an agreement. Prior to the passing of the temporary use rezoning, it would be appropriate for the owner to enter into an agreement requiring removal of the mobile home prior to the expiry of the approval and subject to a \$5,000 security deposit due at the time of the issuance of the building permit. A draft agreement is included for Council's consideration.

Based on the foregoing, the subject application is consistent with the Provincial Policy Statement and in conformity with the County and Thames Centre Official Plans.

3.1 Agency Comments

In the circulation of the notice of public meeting to prescribed agencies, the following comments were received:

3.1.1 County Engineer: No comment.

3.1.2 Upper Thames River Conservation Authority: No objections.

3.1.3 Director of Public Works: No comment.

3.1.4 Drainage Superintendent: No comment.

3.1.5 Chief Building Official:

The proponent be advised that building permits are required prior to the construction of the proposed mobile home dwelling unit and associated on-site sewage system. The proponent should also be advised that a portion of the property is regulated by Upper Thames River Conservation Authority (UTRCA) and a permit(s) or clearance letter(s) will be required from UTRCA prior to the issuance of any building permits.

3.2 Public Comments

In the circulation of the notice of public meeting to surrounding property owners, no responses have been received to date.

4. RECOMMENDATION

THAT Application for Temporary Use/Zoning By-law Amendment (Z32-23), requested by Shelley Hunter for lands legally described as Part of Lot 18, Concession 7 (geographic Township of West Nissouri), Municipality of Thames Centre and known municipally as 6097 Cobble Hills Road, be approved in principle and that staff prepare the necessary by-law for Council's consideration at the next regular meeting.

Prepared by: Marc Bancroft, Director of Planning & Development Services

Reviewed by: David Barrick, Chief Administrative Officer