

Report to: Council  
From: Treasurer/Acting Administrator-Clerk  
Date: July 17, 2017  
Re: Second Dwelling Request

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## **BACKGROUND**

Matthew Minten (a/f Keyser Acres Inc.) has submitted a request to retain the existing dwelling at 1602 Cuddy Drive while constructing a new dwelling on the same property. The subject property is 150 acres at Concession 3 NER, Lot 5/6. A copy of the request is attached.

## **ANALYSIS**

Planner Christie Kent has advised that the practice of allowing two dwellings on one property is not in conformity with the Township Official Plan and Zoning By-law and has raised concerns in regards to these types of approval.

Council did approve a similar request on Katesville Drive in May. The property owner was required to provide a deposit of \$1,500.00, as well as obtain a demolition permit for the existing dwelling. In this case, the CBO and I were satisfied that the property owner was building in a location that would not be suitable to maintain both dwellings (3 acre lot) and that a severance would not be able to be obtained. The property owners have 6 months from the date of issue of the building permit for the new dwelling to remove the existing dwelling.

Mr. Minten is proposing to build a new dwelling to the west of the existing house. He has provided a Waste Water Treatment System-New Residence plan which indicates that the existing laneway will remain the access to the dwelling and that the laneway will be extended through a portion of the existing dwelling to the new garage. He has confirmed demolition of the existing house in his letter of request.

There is the potential for a severance application to be filed to sever the existing dwelling once the new house is built. This does not appear to be likely based on the proposed location of the septic bed, laneway and garage of the new dwelling.

The property owner could be required to file an application for a temporary use by-law under the Zoning By-law to permit two dwellings on a single property for a specified period of time (up to three years). The amendment application is \$1,600.00 and requires circulation of notice. The owner would then be responsible to remove the existing dwelling in the period of time (up to three years) granted in the temporary use by-law.

**FINANCIAL IMPACT**

The Council would be required to take appropriate legal action in either case.

**RECOMMENDATION:**

**Resolved that Council permit the existing dwelling at 1602 Cuddy Drive to remain during construction of a new dwelling for a period of six (6) months from the date of issuance of the building permit subject to a deposit of \$10,000.00 which will be retained by the Township until the existing dwelling has been removed to the satisfaction of the Township and that a demolition permit be taken out for the demolition of the existing dwelling.**

Council of Adelaide Metcalfe Township.

Hello, my wife Karen and I are planning to build a new house on our farm, 1602 Cuddy drive. I have been in contact with Jeff Denomy on many occasions over past year in regards to this project and he is well aware of it. Jeff is waiting for a few things from me before he can issue a permit but suggested I send this letter to the township requesting permission to build a second dwelling on the property. Once the new house completed, the old existing house will be demolished.

Please feel free to call me at 519-808-5988

Thanks for your time

Matthew Minten