

The Corporation of the Municipality of
Central Elgin

Report

DATE: April 21st, 2020

REPORT: AMDS-13-20

TO: To Mayor Martyn and Council

PREPARED BY: Lloyd Perrin,
Director of Asset Management and
Development Services.

SUBJECT: Baron's Court Development

TO COUNCIL: April 27th, 2020

RECOMMENDATION.

THAT Council of the Municipality accept report AMDS-13-20 as information

AND THAT Council accept the proposal of Andy Spriet respecting the creation of one building lot on Barons Court comprised of Blocks 28 to 30 conditional on him obtaining a minor variance to recognize the reduce frontage of the newly created lot.

AND THAT Council agrees to accept the dedication of Blocks 31, 32 and 33 of Plan M215 to the municipality.

REPORT:

Background

In 1988, Andy Spriet developed the Hazelwood Subdivision in Belmont. That development included the construction and development of Baron's Court on the southwest corner of Belmont. When development was laid out and approved there were six (6) blocks that were planned, registered and serviced on the west side of Baron's Court (see attached plan in appended report). These blocks were created with a depth of approximately 15.8 meters. The original intent when the blocks were created was land would be acquired from the property to the west and added to these six (6) blocks providing them with sufficient depth to satisfy the Belmont Zoning Bylaw for use as a building lot. It is our understanding that over the years the developer, has tried on numerous occasions (most recently in February 2020) to acquire land from the abutting property owner to facilitate having the proper depth for the proposed lots. The developer has had no success in assembling the land to be able to move forward with developing the lands as it was originally intended in 1988. It should be noted that the



developer still owns the six lots that were originally created. The blocks in question are noted on the plan as Lots, 28 to 33. All six blocks are serviced with municipal water and wastewater connections. The municipality has constructed playground equipment on Blocks 28 and 29 with the developer's consent.

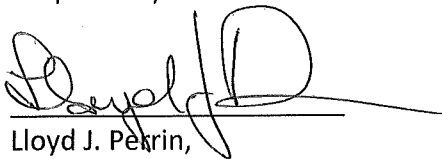
Proposal

Central Elgin Planning and Development Services staff met with the developer in February to discuss potential development options for the property. As a result of that meeting, the developer is proposing to utilize Blocks 28 to 30 on the original plan to allow for one residential building lot. The proposed lot would front onto Dyer Street and have a frontage of approximately 16 meters and a depth of approximately 37 meters. We would note that the Belmont Zoning Bylaw requires a frontage of 18 meters for a corner lot. With this constraint, the developer would be required to submit an application for a Minor Variance to allow for development on the proposed lot. We would note that would be done as part of a separate application and process for the Committee of Adjustment to contemplate.

The developer is proposing to dedicate Blocks 31, 32 and 33 to the municipality. We would note that all three of these blocks are currently serviced with municipal water and wastewater. The developer would provide for relocating the existing playground equipment to these blocks so that the proposed lot could be developed.

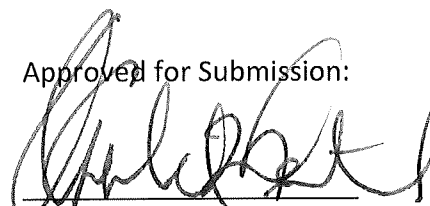
Staff do not have any concerns with the proposal as conveyed in the attached justification report supplied by Mr. Spriet. We would note that in order to proceed it would be conditional on the developer obtaining approval for the minor variance, which would recognize the smaller frontage than what is contemplated in the current Belmont Zoning Bylaw.

Respectfully Submitted:



Lloyd J. Pekrin,
Director of Asset Management
and Development Services

Approved for Submission:



Donald N. Leitch,
Chief Administrative Officer.