

Report

Date August 17, 2022

File: TTP00076

Subject Temporary Mobile Home Permit Application for 7042 Norcross Road

PURPOSE

To consider authorizing a Temporary Mobile Home Permit for 7042 Norcross Road to reauthorize an existing temporary mobile home on the property in order to provide care of a sick or elderly person. A presentation by staff will be provided at the meeting.

BACKGROUND

The subject property is 1.41 ha (3.47 acres) in area and is zoned Rural Zone (A2) (Attachment 1, 2 & 3). The original authorization for the existing Temporary Mobile Home (TMH) was issued in 1980 for the previous owner's elderly mother.

Temporary Mobile Home Permit Bylaw No. 1685 (TMHP Bylaw) provides for a mobile home to be placed on a parcel, in addition to the principal single-family dwelling, in order to accommodate for the care of a sick or elderly person, a child needing accommodation, to accommodate the owner while their permanent residence is under construction, for farm help, or for protection against vandalism. Any temporary mobile home permit (TMHP) issued by Council is for a term of one year, subject to the property being at least 0.81 ha in size and complying with section 10 of Bylaw No. 1685. The TMHP (Attachment 8) may be renewed annually upon receipt of a written request from the applicant and confirmation that conditions for which Council issued the permit remain unchanged.

Proposal

The applicant-owners are requesting permission to permit an existing TMH on their property for the care of a sick or elderly person (Attachment 4 & 5). The existing TMH fully complies with the provisions of the TMHP Bylaw and doesn't require any land alterations or upgrades to the existing sewage system (Attachment 7).

DISCUSSION

The proposal is consistent with TMHP Bylaw permit condition under Sec. 2(a) to accommodate or care for a sick or elderly person, and the size and siting limitations identified under Sec. 10 of the Bylaw.

The location of the mobile home is approximately 52 metres from the front lot line adjacent to Norcross Road and 18.9 metres from the closest side yard (Attachment 4).

Analysis

No land alterations will occur through the authorization of the proposed. The siting of the mobile home is clustered around the other residential buildings on the subject property, leaving ample room to conduct farming activities. The proposed is consistent with OCP Policy 2.1.1.1. (f), which encourages the design of building layouts and servicing to contribute to the preservation of farmland.

Should the TMHP be authorized by Council, no building permit or other approvals will be required.

Approval of this TMHP application for the mobile home siting as proposed is recommended.

OPTIONS

1. **(Recommended Option)** THAT Council authorize Temporary Mobile Home Permit No. TTP00076 to be issued to Kristy and Gavin Symes for the use of a temporary mobile home at 7042 Norcross Road, in accordance with the requirements of Temporary Mobile Home Permit Bylaw No. 1685, for a term of one year, expiring on August 17, 2023.
2. That Council deny Temporary Mobile Home Application No. TTP00076 for a temporary mobile home located at 7042 Norcross Road.

IMPLICATIONS

Authorizing the issuance of the permit would allow the existing temporary mobile home to be occupied by the applicant's mother. The permit may be renewed an indefinite period of time, as long as the conditions of the permit remain unchanged.

Should Council deny the proposed use of the existing Temporary Mobile Home, the property owners will be required to remove the Temporary Mobile Home from the property or apply for a zoning amendment.

RECOMMENDATION

THAT Council authorize Temporary Mobile Home Permit No. TTP00076 to be issued to Kristy and Gavin Symes for the use of a temporary mobile home at 7042 Norcross Road, in accordance with the requirements of Temporary Mobile Home Permit Bylaw No. 1685, for a term of one year, expiring on August 17, 2023.

Report prepared by:



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Report reviewed by:



Rob Conway, MCIP, RPP
Director, Planning and Building

Approved to be forwarded to Council:



Ted Swabey
Chief Administrative Officer

Attachments:

- (1) Location Map
- (2) Orthophoto
- (3) Zoning Map
- (4) Site Plan 2019-05-01
- (5) Letter of Rationale 2019-04-26
- (6) CSA Standard Z-240 Series
- (7) Record of Sewage 2019-08-26
- (8) Draft Temporary Mobile Home Permit