



### Staff Report

**Report Title: Inverlyn Estates Construction Building**

**Prepared By: Matt Farrell, Manager of Building and Planning/CBO**

**Department: Building and Planning**

**Date: Mar. 1, 2021**

**Report Number: BLDG-2021-03-7**

**File Number:**

**400 Reports**

#### **Attachments:**

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#### **Recommendation:**

That the Township of Huron-Kinloss Committee of the Whole hereby receives for information Report Number BLDG2021-03-7 prepared by Matt Farrell, Building and Planning Manager/CBO

#### **Background:**

A concern was brought forward during New Business at the February 16<sup>th</sup> Council meeting about the status of two temporary buildings used for construction purposes within Inverlyn Estates. Township Staff have also had discussions recently with a handful of residents of this development who have voiced similar concerns. We have prepared this report to clarify what tools the Township has to permit temporary construction buildings and uses but also have them removed or halted once the development is complete.

#### **Discussion:**

Inverlyn Estates is a 150 lot condominium development that has been undergoing construction for more than a decade. Prior to that, staff worked with the owners during the design and planning stages to bring the development to the construction stage. We have always had a good relationship with this group.

Approximately eight years ago, the owners approached the Chief Building Official about placing two temporary buildings on Lot 124 of the development to help them co-ordinate and manage construction. An office was constructed on concrete piers near the front of the property to run sales and project management from while a storage building was built in the back perform some woodworking and store building materials (windows, doors, plumbing fixtures, trim work). This location was picked as it was the last area they planned on building around but also gave them

good access to the rest of the development. The hope was that having these buildings would limit the amount of disruption to the residents already living there.

Construction Uses are regulated under 4.5 of the Township's Comprehensive Zoning By-law and allows temporary buildings associated with construction provided that they only remain for the duration of the construction. These buildings cannot be used for residential purposes.

Building permits were not issued for these structures since doing so would contravene the Township's By-law and it is very difficult to stipulate the duration for which they would be permitted. We have never had to enforce the removal of construction buildings in the past but staff feels the wording of the Zoning By-law provides us enough authority to do so.

At the start of 2021, there were only seven vacant lots in the development. In the last two months the Township has issued an additional five building permits leaving lot 124 and lot 1 as the only vacant properties. In discussions with the developer, they anticipate that lot 124 will be developed within the next year.

The structure being used as the office is movable and is expected to be off the property before the end of this year. The owners are currently considering whether they may want to keep the shed as a residential accessory building. To permit the shed, they will have to apply for a minor variance since the site specific zoning for the development does not allow an accessory building greater than 64 square feet. If they are not successful with the variance application, the building would be dismantled and moved to another location.

Inverlyn Estates is a Plan of Condominium and has its own governance Board that approves all construction in the subdivision. Quite often issues that could be addressed by by-law enforcement or property standards are controlled by their own Board. The Township has had previous discussions with them about the respective roles each plays.

Again, the Township has had a very good relationship with the owners of this development and we do not see there being any issues with the construction uses ending as the work nears completion. We will continue this engagement as they complete this significant project.

**Financial Impacts:**

None

**Strategic Alignment / Link:**

We are a prosperous community that continues to grow in a sustainable manner by investing in infrastructure.

**Respectfully Submitted By:**

Matt Farrell, Manager of Building and Planning

**Approved By:**

Mary Rose Walden, Chief Administrative Officer