



The Corporation of the Township of Huron-Kinloss

Staff Report

Report Title: Farrell Surplus Dwelling Severance

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

Department: Building and Planning

Date: Sep. 13, 2021

Report Number: BLDG-2021-09-23

File Number:

D10-2021

Attachments:

Recommendation:

That the Township of Huron-Kinloss Council hereby approves Report Number BLDG-2021-09-23 prepared by Matt Farrell, Building and Planning Manager/CBO AND FURTHER approves the appropriate By-Law coming forward.

Background:

At the August 9th Planning Meeting, Council approved the zoning application of Ross Farrell to permit a surplus farm dwelling severance pending confirmation that the single detached dwelling on the subject lands can be made habitable.

Discussion:

The Building and Planning Manager/CBO performed an inspection of the dwelling on August 23rd. It had been occupied as recently as seven years ago. Some of the initial non-structural demolition work had already commenced of the interior. Overall, the dwelling is still in very good condition structurally but has some deficiencies that will have to be addressed before it can be occupied.

A plan of work was discussed with the prospective owners of the dwelling in terms of what will be undertaken. The electrical and plumbing systems will all be replaced, and some rooms will be reconfigured to suit their future need. The windows will be replaced, and a new septic system will be installed. There are some areas where the bricks have previously been replaced that will need to be repaired.

Based off the structural review and the discussions on the proposed work, I am confident that the dwelling can be made habitable. The County will also be proceeding with the consent application.

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, Building and Planning Manager/CBO

Approved By:

Mary Rose Walden, Chief Administrative Officer