

DATE: June 14, 2021

REPORT NO: PD-76-2021

SUBJECT: **Recommendation Report – Wes Blokker, B-Line Trenching – Refund of Security Deposit**

CONTACT: Brian Treble, Director of Planning & Building

OVERVIEW:

- On June 26th, 2017, By-law 2017-65 was approved to zone the property at 9629 Regional Road 20 to Agricultural with exception (A-584) that permitted an on farm diversified business as an accessory use to on site farming.
- The property was also subject to site plan control and the zoning provision also required that the Township hold a \$5000 security deposit to help ensure compliance of the use with the zoning regulations.
- As of July 29, 2021, the property will now be sold to a new owner.
- As a result, Mr. Blokker has now requested the release of his security deposit.
- Staff recommend that the security deposit be released on July 30th, 2021, so long as the closing happens on July 29th, 2021, as planned and B-Line Trenching is no longer operating from the lands, as confirmed and to the satisfaction of the Director of Planning & Building.

RECOMMENDATION:

1. That, Report PD-76-2021, regarding “Recommendation Report – Wes Blokker, B-Line Trenching – Refund of Security Deposit”, dated June 14th, 2021, be RECEIVED; and,
2. That, staff be and are hereby authorized to release the \$5000 security deposit, on or after July 30, 2021, provided the property situated at 9629 Regional Road 20 is sold with B-Line Trenching no longer operating from the site, as confirmed and to the satisfaction of the Director of Planning & Building.

ALIGNMENT TO STRATEGIC PLAN:

Theme #6

- Efficient, Fiscally Responsible Operations

BACKGROUND:

On June 26th, 2017 the Council of the Township of West Lincoln approved a zoning bylaw amendment for 9629 Regional Road 20 owned by Wesley and Jaclyn Blokker. The zoning amendment permitted 1 acre of land to be used for a home industry subject to a number of conditions such as a limit on the number of employees and the requirement for a site plan.

The Site Plan application was received on April 24, 2019 and went to Committee and Council for authorization to enter into an agreement on May 13, 2019. The Bylaw authorized the Mayor and Clerk to enter into an agreement with Wesley Richard Blokker, Jacklyn Geraldine Blokker and the Bank of Nova Scotia.

A new authorizing By-law (By-law 2021-23) was presented to Committee on March 8th, 2021 and ratified by Council on March 22nd, 2021, for the Township to enter into a site plan agreement with Wesley Richard Blokker and Jacklyn Geraldine Blokker. A final signed site plan was then signed on March 23rd, 2021 and registered (NR571553) on March 31st, 2021.

CURRENT SITUATION:

On April 10, 2017, Township Planning staff recommendation report PD-019-17 went to Committee and subsequently was pulled by Council on April 24th, 2017. A memo was presented to Committee and Council in June of 2017, which recommended approval of a special agricultural zoning with exception (A2-584) to permit a home industry accessory to an existing agricultural use with not more than 7 employees (plus the owners) on one acre of the property. The property was also subject to site plan control/development agreement.

On April 24th, 2019, Wes Blokker applied for a site plan for the subject property. Final site plan approval was delayed for a number of factors, but was signed by the applicants on December 12th, 2019 for registration, however was again delayed due to complications with the mortgage interest.

A new authorizing By-law (By-law 2021-23) was presented to Committee on March 8th, 2021 and ratified by Council on March 22nd, 2021, for the Township to enter into a site plan agreement with Wesley Richard Blokker and Jacklyn Geraldine Blokker. A final signed site plan was then signed on March 23rd, 2021 and registered (NR571553) on March 31st, 2021.

Now, as of July 29, 2021, the property will be sold with the new purchase interest proposing to operate a slightly different home industry from the subject lands. As a result, the \$5000 security deposit will no longer be appropriate to continue to be held.

As a result, staff recommend that the \$5000 security deposit be released upon the sale of the lands and the removal of B-Line Trenching from the subject lands.

FINANCIAL IMPLICATIONS:

Not applicable to this report. The security deposit is currently being held in a specific deposit account for this property.

INTER-DEPARTMENTAL COMMENTS:

Not applicable to this report.

CONCLUSION:

Staff recommend that the \$5000 security deposit be released after July 29th, 2021 provided the sale of 9629 Regional Road 20 occurs and B-Line Trenching no longer operates from the subject lands, as confirmed and to the satisfaction of the Director of Planning & Building.

ATTACHMENTS:


1. Email from Wes Blokker

Prepared & Submitted by:



Brian Treble
Director of Planning & Building

Approved by:



Bev Hendry
CAO