Date: October 24, 2017
To: Mayor Mary Smith and Council Members
From: Robert Lamarre Manager of Building and Planning
Subject: Demolition Agreement – 47 Darling Drive
Status: For Direction

Recommendation

That the report of the Manager of Building and Planning regarding the Cascanette Demolition Agreement, 47 Darling Drive, Part of Lot 1 Concession 1 Plan 12 Lot 12 – Ennismore Ward be received for information; and

That By-law No. 2017-065 to authorize the execution of an Agreement to Demolish between the Corporation of the Township of Selwyn, Ronald Cascanette and Nancy Cascanette be brought forth for consideration under the By-law section of the agenda.

Information

Ronald and Nancy Cascanette have made application to construct a new home on Pt. Lot 1 Concession 1 (47 Darling Drive) Ennismore Ward. The parcel is currently developed with a dwelling.

Our Zoning By-law does not permit two dwellings on one lot. Consequently, the Chief Building Official is restricted from issuing a building permit as the proposal is not consistent with applicable law.

The Cascanette’s would like to keep the existing dwelling for use during construction. They fully intend to demolish the existing dwelling once the proposed dwelling is complete.

The Township has, in the past, permitted this to occur with the condition that the owners enter into an agreement with the Township which obligates them to demolish or relocate the existing dwelling within a specified time period.

The Cascanette’s have agreed to enter into our standard agreement, which would obligate them to demolish or remove the existing dwelling prior to October 31, 2018. The Township would have the authority to demolish the building at the owner’s expense, should they fail to comply with the conditions of the agreement.
The agreement provides the level of assurance that the work necessary to comply with the regulations of the Zoning By-law will take place as prescribed by the conditional permit provision of the OBC.

**Financial Impact**

Costs to register the agreement on title, should we chose to do so, are to be borne by the applicant.

**Strategic Plan Reference**

Achieve excellence in governance and service delivery.

**Attachments**

- Proposed Agreement

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**Robert Lamarre**

Prepared By: Robert Lamarre, Manager of Building and Planning

**Janice Lavalley**

Reviewed By: Janice Lavalley, CAO