



Municipality of West Elgin

Agenda

Public Meeting

January 24, 2019 – 9:30 a.m.

Council Chambers, West Elgin Municipal Building

Documents are available in alternate formats upon request. Please contact the Clerk's Department if you require an alternate format or accessible communication support at 519-785-0560 or by email at gscharback@westelgin.net.

1. Call to Order

2. Disclosure of Pecuniary Interest

3. Purpose of Public Meeting

3.1. Pursuant to Section 34 of the Planning Act, 1990

4. Application for Amendment to Zoning By-Law 2015-36 –20207 and 20283 Marsh Line

4.1. H. James – Proposed Zoning By-Law Amendment Application File No. P10/2018

Recommendation: That West Elgin Council hereby receives the report from H. James, Planner re: application to amend Zoning By-Law for 20207 and 20283 Marsh Line, File No. P 10/18; and,

That Council of the Municipality of West Elgin consider the By-Law to amend Zoning By-Law Amendment, subject to the conditions on the By-Law, as presented in the By-Law portion of the agenda.

4.2. Written Comments Received

4.3. Comments – Council, Public in Attendance

5. Close Public Meeting

5.1. Recommendation: That Council now closes the Public Meeting at _____ a.m. and reconvenes the Regular Council Meeting.



Staff Report

Report To: West Elgin Council

From: Heather James, Planner

Date: January 24, 2019

Report: 02-2019

Subject: Proposed Zoning By-law Amendment Application File No. P 10/18 for James and Teresa Murray, Concession 10, North Part of Lot B, 20207 and 20283 Marsh Line

Recommendation:

That Council for the Municipality of West Elgin receives the report regarding the application to amend Zoning By-Law for 20207 and 20283 Marsh Line, File No. P 10/18; and,

That Council of the Municipality of West Elgin consider the By-Law to amend Zoning By-Law Amendment, subject to the conditions on the By-Law, as presented in the By-Law portion of the agenda.

Purpose:

The purpose of the Zoning By-law Amendment application is to amend the General Agricultural (A1) Zone of the Municipality of West Elgin Comprehensive Zoning By-law 2015-36 to facilitate the severance of a surplus farm dwelling, owned by James and Teresa Murray.

The subject lands are situated on the south side of Marsh Line, in the former Township of Aldborough. The lands are legally described as Concession 10, North Part of Lot B, in the geographic Township of Aldborough, and known municipally as 20207 and 20283 Marsh Line.

County of Elgin Land Division Committee conditionally approved the associated severance application (File No. E 87/18) on November 14, 2018, no appeals were received.

Background:

The proposed severed parcel will have an area of 0.405 ha (1.00 ac.), a frontage of 45.23 m (148.39 ft.) along Marsh Line and a depth of 89.48 m (293.57 ft.) and is known municipally as 20207 Marsh Line. The proposed severed parcel contains an existing residential dwelling, garage and two sheds with private water well and private septic system (as shown in yellow on the attached Sketches).

The proposed retained parcel will have an area of 14.77 ha (36.45 ac.), a frontage of 195.0 m (639.76 ft.) along Marsh Line and a depth of 630.0 m (2,066.93 ft.) and is known municipally as 20283 Marsh Line. The proposed retained parcel is used for agricultural use and has one mobile home and one shed with private water well and private septic system (as shown in red on the attached Sketch). According to Municipal Property Assessment Corporation data, the mobile home has been in existence on the property since 1960 and predates the first Zoning

By-law for the former Township of Aldborough. Therefore, the existing mobile home is a legal non-conforming use.

Agricultural and rural residential uses surround the subject lands. There is a woodlot on the south portion of the retained parcel. The Hampton Municipal Drain and the Kruppe Municipal Drain run through the retained parcel.

Financial Implications:

None.

Policies/Legislation:

Provincial Policy Statement, County of Elgin Official Plan and Municipality of West Elgin Official Plan

Consistency with the Provincial Policy Statement 2014 and conformity with the County of Elgin Official plan and the Municipality of West Elgin Official Plan were determined in the consent application.

This application is consistent with the Provincial Policy Statements 2014 and conforms to the County of Elgin Official Plan and the Municipality of West Elgin Official Plan, in particular with the requirement to rezone the severed and retained parcels.

Municipality of West Elgin Comprehensive Zoning By-law 2015-36

The subject lands are zoned General Agricultural (A1) on Map 53 of the Municipality of West Elgin Zoning By-law No. 2015-36.

The severed parcel is proposed to be rezoned from Agricultural (A1) Zone to Restricted Agricultural (A3) Zone. The A3 zone will permit agri-tourism, animal clinic, animal hospital, bed and breakfast establishment, dog kennel day care, day care centre, secondary farm occupation, restricted agricultural use and single unit dwelling.

The retained parcel is proposed to be rezoned from Agricultural (A1) Zone to Agricultural (A2) Zone. The A2 zone prohibits new residential use and new residential buildings and permits agricultural use, agri-tourism use, farm winery, hunting reserve, production of oil and natural gas and wildlife preserve. The existing mobile home is a legal non-conforming use and will be permitted to continue until the mobile home is removed from the property.

Related Documents:

Severance Application File No. E 87/18 and associated planning report.

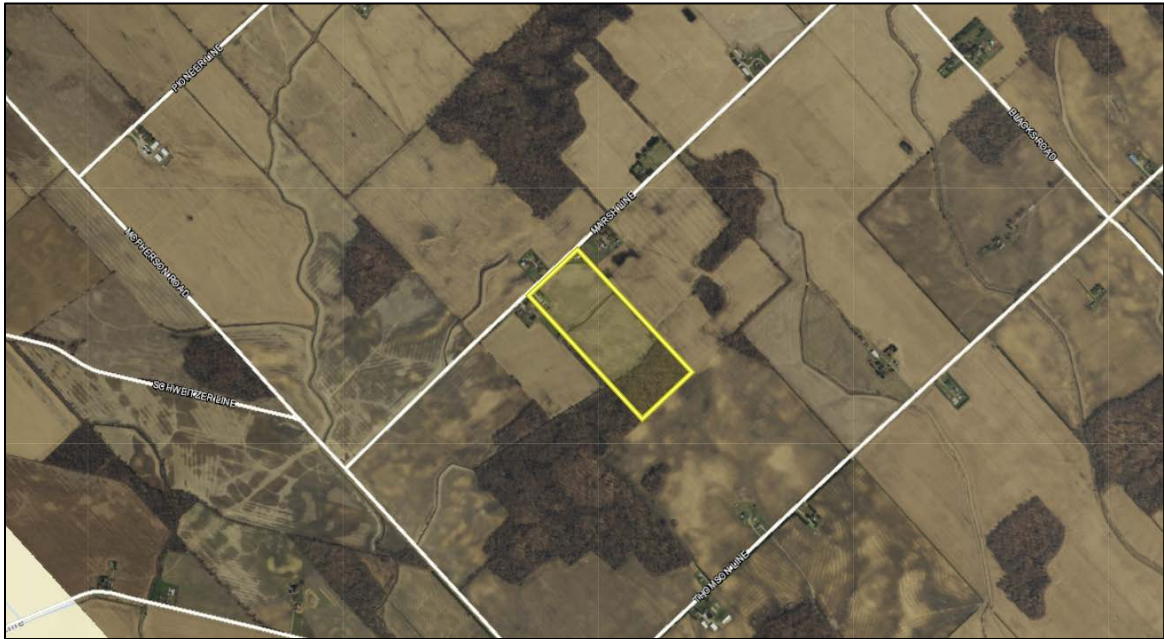
Respectfully submitted,

Approved by,

Heather James, Planner

Genevieve Scharback, CAO/Clerk

KEY MAP



SKETCHES

