



Municipality of West Elgin

Agenda

Public Meeting

February 14, 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 – 22643 Downie Line

4.1. H. James – Proposed Zoning By-Law Amendment Application File No. P1/19

Recommendation: That Council for the Municipality of West Elgin receives the report regarding the application to amend Zoning By-Law for Concession 7, Part of Lot 8, File No. P 1/19; and,

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

4.2. Written Comments Received

4.3. Comments – Council, Public in Attendance

5. Application for Amendment to Zoning By-Law 2015-36 – 22806 Queens Line

5.1. H. James – Proposed Zoning By-Law Amendment Application File No. P2/19

Recommendation: That Council for the Municipality of West Elgin receives the report regarding the application to amend Zoning By-Law for 22806 Queens Line, File No. P 2/19; and,

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

5.1. Written Comments Received

5.2. Comments – Council, Public in Attendance

6. Close Public Meeting

6.1. 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: February 14, 2019

Report: 04-2019

Subject: Proposed Zoning By-law Amendment Application File No. P 1/19 for Allan Barfett, Concession 7, Part of Lot 8

Recommendation:

That Council for the Municipality of West Elgin receives the report regarding the application to amend Zoning By-Law for Concession 7, Part of Lot 8, File No. P 1/19; 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 Agricultural (A2) Zone of the Municipality of West Elgin Comprehensive Zoning By-law 2015-36 to facilitate a lot line adjustment to permit the installation of a new septic system tile bed.

The subject lands are situated on the south side of Downie Line, in the former Township of Aldborough. The lands are legally described as Concession 7, Part of Lot 8, in the geographic Township of Aldborough.

County of Elgin Land Division Committee conditionally approved the associated severance application (File No. E 55/18) on August 25, 2018 and no appeals were received.

Background:

The proposed severed parcel will have an area of 0.12 ha (0.289 ac) with no frontage and a depth of 23.411 m (76.81 ft.) and a width of 49.987 m (123.52 ft.). The proposed severed parcel is vacant and will contain a new septic system tile bed (as shown in red on the attached Sketch).

The proposed retained parcel will have an area of 45.64 ha (18.47 ac) and a frontage of 160.5 m (526.57 ft.) along the south side of Downie Line with a depth of 644.6 m (2,114.83 ft.). The proposed retained parcel is vacant and used for agricultural use (as shown in yellow on the attached Sketch).

The proposed severed parcel will be merged with the abutting parcel to the north, municipally known as 22643 Downie Line, which contains a single detached dwelling with municipal water and private septic system (as shown in green on the attached Sketch). Agricultural and rural residential uses surround the subject lands.

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 parcel.

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

The subject lands are zoned Agricultural (A2) on Map 37 of the Municipality of West Elgin Zoning By-law No. 2015-36.

The severed parcel is proposed to be rezoned from Agricultural (A2) Zone to Rural Residential (RR) Zone, which permits the existing single detached dwelling on the lot to be merged.

The retained parcel will remain zoned Agricultural (A2) Zone.

Related Documents:

Severance Application File No. E 55/18 and associated planning report.

Respectfully submitted,

Approved by,

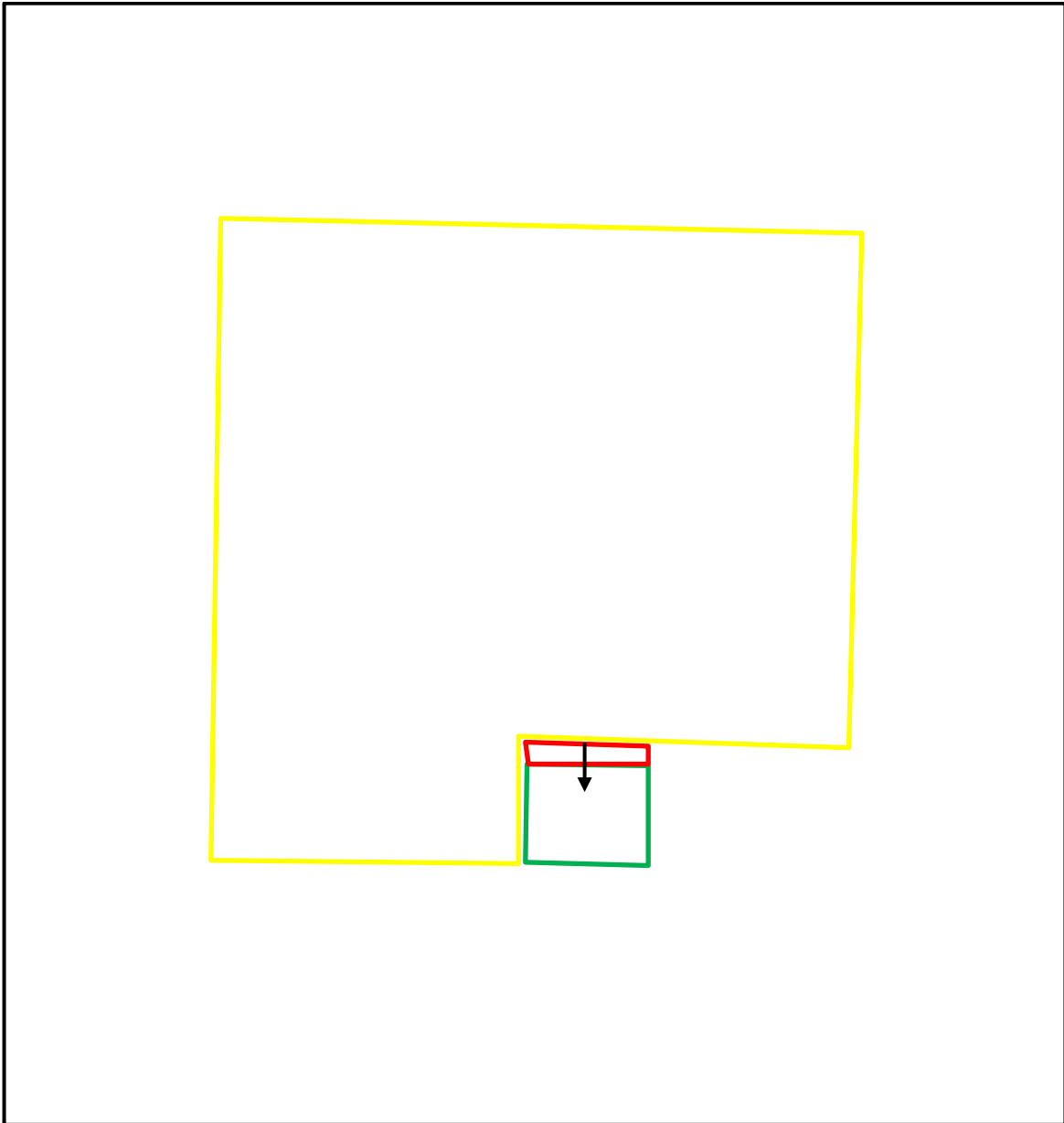
Heather James, Planner

Genevieve Scharback, CAO/Clerk

KEY MAP



SKETCH





Staff Report

Report To: West Elgin Council

From: Heather James, Planner

Date: February 14, 2019

Report: 05-2019

Subject: Proposed Zoning By-law Amendment Application File No. P 2/19 for William and Louise Vanderloo, Concession 7, West Part of Lot 9, 22806 Queens Line

Recommendation:

That Council for the Municipality of West Elgin receives the report regarding the application to amend Zoning By-Law for 22806 Queens Line, File No. P 2/19; 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 William and Louise Vanderloo.

The subject lands are situated on the north side of Queens Line, in the former Township of Aldborough. The lands are legally described as Concession 7, West Part of Lot 9, in the geographic Township of Aldborough, and known municipally as 22806 Queens Line.

County of Elgin Land Division Committee conditionally approved the associated severance application (File No. E 74/18) on December 12, 2018 and no appeals were received.

Background:

The proposed severed parcel will have an area of 1.34 ha (3.3 ac.), a frontage of 86.86 m (284.97 ft.) along Queens Line and an irregular depth and is known municipally as 22806 Queens Line. The proposed severed parcel contains an existing single detached dwelling, garage and three accessory buildings 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 38.6 ha (95.38 ac.), a frontage of 170.4 m (559.05 ft.) along the north side of Queens Line and a depth of 1,308.0 m (4,291.33 ft.). The proposed retained parcel will contain four grain bins with no services and will continue to be used for agricultural use (as shown in green on the attached Sketch). There is a woodlot in

the centre of the retained parcel. The Wilton Municipal Drain runs through the severed and retained parcels. Agricultural and rural residential uses surround the subject lands.

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) with a portion of the property subject to Lower Thames Valley Conservation Authority Regulated Area on Map 38 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 Site-Specific Restricted Agricultural (A3-5) Zone. The site-specific A3-5 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 A3-5 zone will also prohibit livestock on the severed parcel, which is a required condition by Elgin County Land Division Committee due to the size of the non-farm residential parcel.

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.

Related Documents:

Severance Application File No. E 74/18 and associated planning report.

Respectfully submitted,

Approved by,

Heather James, Planner

Genevieve Scharback, CAO/Clerk

Key Map



Sketches

