



Municipality of West Elgin

Agenda

Public Meeting

July 18, 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 Sections 28 and 34 of the *Planning Act, 1990*

4. Application for Amendment to Zoning By-Law 2015-36 – 26131 Argyle Line

- 4.1. H. James, Planner – Proposed Zoning By-Law Amendment for 26131 Argyle Line
- 4.2. Written Comments Received
- 4.3. Comments – Council, Public in Attendance

Recommendation: That Council for the Municipality of West Elgin receives the report regarding the application to amend Zoning By-Law for 26131 Argyle Line, File No. P 4/19; and,

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

5. Application for Amendment to Community Improvement Plan – Elgincentives

- 5.1. H. James – Proposed Elgincentives CIP Updated March 2019
- 5.2. Written Comments Received
- 5.3. Comments – Council, Public in Attendance

That Council for the Municipality of West Elgin receive the report from the planner regarding the proposed amendment for the Municipality of West Elgin Elgincentives Community Improvement Plan Updated March 2019 for information; and,

That Council of the Municipality of West Elgin adopt the Elgincentives Community Improvement Plan Updated March 2019 in accordance with the by-law attached.

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: July 18, 2019

Report: 25-2019

Subject: Proposed Zoning By-law Amendment Application File No. P 4/19 for Pioneer Hay Sales Ltd., Concession 4 Eastern Division, North Part of Lot 24, 26131 Argyle Line

Recommendation:

That Council for the Municipality of West Elgin receives the report from the planner regarding the application to amend Zoning By-Law for 26131 Argyle Line, File No. P 4/19; 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 Pioneer Hay Sales Ltd..

The subject lands are situated on the south side of Argyle Line, in the former Township of Aldborough. The lands are legally described as Concession 4 Eastern Division, North Part of Lot 24, in the geographic Township of Aldborough, and known municipally as 26131 Argyle Line.

County of Elgin Land Division Committee conditionally approved the associated severance application (File E 10/19) on March 20, 2019 and no appeals were received.

Background:

The proposed severed parcel (outlined in yellow on the attached Sketches) will have an area of 1.16 ha (2.86 ac.), a frontage of 86.5 m (283.79 ft.) along the south side of Argyle Line and a depth of 134.1 m (439.96 ft.). The proposed severed parcel contains an existing residential dwelling and two sheds. The property is serviced by municipal water and private septic system.

The proposed retained parcel (outlined in green on the attached Sketches) will have an area of 39.5 ha (97.6 ac.), a frontage of 495.0 m (1,624.02 ft.) along the south side of Argyle Line and a depth of 700.0 m (2,296.59 ft.). The proposed retained parcel contains a natural gas well with no services and used for agricultural use.

Agricultural uses surround the subject lands. There is a woodlot on the south portion of the retained parcel. The McAllister Drain and the Government 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) with a portion of the property subject to Lower Thames Valley Conservation Authority Regulated Area on Maps 42 and 43 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.

Related Documents:

Severance Application File E 10/19 and associated planning report.

Respectfully submitted,

Approved by,

Heather James, Planner

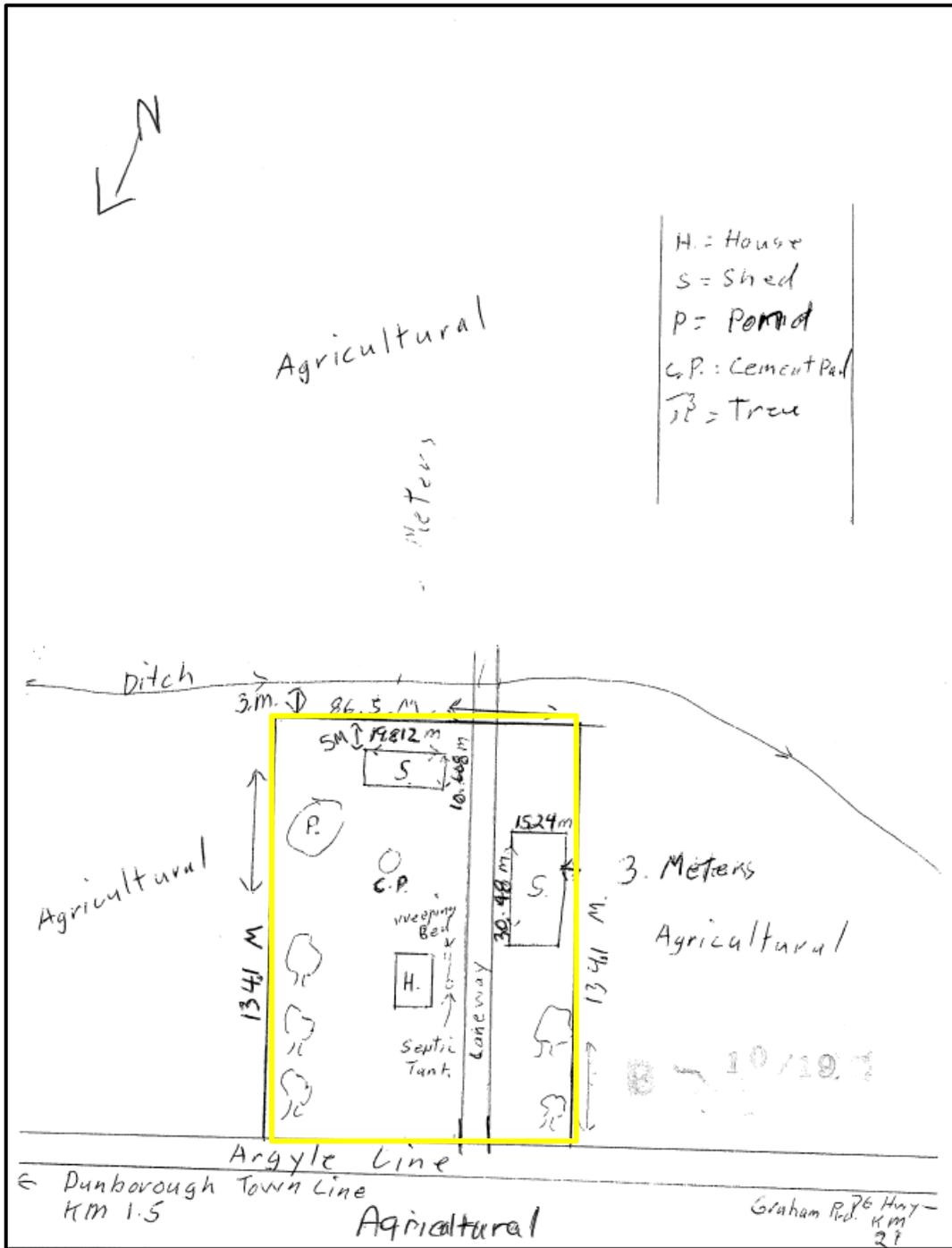
Genevieve Scharback, CAO/Clerk

Key Map



Sketches







Staff Report

Report To: West Elgin Council

From: Heather James, Planner

Date: July 18, 2019

Report: 24-2019

Subject: Proposed Municipality of West Elgin Elgincentives Community Improvement Plan Updated March 2019

Recommendation:

That Council for the Municipality of West Elgin receive the report from the planner regarding the proposed amendment for the Municipality of West Elgin Elgincentives Community Improvement Plan Updated March 2019 for information; and,

That Council of the Municipality of West Elgin adopt the Elgincentives Community Improvement Plan Updated March 2019 in accordance with the by-law attached.

Purpose:

The purpose of the amendment to the Elgincentives Community Improvement Plan is to add incentive programs for industrial and employment land uses, as well as the addition of financial incentive programs for the development of Brownfield lands.

Background:

A Community Improvement Plan (CIP) is a planning document that sets out tools and strategies for improving the built, economic, and social environment in defined areas of a municipality. Having a CIP in place allows a municipality to assist financially with improvements to private properties. Many municipalities across Ontario have prepared CIPs in order to achieve important community goals by offering financial grants and loans. Upper-tier municipalities in Ontario, like Elgin, have the ability under the Planning Act to contribute financially, to CIP programs adopted by local municipalities. Elgin County has developed an innovative approach using its Official Plan policies within the statutory requirements of the Ontario Planning Act to develop a County-wide framework for community improvement planning to achieve the following economic development goals in a coordinated manner:

1. Stimulate economic growth and diversification;
2. Enhance the quality of place for residents and visitors; and,
3. Improve the stability and sustainability of the tax base.

In 2015, Council of the Municipality of West Elgin adopted an amendment to the Municipality of West Elgin Official Plan that included Community Improvement Plan policies. Further, Council designated by by-law Community Improvement Plan Project Areas and the passed by by-law the Elgincentives Community Improvement Plan for the Municipality of West Elgin. Elgin County subsequently approved the Official Plan Amendment and by-laws in 2015.

In 2017, the County initiated a review and update of all seven lower tier CIP documents to determine where and how incentives could be made available to industrial and employment land uses to further support the economic goals and objectives of the County. Expanding the Elgincentives program to include industrial and employment lands captures key sectors of economic development in the County.

Financial Implications:

None.

Discussion:

Amendment to Elgincentives

An amendment to the Elgincentives CIP was initiated in 2017, which proposed the application of incentive programs to industrial and employment land uses, as well as the addition of financial incentive programs for the development of Brownfield lands. The amended CIP will generally follow the same process as the initial Elgincentives CIP, and includes the following:

- 1) Council Endorsement: The updated 'Elgincentives Vision and Guidelines Updated March 2019' and the amended 'Elgincentives Community Improvement Plan Template, Updated March 2019'; and,
- 2) Local Implementation: Following endorsement by County Council the amended CIPs will be adopted by local Council by following the local adoption process as provided by Section 17 of the Planning Act.

The amended CIP was circulated to the Ministry of Municipal Affairs for review and comment in October 2018. West Elgin Council can adopt the amended CIP as each lower tier official plan contains the appropriate policies to allow for the proposed CIP amendments. These amendments will then be submitted to the County for approval.

Updates to the County Wide Vision and Implementation Document

In developing the Elgincentives CIP, the intent has been to align community improvement tools with the County's economic goals and priorities. The CIP recognizes the importance of the creative rural economy and aims to support private sector development in the following key areas, (*County-wide Vision and Implementation Guidelines, Updated March 2019, Section 1.0.e*)

- a) Downtowns/main street areas;
- b) The agricultural areas;
- c) The ports/lakeshore areas;
- d) Other key tourist and outdoor recreational areas; and
- e) Employment areas

A discussion on this update has also been added to the Background section, detailing the tasks that were undertaken as part of the CIP review and update (*County-wide Vision and Implementation Guidelines, Updated March 2019, Section 2.2*)

A note was included on the County-wide framework map in reference to the Employment Lands Sub-Area, “applies to lands designated for Industrial/Employment Land Uses within the local Municipal Official Plans” (*County-wide Vision and Implementation Guidelines, Updated March 2019, Figure 2*).

Further discussion was also added under the Next Steps/Implementation section, providing guidance for local municipalities in the approval process (*County-wide Vision and Implementation Guidelines, Updated March 2019, Section 6.2*).

Updates to the Elgincentives Community Improvement Plan Template

Prior to the development of the County-wide framework for community improvement, it was determined that there are a number of key areas of local economic activity in Elgin County as a whole where the need for improvement is the greatest and where investment will result in significant economic development benefits. With the amendment, employment areas have been added to this list (*Elgincentives Community Improvement Plan Template, Updated March 2019, Sections 1.1.e and 4.2.e*).

- a) Downtowns/main street areas;
- b) The agricultural areas;
- c) The ports/lakeshore areas;
- d) Other key tourist and private outdoor recreational areas; and
- e) Employment areas.

Employment lands were also added to the list of key areas in the discussion of the Basis of the CIP (*Elgincentives Community Improvement Plan Template, Updated March 2019, Section 2.1*).

Three additional objectives were added to the goals and objectives table:

- To encourage the expansion of business activity within the manufacturing/industrial sector (*Elgincentives Community Improvement Plan Template, Updated March 2019, Section 3.3.A3*),
- To reduce the number of vacant industrial/employment building spaces throughout the Municipality. (*Elgincentives Community Improvement Plan Template, Updated March 2019, Section 3.3.C2*)
- To encourage the infill and redevelopment of vacant employment lands throughout the Municipality (*Elgincentives Community Improvement Plan Template, Updated March 2019, Section 3.3.C3*)

Employment Lands have also been added to the Sub-Areas of the CIP (*Elgincentives Community Improvement Plan Template, Updated March 2019, Section 4.2.3*),

1. The Settlements Sub-Area (which includes the downtowns/main street areas and ports of West Elgin as identified in the local Official Plan); and
2. The Agricultural Sub-Area (which generally include lands that are designated Agriculture by the County Official Plan).
3. The Employment Lands Sub-Area (which generally includes lands designated as Industrial, or Employment within the Municipal Official Plan).

Eligible Uses have also been updated (*Elgincentives Community Improvement Plan Template, Updated March 2019, Section 5.2*), to include;

- Higher density residential uses (desired intensification projects where approved through the local Municipal Official Plan) may be eligible for TIEG, and Brownfield Programs (see project specific eligibility).
- Industrial and employment uses (as designated by the Municipal Official Plan).

Existing Incentive Programs

The amended CIP allows industrial zoned property owners to apply for the existing incentive programs that include (*Elgincentives Community Improvement Plan Template, Updated March 2019, Section 5*):

- 5.3 Tax Increment Equivalent Grant (for Major Projects and Brownfield Developments), which is intended to stimulate major investment by deferring part of the increase in property taxation as a result of a redevelopment or rehabilitation project.
- 5.4 Façade, Signage, and Property Improvement Grant, which is intended to assist with improvements to a building's façade or signage, or other improvements to private property (i.e. parking and landscaping).
- 5.5 Building Improvement/Restoration Grant, which is intended to assist with maintenance and physical improvement of existing buildings.
- 5.6 Building Conversion/Expansion Grant, which is intended to assist in the small-scale conversion of existing vacant space into new commercial, mixed-use and other eligible uses.
- 5.7 Energy Efficiency Retrofit Grant, which is intended to assist with retrofits that improve the overall energy efficiency of a building.
- 5.8 Outdoor Art Grant, which is intended to assist with the permanent installation of outdoor artwork/sculptures.
- 5.9 Feasibility, Design, and Study Grant, which is intended to assist with the completion of studies and plans that will investigate the potential of or support a new business or development project.
- 5.10 Application and Permit Fees Grant, which is intended to reduce costs for planning applications or building permits in relation to an improvement project.
- 5.11 Multiple Property Owners Supplemental Grant, which provides a supplemental grant where multiple owners or tenants implement a coordinated approach to projects.
- 5.12 Savour Elgin/Elgin Arts Trail Supplemental Grant, provides a supplemental grant where the establishment of a new eligible use that will also meet the criteria of the 'Savour Elgin' and 'Elgin Arts Trail' programs.

The inclusion of industrial properties in the existing ten incentive programs will be contained within the existing budget for Elgincentives. All applications for industrial properties will be considered along with those for commercial and agricultural properties.

Brownfield Incentive Programs

The amendment includes the addition of two incentive programs specific to Brownfield properties (*Elgincentives Community Improvement Plan Template, Updated March 2019, Sections 5.13, 5.14*):

1. Environmental Study Grant, which is intended to assist owners of brownfield sites in undertaking environmental studies to generate more and better information with respect to the type of contamination, environmental risks, and potential remediation requirements and costs. Where a proposed project satisfies the eligibility requirements, an Environmental Study Grant may be provided on approved applications for 50% of the eligible cost of the improvements to a maximum of \$8,000, or the total value of eligible costs related to the project, whichever is less. The following types of plans or studies will be eligible for the Environmental Study Grant; Phase II ESA, Remedial Action Plan and Risk Assessments.
2. Brownfield Financial Tax Assistance Program supports the remediation and redevelopment of brownfield (contaminated) sites by providing tax assistance during the clean-up (remediation) and redevelopment stage. The program will provide a cancellation of all or part of the municipal and/or County portion of the taxes on a site during the rehabilitation and development period, up to a period of 3 years, as defined in the Municipal Act, 2001. There is also the opportunity to apply to the Minister of Finance to match property tax assistance through the cancellation of the education portion of taxes (requires application to the Minister).

The Environmental Study Grant will be contained within the existing budget of Elgincentives.

Each municipal partner has received a variation of the template - an Elgincentives CIP specific to the individual needs of West Elgin. Council can determine if all of these amendments will be implemented or choose which are best suited for the municipality's needs.

CONCLUSION:

By endorsing the amended 'Elgincentives Community Improvement Plan, Updated March 2019', West Elgin Council is offering incentives to eligible owners and tenants of lands and buildings in all of the Municipality's key sectors: industrial areas, downtowns, agricultural areas, ports, and tourism corridors. These amendments will allow our West Elgin land owners to access incentives for employment and industrial uses and will enable West Elgin, at Council's discretion, the ability to utilize them as economic development tools for attraction and expansion of investment opportunities.

Upon Council's adoption, the amendment will be forwarded to the County for approval.

Related Documents:

By-law No. 2015-37 – Official Plan Amendment for Community Improvement Plan policies; By-law No. 2015-38 – Community Improvement Project Areas; and, By-law No. 2015-39 – Elgincentives Community Improvement Plan for the Municipality of West Elgin.

Respectfully submitted,

Heather James, Planner

Approved by,

Genevieve Scharback, CAO/Clerk