



# Municipality of West Elgin

## Agenda

### Public Meeting

September 27, 2018 – 9:30 a.m.

### Council Chambers, West Elgin Municipal Building

Documents are available in alternate formats upon request. If you require an accessible format or communication support, please contact the Clerk's Department at 519-785-0560 or by email at [gscharback@westelgin.net](mailto:gscharback@westelgin.net) to discuss how we best can meet your needs.

#### 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 –25964 Warwick Line

4.1. T. Pillion-Abbs – Report P05-18

Recommendation: That Council for the Municipality of West Elgin receives the report regarding the application to amend Zoning By-Law for 25964 Warwick Line, File No. P 05/18; 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. Application for Amendment to Zoning By-Law 2015-36 - 24818 Thomson Line

5.1. T. Pillion-Abbs – Report P06-18

Recommendation: That Council for the Municipality of West Elgin receives the report regarding the application to amend Zoning By-Law for 24818 Thomson Line, File No. P 06/18; 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.

5.2. Written Comments Received

5.3. Comments – Council, Public in Attendance

## **6. Application for Amendment to Zoning By-Law 2015-36 – Vacant Lot Pioneer Line**

### 6.1. T. Pillion-Abbs – Report P07-18

Recommendation: That Council for the Municipality of West Elgin receives the report regarding the application to amend Zoning By-Law for V/L Pioneer Line, File No. P 07/18; 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.

### 6.2. Written Comments Received

### 6.3. Comments – Council, Public in Attendance

## **7. Application for Amendment to Zoning By-Law 2015-36 – 24700 Crinan Line**

### 7.1. T. Pillion-Abbs – Report P08-18

Recommendation: That Council for the Municipality of West Elgin receives the report regarding the application to amend Zoning By-Law for 24818 Thomson Line, File No. P 08/18; 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.

### 7.2. Written Comments Received

### 7.3. Comments – Council, Public in Attendance

## **8. Close Public Meeting**

8.1. Recommendation: That Council now closes the Public Meeting at \_\_\_\_\_ a.m. and reconvenes the Regular Council Meeting.



## *The Municipality of West Elgin*

To: Mayor and Council, Municipality of West Elgin  
From: Tracey Pillon-Abbs, MCIP, RPP, Planner  
Date: September 27, 2018  
Subject: Proposed Zoning By-law Amendment Application P 05/18 for Kalita Farms Inc., Concession 13, Lot 21, 25964 Warwick Line

### **Recommendation:**

That Council for the Municipality of West Elgin receives the report regarding the application to amend Zoning By-Law for 25964 Warwick Line, File No. P 05/18; 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.

### **Reasons For and Nature of the Application:**

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.

The subject lands are situated on the north side of Warwick Line, in the former Township of Aldborough. The lands are legally described as Concession 13, Lot 21, locally known as 25964 Warwick Line.

County of Elgin Land Division Committee conditionally approved the associated severance application (File No. E 41/18) on July 25, 2018; no appeals were received.

The application for proposed severance was submitted by the applicant/owner, Kalita Farms Inc., as part of a purchase and sale agreement with Eagle Pork Incorporated.

The proposed severed parcel will have an area of 1 ha (2.47 ac) and a frontage of 77.658 m (254.78 ft) along Warwick Line with a depth of 107.520 m (352.75 ft). The proposed severed lands contain an existing residential dwelling and a workshop. The property is serviced municipal water and private septic system (see Sketch – area in red).

The proposed retained parcel will have an area of 69.2 ha (170.99 ac) and a frontage of 1,119.982 m (3,674.48 ft) along Warwick Line with a depth of 782.23 m (2,566.37 ft). The proposed retained lands are being farmed and has no structures or services (see Sketch – area in yellow).

Agricultural and rural residential uses surround the subject lands.

## **Summary/Conclusion:**

The zoning by-law amendment application was circulated to internal departments, the applicable public agencies for comments and to all neighbouring property owners within 120 metres of the properties no concerns were raised.

The application has been assessed for appropriateness with regard to existing policy and the impact of the proposal on the surrounding land uses.

The application is consistent with the Provincial Policy Statement and conforms to the County of Elgin Official Plan and the Municipality of West Elgin Official Plan.

## **Discussion:**

### **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 81 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 residential use and residential buildings and permits agricultural use, agri-tourism use, farm winery, hunting reserve, production of oil and natural gas and wildlife preserve

Respectfully Submitted,

Reviewed by:

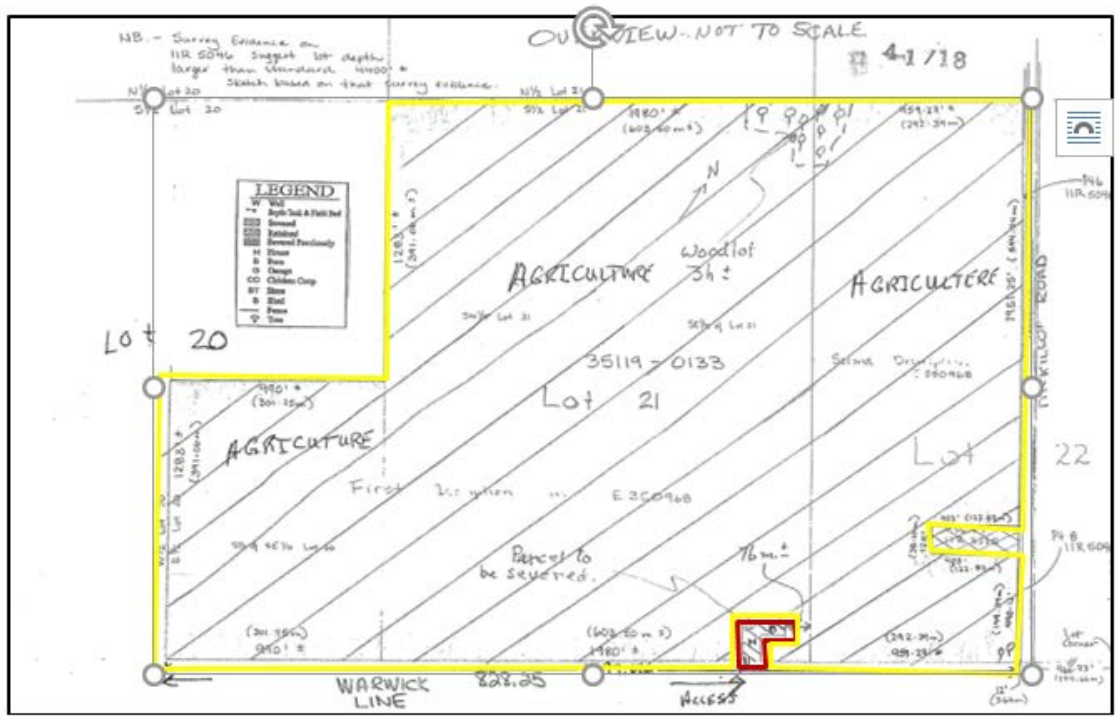
Tracey Pillon-Abbs, MCIP, RPP  
Planner

Genevieve Scharback, CMO  
CAO – Clerk

**Key Map**



Sketch





## *The Municipality of West Elgin*

To: Mayor and Council, Municipality of West Elgin  
From: Tracey Pillon-Abbs, MCIP, RPP, Planner  
Date: September 27, 2018  
Subject: Proposed Zoning By-law Amendment Application P 06/18 Vanderploeg Farms Ltd., Concession 10, South Part Lot 17, 24818 Thomson Line

### **Recommendation:**

That Council for the Municipality of West Elgin receives the report regarding the application to amend Zoning By-Law for 24818 Thomson Line, File No. P 06/18; 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.

### **Reasons For and Nature of the Application:**

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.

The subject lands are situated on the north side of Thomson Line, in the former Township of Aldborough. The lands are legally described as Concession 10, South Part Lot 17, locally known as 24818 Thomson Line.

County of Elgin Land Division Committee conditionally approved the associated severance application (File No. E 48/18) on July 25, 2018; no appeals were received.

The application for proposed severance to permit a surplus dwelling lot was submitted to the Municipality of West Elgin by the applicant, Vanderploeg Farms Ltd.

The proposed severed parcel will have an area of 0.82 ha (2.03 ac) and a frontage of 91.4 m (299.87 ft) along Thomson Line with a depth of 89.9 m (294.95 ft). The proposed severed lands contain an existing house with private septic system. The existing waterline will need to be relocated from the proposed retained to the proposed severed parcel (as shown in yellow on the attached Sketch).

The proposed retained parcel will have an area of 30.3 ha (74.89 ac) and a frontage of 590 m (1,935.69 ft) along Thomson Line with a depth of 650 m (2,132.54 ft). The proposed retained lands are being farmed and contain accessory buildings (as shown in green on the attached Sketch). There is also a former right of way that is currently not being used.

Agricultural and rural residential uses surround the subject lands. Also, the West Elgin Water treatment lagoon is located to the north of the subject parcel.

### **Summary/Conclusion:**

The zoning by-law amendment application was circulated to internal departments, the applicable public agencies for comments and to all neighbouring property owners within 120 metres of the properties no concerns were raised.

The application has been assessed for appropriateness with regard to existing policy and the impact of the proposal on the surrounding land uses.

The application is consistent with the Provincial Policy Statement and conforms to the County of Elgin Official Plan and the Municipality of West Elgin Official Plan.

### **Discussion:**

#### **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 60 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 residential use and residential buildings and permits agricultural use, agri-tourism use, farm winery, hunting reserve, production of oil and natural gas and wildlife preserve

Respectfully Submitted,

Reviewed by:

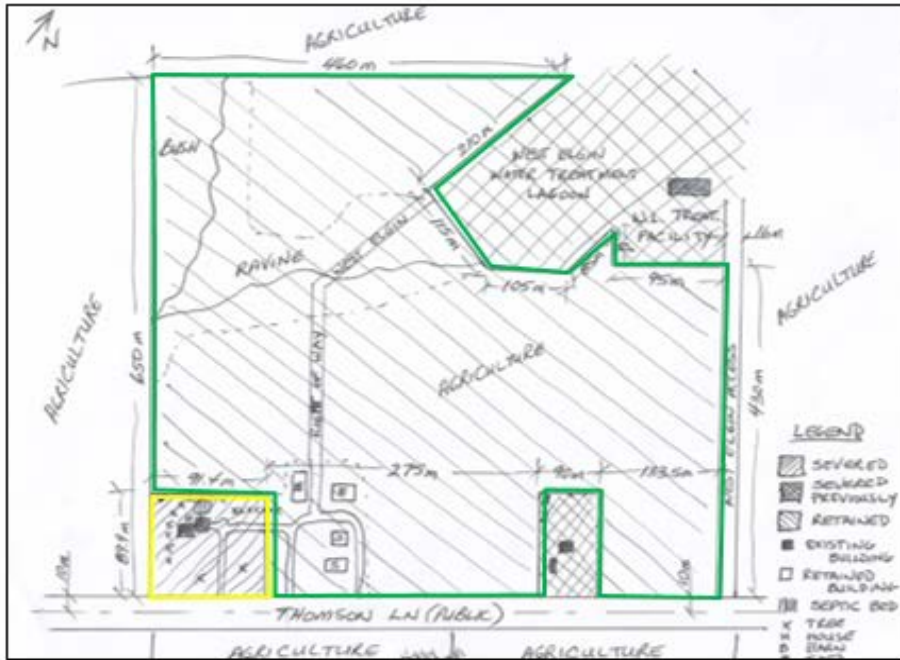
Tracey Pillon-Abbs, MCIP, RPP  
Planner

Genevieve Scharback, CMO  
CAO – Clerk

### Key Map



### Sketch







## *The Municipality of West Elgin*

To: Mayor and Council, Municipality of West Elgin  
From: Tracey Pillon-Abbs, MCIP, RPP, Planner  
Date: September 27, 2018  
Subject: Proposed Zoning By-law Amendment Application P 07/18 for Tony Santos Ltd., Part Lot 17, Concession 9, being Parts 1 and 2, Plan 11R10350, V/L Pioneer Line

### **Recommendation:**

That Council for the Municipality of West Elgin receives the report regarding the application to amend Zoning By-Law for V/L Pioneer Line, File No. P 07/18; 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.

### **Reasons For and Nature of the Application:**

The purpose of the Zoning By-law Amendment application is to amend the Future Residential (FR) Zone of the Municipality of West Elgin Comprehensive Zoning By-law 2015-36.

The subject lands are situated on the south side of Pioneer Line, in the former Township of Aldborough. The lands are legally described as Part Lot 17, Concession 9, being Parts 1 and 2, Plan 11R10350, on Pioneer Line (see Key Map).

County of Elgin Land Division Committee conditionally approved the associated severance application (File No. E 4/18 & E 5/18) on March 28, 2018; no appeals were received.

The application for proposed severance to permit two (2) residential dwelling lots was submitted by the owner/applicant, Tony Santos.

One proposed severed parcel will have an area of 1.87 ha (4.62 ac), a depth of 61.033 m (200.24 ft) and a frontage of 30.7 m (100.72 ft) along Pioneer Line.

The second proposed severed parcel will have an area of 2.35 ha (5.80 ac), a depth of 76.648 m (251.46 ft) and a frontage of 30.698 m (100.71 ft) along Pioneer Line.

The proposed severed lands are currently vacant (see Sketch).

The proposed retained parcel will have an area of 10.87 ha (26.86 ac), an irregular depth and a frontage of 30.698 m (1000.7 ft) along Pioneer Line. The parcel is currently vacant and is planned for future development.

Residential and agricultural uses surround the subject lands.

### **Summary/Conclusion:**

The zoning by-law amendment application was circulated internal departments, to the applicable public agencies for comments and to all neighbouring property owners within 120 metres of the properties no concerns were raised.

The application has been assessed for appropriateness with regard to existing policy and the impact of the proposal on the surrounding land uses.

The application is consistent with the Provincial Policy Statement and conforms to the County of Elgin Official Plan and the Municipality of West Elgin Official Plan.

### **Discussion:**

#### **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 parcels.

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

The subject lands are zoned Future Residential (FR) with a portion of the parcel containing a Provincially Significant Wetland and Lower Thames Valley Conservation Authority Regulated Area on shown on Schedule "C" - Map 5 of the Municipality of West Elgin Zoning By-law #2015.36.

The severed parcel will require to be rezoned to Residential First Density (R1) Zone.

The R1 Zone will permit a home occupation and single unit dwelling. The minimum lot area is 600 m<sup>2</sup> (6,458.35 ft<sup>2</sup>) and the minimum lot frontage for interior lots is 15 m (49.21 ft), which the proposed severed and retained lots would comply with.

The retained parcel is proposed to be remain in Future Residential (FR) until such time a plan of subdivision is brought forward for consideration.

The Provincially Significant Wetland and Lower Thames Valley Conservation Authority Regulated Area on both the retained and severed parcels will remain unchanged.

Respectfully Submitted,

Reviewed by:

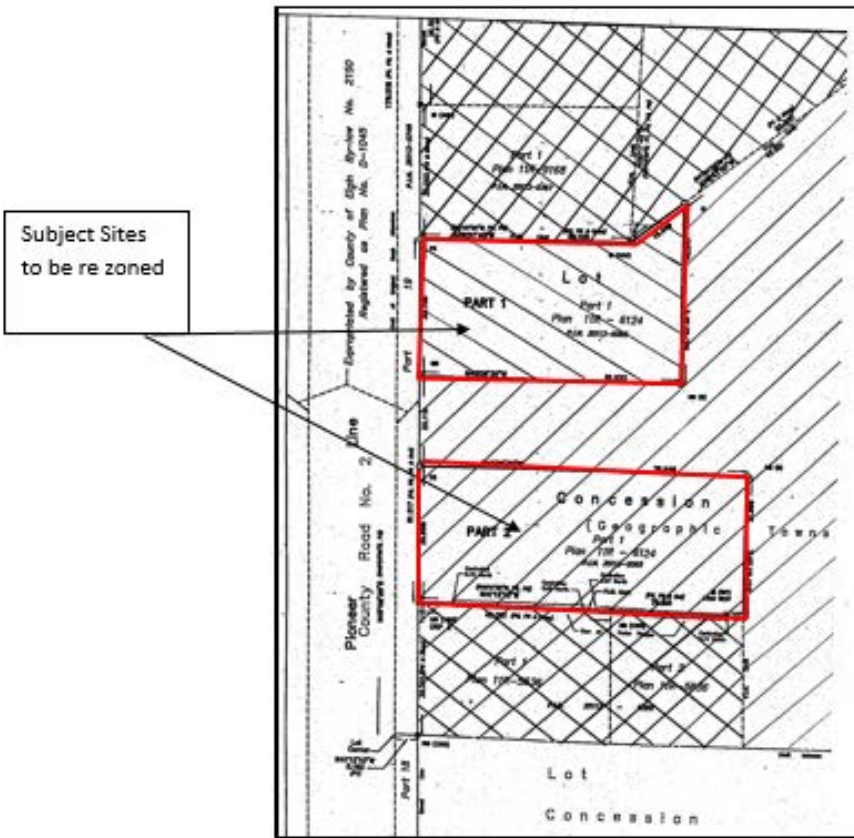
Tracey Pillon-Abbs, MCIP, RPP  
Planner

Genevieve Scharback, CMO  
CAO – Clerk

### Key Map



### Sketch





## *The Municipality of West Elgin*

To: Mayor and Council, Municipality of West Elgin  
From: Tracey Pillon-Abbs, MCIP, RPP, Planner  
Date: September 27, 2018  
Subject: Proposed Zoning By-law Amendment Application P 08/18 for Rose and Archibald McMurchy, Concession 1, Lot 19, 24700 Crinan Line

### **Recommendation:**

That Council for the Municipality of West Elgin receives the report regarding the application to amend Zoning By-Law for 24818 Thomson Line, File No. P 08/18; 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.

### **Reasons For and Nature of the Application:**

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.

The subject lands are situated on the north side of Crinan Line, in the former Township of Aldborough. The lands are legally described as Concession 1, Lot 19, in the geographic Township of Aldborough, and known municipally as 24700 Crinan Line.

County of Elgin Land Division Committee conditionally approved the associated severance application (File No. E 37/18) on June 20, 2018; no appeals were received.

The application for proposed severance to permit a surplus dwelling lot was submitted by the owners, Rose and Archibald McMurchy.

The proposed severed parcel will have an area of 0.8120 ha (2.006 ac) and a frontage of 75.591 m (248 ft) along Crinan Line with a depth of 107.419 m (352.42 ft). The proposed severed lands contain an existing house and accessory buildings with municipal water and private septic system (as shown in yellow on the attached Sketch).

The proposed retained lands will have an area of 38.55 ha (95.248 ac) and a frontage of 226.656 m (743.62 ft.) along Crinan Line and Carrol Line with a depth of 1300 m (4,265.09 ft). The proposed retained parcel has accessory buildings (as shown in green on the attached Sketch).

Agricultural and rural residential uses surround the subject lands.

## **Summary/Conclusion:**

The zoning by-law amendment application was circulated to internal departments, the applicable public agencies for comments and to all neighbouring property owners within 120 metres of the properties no concerns were raised.

The application has been assessed for appropriateness with regard to existing policy and the impact of the proposal on the surrounding land uses.

The application is consistent with the Provincial Policy Statement and conforms to the County of Elgin Official Plan and the Municipality of West Elgin Official Plan.

## **Discussion:**

### **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 20 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 residential use and residential buildings and permits agricultural use, agri-tourism use, farm winery, hunting reserve, production of oil and natural gas and wildlife preserve

Respectfully Submitted,

Reviewed by:

Tracey Pillon-Abbs, MCIP, RPP  
Planner

Genevieve Scharback, CMO  
CAO – Clerk

### KEY MAP

Subject Site



### SKETCH

