



# Municipality of West Elgin

## Agenda

### Public Meeting

June 13, 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](mailto: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 – 25970 Thomson Line

##### 4.1. H. James – Proposed Zoning By-Law Amendment Application File No. P3/19

Recommendation: That Council for the Municipality of West Elgin receives the report regarding the application to amend Zoning By-Law for Concession 10, Part of Lot 21, File No. P 3/19; 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. Close Public Meeting

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



## Staff Report

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**Report To:** West Elgin Council

**From:** Heather James, Planner

**Date:** June 13, 2019

**Report:** 19-2019

**Subject:** Proposed Zoning By-law Amendment Application File No. P 3/19 for Joanne, Darcy and Darren Brown, Concession 10, Part of Lot 21, 25970 Thomson Line

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### **Recommendation:**

That Council for the Municipality of West Elgin receives the report regarding the application to amend Zoning By-Law for 25970 Thomson Line, File No. P 3/19; 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 Joanne, Darcy and Darren Brown.

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, Part of Lot 21, in the geographic Township of Aldborough, and known municipally as 25970 Thomson Line.

County of Elgin Land Division Committee conditionally approved the associated severance application (File No. E 23/19) on May 9, 2019 and no appeals were received.

### **Background:**

The proposed severed parcel will have an area of 0.54 ha (1.33 ac.), a frontage of 59.62 m (195.61 ft.) along the north side of Thomson Line and a depth of 91.73 m (300.94 ft.). The proposed severed parcel contains an existing residential dwelling and one shed. The property is serviced by private water well that is located on the proposed retained parcel and private septic system (see Sketches – area in blue).

The proposed retained parcel will have an area of 18.93 ha (46.79 ac.), a frontage of 239.66 m (786.29 ft.) along the north side of Thomson Line and a depth of 662.10 m (2,172.23 ft.). The proposed retained parcel contains a private water well and is used for agricultural use (see Sketches – area in yellow).

The application also requests for an easement for a private water well, located on the proposed retained parcel in favour of the proposed severed parcel. The proposed easement will have an area of 1,114.42 m<sup>2</sup> (0.275 ac.), a width of 9.6 m (31.5 ft.) and length of 123.82 m (406.23 ft.) (see Sketches – area in green).

Agricultural uses surround the subject lands. There is a provincially significant wetland and woodlot on the north portion of the retained parcel. The Jeffery and Mortimer Drains 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 proposed retained parcel subject to Provincially Significant Wetlands and Lower Thames Valley Conservation Authority Regulated Area on Map 61 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 No. E 23/19 and associated planning report.

Respectfully submitted,

Approved by,

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Heather James, Planner

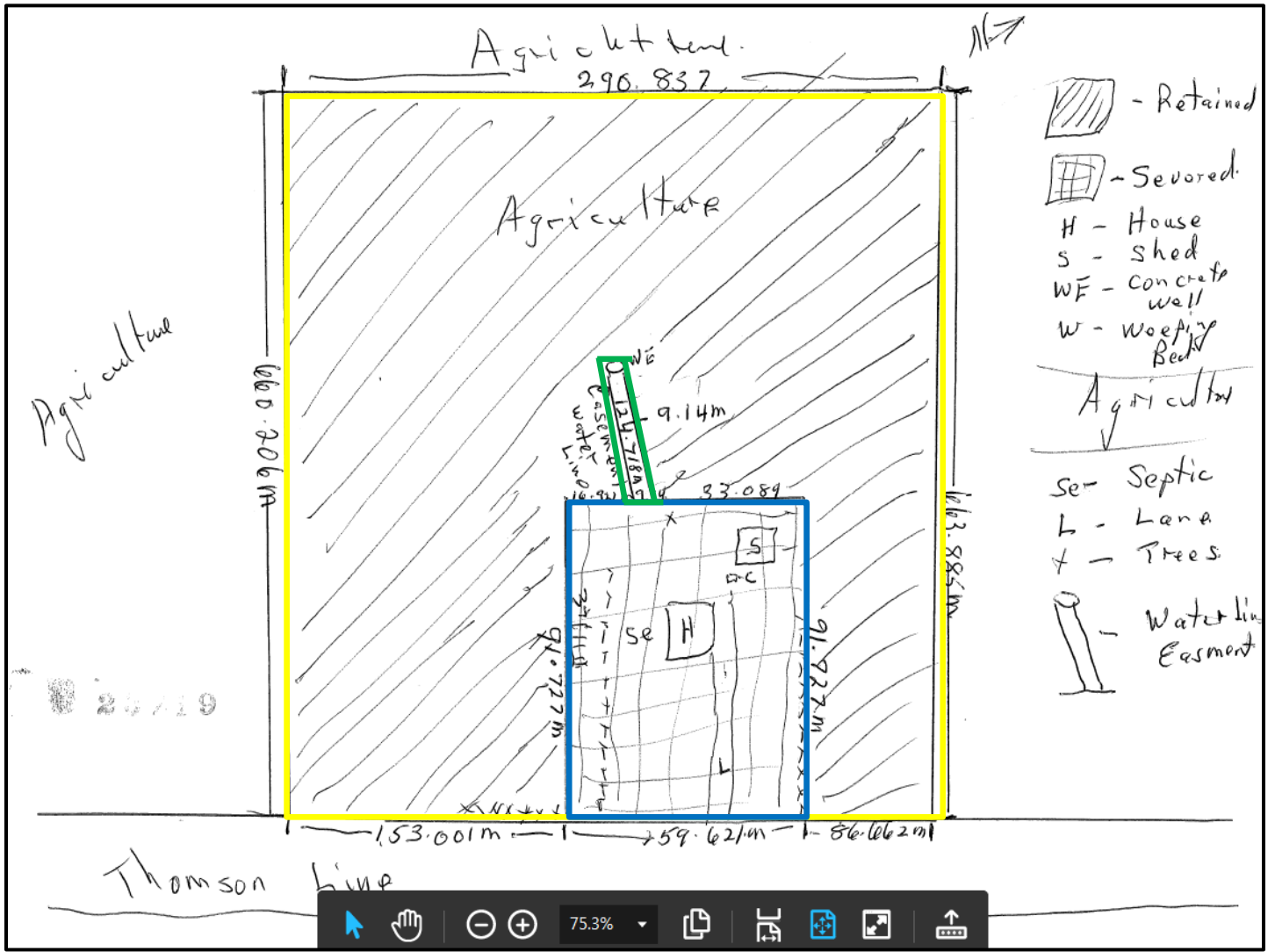
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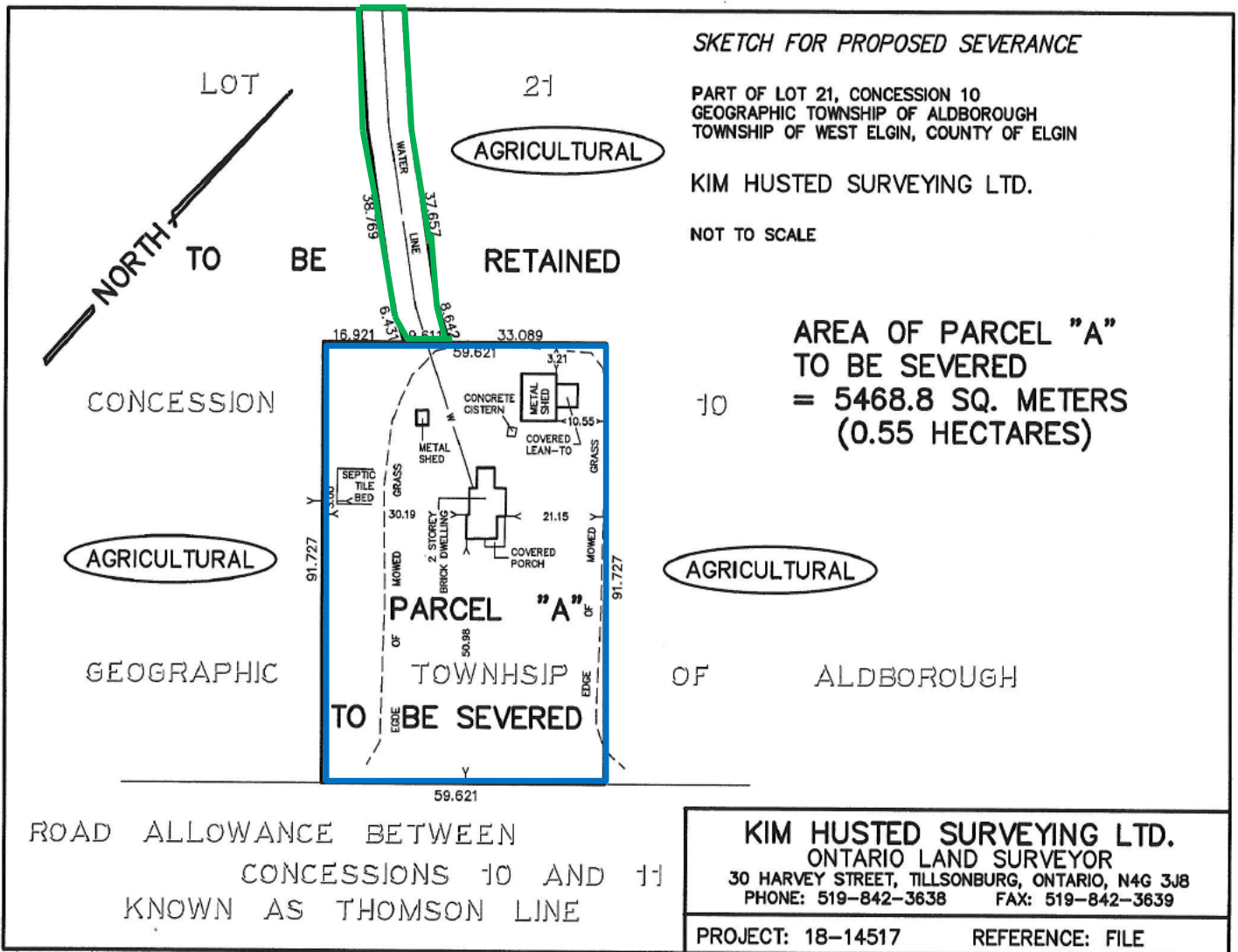
Genevieve Scharback, CAO/Clerk

## Key Map



### Sketches





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