

19 May 2021

Municipality of West Elgin
22413 Hoskins Line
Rodney, ON
N0L 2C0

Attention: Bryan Pearce

Re: Application for Zoning By-law Amendment - Ed Rachidi – 257 Graham Road, West Lorne

Dear Mr. Pearce,

Further to your e-mail request of 13 April, 2021, a “planning summary detailing OP conformity and proposed zoning by-law compliance” is provided below.

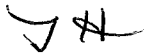
The owner of the subject lands, Mr. Ahmad el Rachidi, purchased the lands in July 2014. The lands lie vacant with the exception of a former church (unoccupied), Knox Presbyterian, erected in 1928. Mr. Rachidi’s intention is to convert the church into 3 independant dwelling units – one on the main or ground floor and two in the basement. Mr. Rachidi is also the owner and proprietor of the abutting commercial use to the north, being West Elgin Variety and Gas and resides in London. Creating and maintain the dwelling unit on the main floor for his personal use will eliminate the need to commute to and from London on a daily basis.

To proceed with the conversion, a rezoning is required. The lands are currently zoned Institutional(I) and the appropriate rezoning would appear to be Residential Third Density (R3). All standards of the R3 Zone are evidently capable of being complied with, with the exception of the exterior side yard along Frederic Street which, in any event, is exempted by Section 4.13 of the Zoning By-law.

The lands are designated ‘Residential’ in the Official Plan of West Elgin. Under the polices pertaining to this land use designation, ‘low rise apartment buildings’ are permitted (Section 5.2.1). To the extent the proposal would constitute medium density housing which at a resulting density of 7.3. upa would not normally qualify, the considerations outlined in the Official Plan (Section 5.2.8) governing such development are, or are capable of being, satisfied namely:

- a) The site has proximate access to a County Road (i.e. #76);
- b) Th site is in close proximity to the ‘Downtown Core’ (i.e. two blocks);
- c) The site is suitable for the purposes intended with sufficient land for parking, outdoor amenity space and screening from neighbouring uses;

- d) Municipal services are available;
- e) An intrusion into a residential area of predominantly single unit dwellings would not occur;
- f) Retention and re-purposing of the church would not adversely alter the existing character and design of neighbouring development;
- g) The standards of the Zoning By-law are met or capable of being met;
- h) It is acknowledged that site plan control would apply.



Ted L. Halwa, MCIP, RPP