



## Staff Report

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**Report To:** Council Meeting

**From:** Robert Brown, Planner

**Date:** 2024-04-10

**Subject:** Zoning By-law Amendment Application D14 17-2023 – Recommendation Report (Planning Report 2024-09)

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### **Recommendation:**

That West Elgin Council hereby receives the report from Robert Brown, planner regarding Zoning By-law Amendment Application D-14 17-2023 – Recommendation Report (Planning Report 2023-50).

That West Elgin Council approve the zoning by-law amendment for the subject parcel at 176 Munroe St to rezone the property from Residential First Density (R1) to Residential First Density Special Regulation 10 (R1-10) including site-specific regulations as outlined in Figure Three of this report.

That West Elgin Council consider the by-law to amend the comprehensive Zoning By-law, as presented in the by-law portion of the April 25, 2024, Council Agenda.

### **Purpose:**

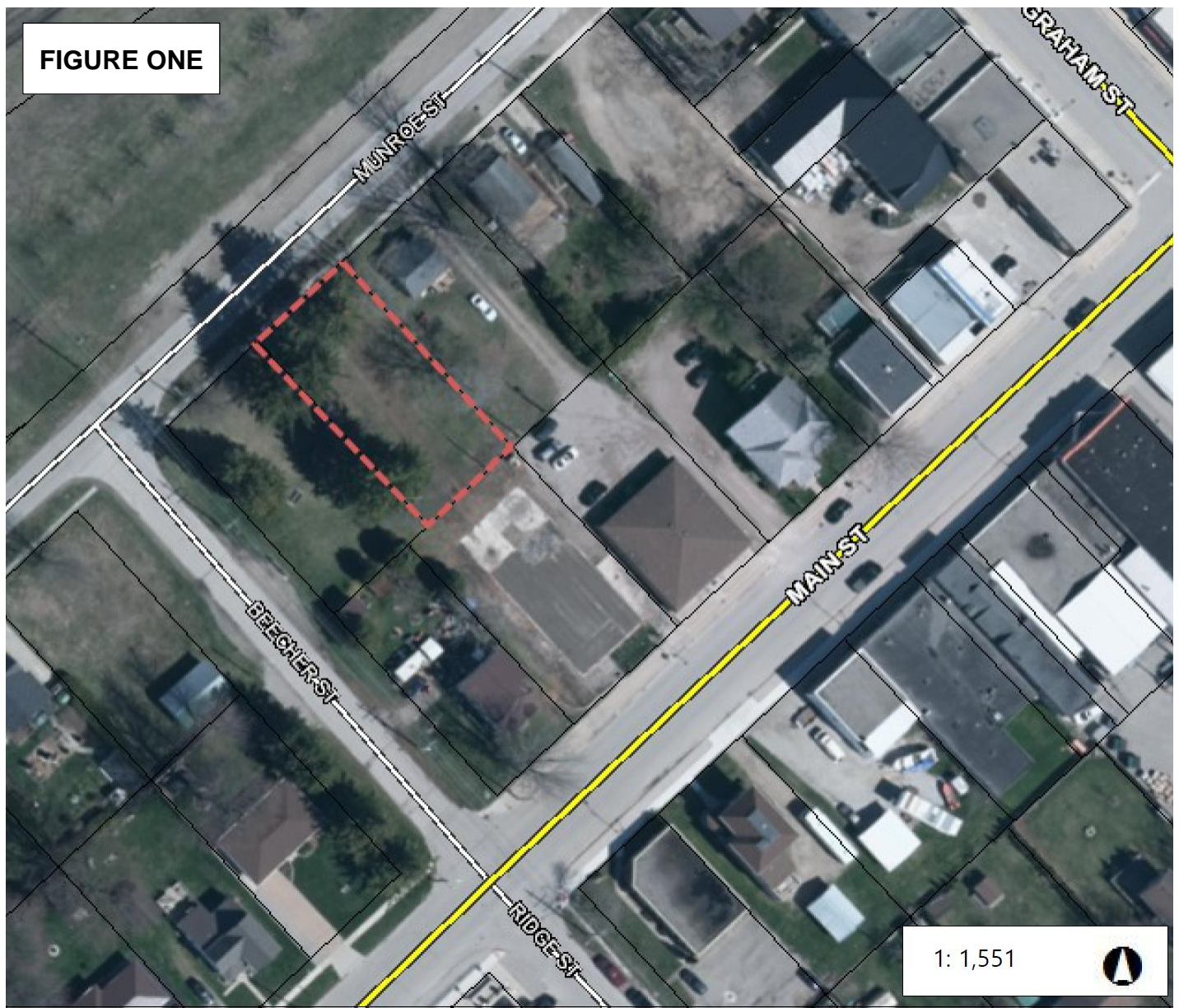
The Municipality of West Elgin has received the above-noted application for lands located on the south side of Munroe St, west of Ridge St. The subject property is designated Downtown Core by the Official Plan. The current zoning on the property is Residential First Density, (R1) Zone under the West Elgin Comprehensive Zoning By-law.

The subject property is a vacant 809 sq. m (8,712 sq. ft.) residential lot with 20.12 m (66 ft.) of frontage along Munroe St. The applicant is proposing to redevelop the site for residential purposes in the form of a five unit townhouse. Appendix A to the report shows the site layout while Appendix B shows the east and west elevations of the proposed development. Each unit would be an approximately 65 sq. m (700 sq.ft.) one bedroom rental units geared toward senior living.

**Background:**

Below is background information from the application, in a summary chart:

<b>Owner/Applicant:</b>	Uniek Holdings Inc.
<b>Legal Description:</b>	Lot 11, Blk B, Plan 75
<b>Civic Address:</b>	176 Munroe St.
<b>Entrance Access:</b>	New access to be established
<b>Water Supply:</b>	Municipal water service
<b>Sewage Disposal:</b>	Municipal sanitary service
<b>Storm water:</b>	Municipal storm sewer
<b>Lot Area:</b>	65 sq. m (8,712 sq. ft.)
<b>Use of Lands:</b>	Existing: Vacant Proposed: five unit townhouse



**Financial Implications:**

Application fees were collected in accordance with the Municipality's Fees and Charges By-law, as amended from time to time. Development of the property overall will result in a significant increase in assessment value at full build out.

**Policies/Legislation:**

Planning authorities must have regard to matters of Provincial interest, the criteria of the *Planning Act*, be consistent with the Provincial Policy Statement (PPS) and do not conflict with Provincial Plans. Within the Municipality of West Elgin, they must also make decisions that conform to the County of Elgin Official Plan (CEOP) and Municipality of West Elgin Official Plan (OP) and make decisions that represent good land use planning.

**PPS:**

The subject lands are within the settlement area of West Lorne. Section 1.1.3.1 of PPS notes that, "settlement areas shall be the focus of growth and development. Section 1.1.3.2 continues by outlining that, "Land use patterns within settlement areas shall be based on densities and a mix of land uses which:

- i) Efficiently use land and resources;

Comment: The lot is vacant and underutilized at present. The request zoning amendment will require a increase in lot coverage but still within a range typical of present day development standards.

- ii) Area appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion;

Comment: The lot is fully serviced and located within the close proximity to the downtown area of West Lorne and is directly east of an existing park which can supplement the outdoor amenity space available to the residents of the proposed townhouse.

- iii) Minimize negative impacts to air quality and climate change, and promote energy efficiency;

Comment: Compact developments located within a downtown area provide the potential for greater walkability, particularly in small communities which may not provide the full range of day-to-day needs. This in turn reduces reliance on vehicle transportation.

- iv) Prepare for the impacts of a changing climate;

Comment: New light weight construction employees greater levels of energy efficiency reducing heating and cooling cost and electricity needs.

- v) Support active transportation;

Comment: The location of the lot in the downtown area provides the opportunity for residents to be closer to some day-to-day needs providing the chance to walk versus driving. The property also has direct access to a municipal park on Munroe St.

vi) Are transit-supportive, where transit is planned, exists or may be developed; and

Comment: While West Elgin has limited transit opportunities the site does provide greater walkability being located within the downtown area.

vii) Are freight supportive.

Comment not applicable

### **CEOP:**

The subject lands are within the Tier One settlement area designation on Schedule 'A' Land Use in the CEOP. The property would be considered a commercial area with the settlement area and subject to the policies of Section C1.1.2 Commercial Area. The applicable policy related to the subject proposal is as follows:

C.1.1.2 b) which is to, "encourage and promote development that combines commercial, residential and other land uses to facilitate the more efficient use of urban lands and the establishment of a pedestrian environment."

Comment: Located within the downtown core area of West Lorne the property is located in a area of mixed development consistent with the OP.

### **West Elgin OP:**

The subject lands are designated as Downtown Core, as shown on Land Use and Transportation Plan Schedule 'D' of the OP. The proposed development is considered a secondary permitted use and classed as medium density. The location of the subject property, along with its density level, is such that full residential use is considered more appropriate as it does not impact on the primarily commercial areas along Graham Rd and Main St. but provides close proximity to support a more pedestrian oriented development. As such, the requested zoning amendment on the subject lands conforms with the Official Plan.

### **Municipality of West Elgin Comprehensive Zoning By-law 2015-36 (ZBL):**

The subject lands are zoned Residential First Density (R1) Zone on Schedule C, Map 2 of the Zoning By-law, as depicted in Figure Two. In order to proceed with the proposed development an amendment is required to rezone the property to a site-specific Residential First Density Special Use Regulation 10 (R1-10) to add a five unit townhouse dwelling as an additional permitted use. The proposed amendment will also include an amendment to the regulations of the R1 as follows:



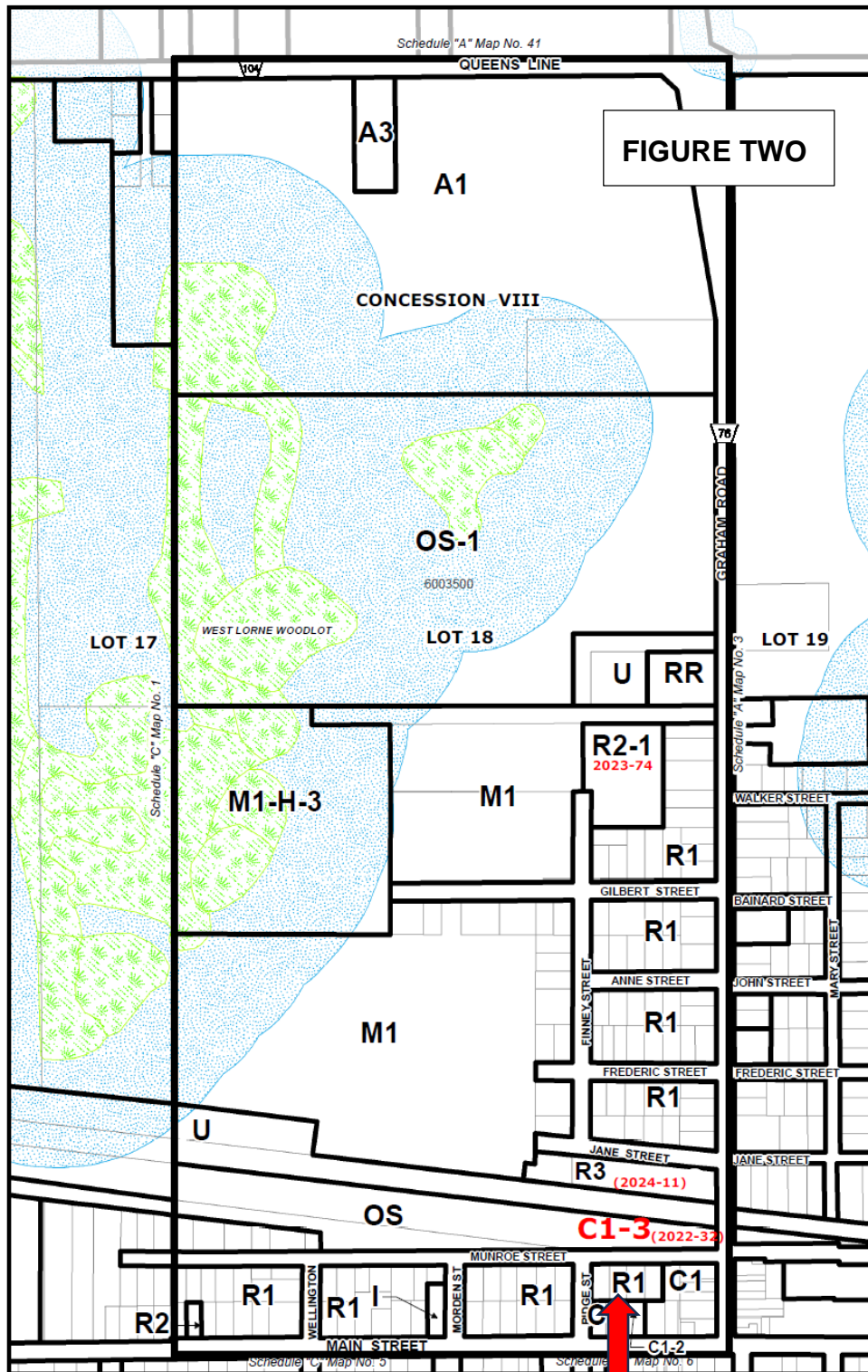


FIGURE TWO

Municipality of WEST ELGIN:  
WEST LORNE and AREA

SCALE 1:5,000  
0 50 100 200 300 400 Metres

Municipality of West Elgin Zoning By-Law

Schedule "C"

Map No. 2

**FIGURE THREE**

Item	Regulation	R1 Zone	Proposed R1-10	Compliance
1	Min Lot Area	600 m <sup>2</sup>	809 m <sup>2</sup>	Yes
2	Min Lot Frontage	15 m	20 m	Yes
3	Maximum Lot Coverage	30%	<b>50%</b>	<b>No</b>
4	Front Yard Depth	7.5 m	9 m	Yes
5	Side Yard Width	1.5 m / 4.5 m	2 m / 6 m	Yes
6	Rear Yard Depth	7.5 m	<b>1.8 m</b>	<b>No</b>
7	Max Building Height	10.5 m	6 m	Yes
8	Max Dwellings per lot	1	1	Yes

In addition to the R1 regulation amendments Section 4.18.1 requires 1.5 parking spaces per unit, the proposed development will provide 1 space per unit and one visitor space. Section 4.18.3 requires parking to be located in a side yard or rear yard. As such the amendment will also need to grant relief from the parking requirement and to permit parking in the front yard area.

**Site Plan Approval**

As a result of changes to the Planning Act residential development with 10 or fewer units is no longer subject to site plan approval. Despite this developments are still required to follow the same development standards including management of storm water.

**Circulation Of The Application:**

The application was circulated to the applicable commenting agencies and neighboring property owners within 120 meters of the subject lands on April 5, 2024, 20 days prior to the public meeting (minimum 20 days required). The notice is also posted to the Municipal website.

**Municipal Department Comments:**

The zoning by-law amendment application was circulated to staff. Input was provided that resulted in the final proposed layout.

**Agency Comments:**

The zoning by-law amendment application was circulated to the Agencies for comment. The following comments were received:

Lower Thames Valley Conservation Authority (LTVCA)

There was no objection to proposed development on the subject lands standard comment regarding the flood proofing of any residential structure would apply.

**Public Comments:**

At the time of submission of this report no comments had been received.

**Summary/Conclusion:**

Development of the subject property is proposing a compact design that is not typical of most residential lots. The development is considered both infill and intensification and provides an alternative form of housing in a setting that can support greater walkability with close proximity to a park to the immediate west.

Therefore, it is Planning Staff's opinion that the proposed Zoning By-law Amendment is consistent with the PPS, conforms to the CEOP and conforms to the OP; and recommends that the request for Zoning By-law Amendment be approved, subject to no concerns being raised through any oral and written submissions being received since the writing of this report and at the public meeting.

Once a Council decision is made, notice will be sent to those who have requested a copy and/or attended the public meeting or provided written comments and everyone who was circulated the notice of public meeting.

There will be a 20 day appeal period after the Notice is sent out. Any appeals received by the Municipality of West Elgin will be forwarded to the Ontario Land Tribunal for a hearing, in accordance with the Planning Act.

**Alignment with Strategic Priorities:**

<b>Infrastructure Improvement</b>	<b>Recreation</b>	<b>Economic Development</b>	<b>Community Engagement</b>
<input type="checkbox"/> To improve West Elgin's infrastructure to support long-term growth.	<input type="checkbox"/> To provide recreation and leisure activities to attract and retain residents.	<input checked="" type="checkbox"/> To ensure a strong economy that supports growth and maintains a lower cost of living.	<input type="checkbox"/> To enhance communication with residents.

Respectfully submitted by,



Robert Brown, H. Ba, MCIP, RPP  
Planner  
Municipality of West Elgin

## Report Approval Details

Document Title:	Zoning By-law Amendment Application D-14 17-2023 - Recommendation Report - 2024-09-Planning.docx
Attachments:	<ul style="list-style-type: none"><li>- 2024-31 - ZBLA - D14 17-2023 Uniek Holdings.pdf</li><li>- Appendix A - Site Layout.pdf</li><li>- Appendix B - Elevation.pdf</li></ul>
Final Approval Date:	Apr 18, 2024

This report and all of its attachments were approved and signed as outlined below:

Terri Towstiuć