



Staff Report

Report To: Council Meeting
From: Robert Brown, Planner
Date: 2024-04-17
Subject: MacLeod Court Subdivision Amendment to Development Agreement – Recommendation Report (Planning Report 2024-10)

Recommendation:

That West Elgin Council hereby receives the report from Robert Brown, Planner related to the required amendment to a development agreement for the MacLeod Court subdivision.

That West Elgin Council hereby authorize the Mayor and Clerk to sign the amending development agreement and register said agreement on title.

Purpose:

The purpose of this report is to provide Council with an outline of amendments required to the recently approved development agreement for the MacLeod Court residential subdivision located at the north end of Finney Street.

Background:

In January of 2024 West Elgin Council authorized the Mayor and Clerk to enter into a development agreement with the property owner for the 10 lot subdivision. Prior to registration of the approved draft plan of subdivision the County of Elgin, as the approval authority, requires a letter of clearance from the Municipality to outline that all conditions in the notice of decision provided by the County have been completed or are incorporated in an approved development agreement. In reviewing the conditions to prepare the letter of clearance there were a number of requirements that were not addressed completely. The Municipality did provide a partial letter of clearance but did note that the missing conditions would be addressed in an amending agreement.

Financial Implications:

The original application fee that was paid for the draft plan of subdivision approval does include provisions for any necessary registration costs.

Policies/Legislation:

There are no additional or new planning considerations as a result of the required amendment. The conditions being added via the amendment were included in the original notice of decision from the County of Elgin.

Alignment with Strategic Priorities:

Infrastructure Improvement	Recreation	Economic Development	Community Engagement
<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.

Summary of Conditions

The conditions that were to be included in the original agreement were related to erosion and sediment control plans for the LTVCA, addressing any unplugged oil or gas wells, implementation of the EIS recommendations and Tree Assessment/Preservation plan, recommendation of the geotechnical report and lastly the noise warning clause that is required to be registered on title.

The amending agreement will add each of these items to the approved agreement. The owner was advised of the necessity for the required amendments as was the County planner.

Respectfully submitted by,



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

Report Approval Details

Document Title:	MacLeod Court Subdivision Development - Amendment to Development Agreement - Recommendation Report - 2024-10-Planning.docx
Attachments:	
Final Approval Date:	Apr 18, 2024

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

Terri Towstiuć