



Staff Report

Report To: Council Meeting

From: Robert Brown, Planner

Date: 2024-05-15

Subject: Marsh Line Subdivision Development Agreement – Recommendation Report (Planning Report 2024-14)

Recommendation:

That West Elgin Council hereby receives the report from Robert Brown, Planner related to the required development agreement for the Marsh Line subdivision.

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

Purpose:

The purpose of this report is to provide Council with information related to the required development agreement between Marsh Line Developments Inc and the Municipality of West Elgin for the development of the approved residential subdivision on the north side of Marsh Line, just west of Graham Road.

Background:

The original property owner of the lands located on Marsh Line received approval in 1998 for a residential subdivision from the Ministry of Municipal Affairs and Housing as the approval authority at that time. Since then the ownership of the property has changed. The current owner of the property more recently moved forward to finalize development plans for the 66 lot subdivision for single detached homes. The County of Elgin approved a red line amendment to make necessary adjustments that resulted from stormwater management needs. In December of 2023 Council approved a zoning amendment on the property to permit residential development to move forward based on the final draft approved plan. As the final step in the process a subdivision development agreement is prepared outlining the requirements of the Municipality.

Financial Implications:

Development of the subdivision will result in 66 new lots for the development of single detached dwellings. This will result in a significant increase to the assessment value of the subject lands. As part of the development agreement the owner is required to provide securities equal to 50% of the value of the onsite infrastructure works and 100% of any off-site (municipal works) The developer's contractor will need to submit a final estimate for review and approval by the Manager of Operations and Community Services prior to the start of any servicing works on the site.

Policies/Legislation:

There are no additional planning considerations as a result of the required development agreement. All requirements outlined in the agreement are consistent with the plan approved by Council. The developer will be required to follow the applicable development standards for the Municipality.

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 Agreement

The development agreement outlines a number of requirements related to services, construction standards, lighting, curbing, sidewalks, postal box installation, storm water management, park land and tree planting. The development will be completed in a single phase. The developer has not indicated an immediate start date for the subdivision.

Respectfully submitted by,



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

Report Approval Details

Document Title:	Marsh Line Subdivision Development Agreement - Recommendation Report - 2024-14-Planning.docx
Attachments:	
Final Approval Date:	May 17, 2024

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

Terri Towstiuć