



Staff Report

Report To: Council Meeting
From: Robert Brown, Planner
Date: 2024-08-07
Subject: Severance Applications E63, 64 & 65-24 – Recommendation Report – (Planning Report 2024-26)

Recommendation:

That West Elgin Council hereby receives the report from Robert Brown, Planner regarding consent applications File E63-24, E64-24 and E65-24 – Comments to the County of Elgin (Planning Report 2024-26);

And that West Elgin Council hereby recommends approval to the Land Division Committee of the County of Elgin for severance applications, File E63-24, E64-24 and E65-24, subject to the Lower-Tier Municipal conditions in Appendix One of this report;

And further that West Elgin Council direct Administration to provide this report as Municipal comments to the County of Elgin.

Purpose:

The purpose of this Report is to provide Council with recommendations related to authorizing municipal comments to the County of Elgin regarding County of Elgin Severance Applications E63-24, E64-24 and E65-24, as Elgin County is the planning approval authority for consents.

The purpose of the consent applications is to facilitate the creation of three new rural residential lots in the southeast corner of the subject parcel (Figure One) along the Queens Line frontage as detailed in Figure Two.

Background:

Below is background information, in a summary chart:

Application	E63-24, E64-24 & E65-24
Owners	William & Louise Vanderloo
Applicant	Kristen Molnar
Legal Description	Part Lot 8, Con 7, Pts 9 to 11, RP 11R 10487
Civic Address	Queen's Line
Entrance	Existing access from Queen's Line
Existing Land Area	38.77 ha (95.8 ac.)

Existing Buildings	Two existing outbuildings
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Below is a chart that provides the detailed dimensions and land areas of the application:

Application	Severed Parcels (each lot)			Retained Parcel (farmland)		
	Frontage	Depth	Area	Frontage	Depth	Area
E63, 64 & 65-23	36.246 m (119 ft.)	99.09 m (325 ft.)	3591.6 m ² (0.887 ac)	301.65 m (989.66 ft.)	1239.1 m (4,065 ft.)	37.63 ha (93 ac.)

Figure One shows the location of the subject property.

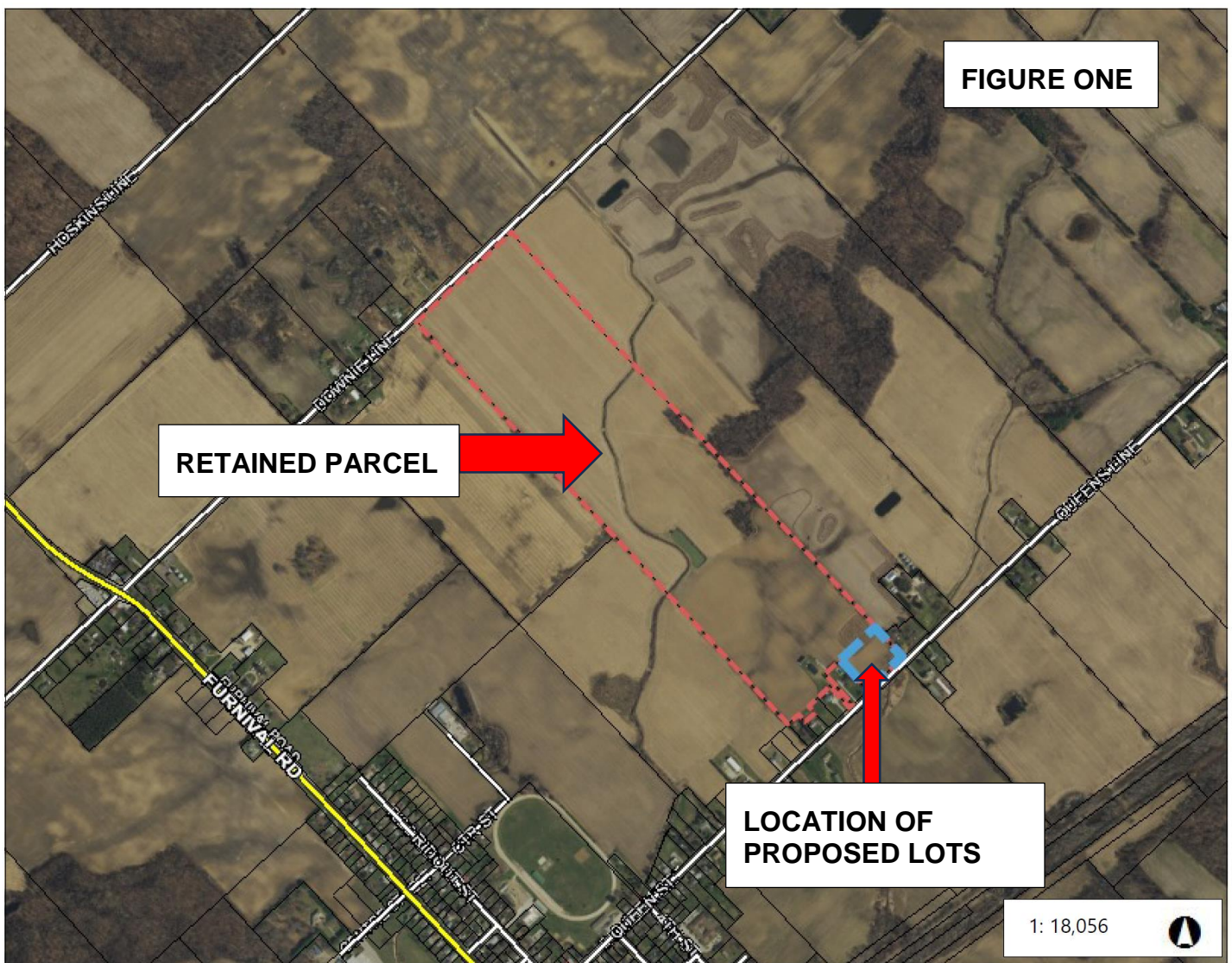


Figure Two shows the proposed lot location and configuration.



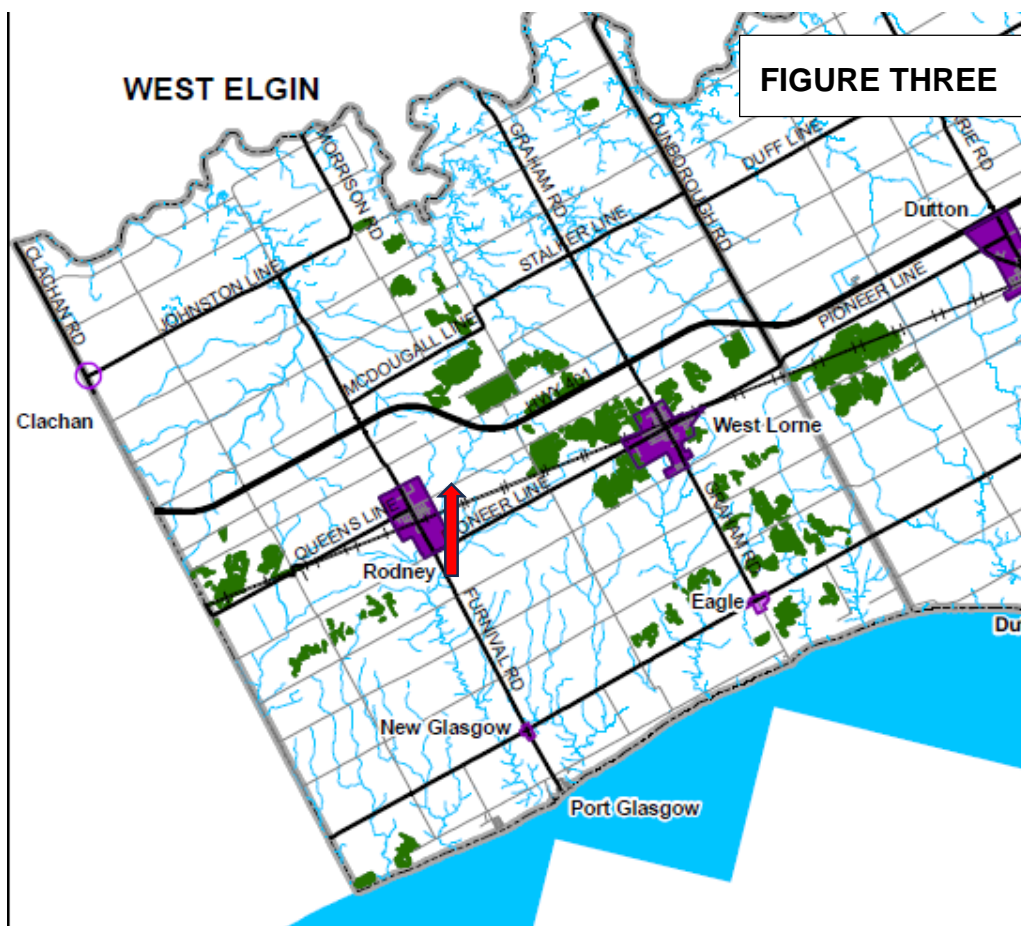
PPS:

The subject property is located on the north side of Queens Line, just east of the Rodney settlement area. The lands are at the easterly most edge of an area which is designated rural residential and permits limited lot creation within this designated area in accordance with Section 1.1.1 of the PPS. The proposed lot creation assists in rounding out the limited rural residential lands available within the municipality while still remaining in close proximity to a settlement area. The proposal is consistent with the PPS.

CEOP:

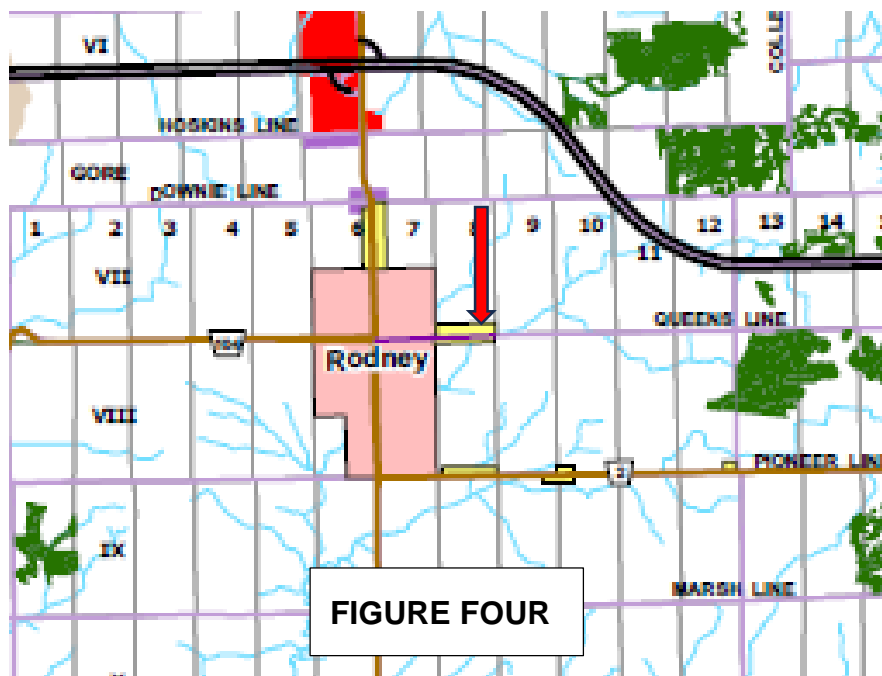
The subject lands are within the agricultural designation as shown on Schedule 'A' Land Use in Figure Three. There are a number of areas throughout West Elgin that are within the Agricultural designation of the CEOP but in a Rural Residential designation in the West Elgin Official Plan. These areas are recognized by the County and limited infilling or rounding out can be considered.

New lot creation is subject to the policies of E1.2.3 and the General Criteria of Section E1.2.3.1. The criteria outlined in items a) through m) have been reviewed and the proposed lot creation complies with or will comply with these policies subject to conditions of approval. As such the proposed lot creation is in conformity with the CEOP.



WEOP:

The proposed severed parcels are designated as Rural Residential on the Rural Area Land Use and Transportation Plan Schedule 'E' of the OP, as shown on Figure Four, in yellow.



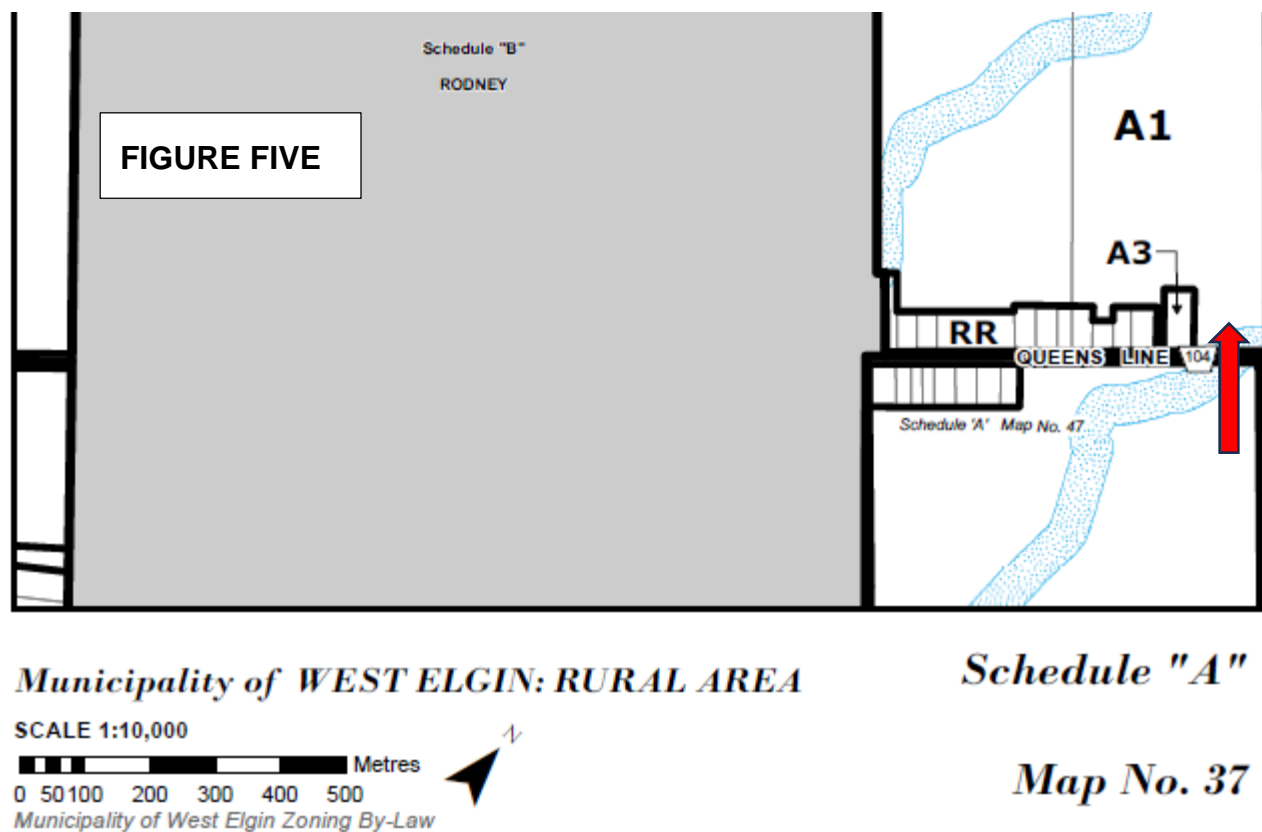
The Rural Residential designation limits development to single detached dwellings on large lots. Section 6.4.3 outlines that, *“The creation of lots shall only be permitted which front on existing public roads. Development in depth and the establishment of new roads shall not be permitted. Lots shall normally be created by land severance or consent in accordance with the provisions of the Planning Act and Section 10.4.1 and other applicable sections of this plan.”* As a condition of the consent the applicant will be required to demonstrate that the lands are capable of supporting the proposed private water wells and private septic systems.

There is no evidence of significant livestock facilities located in close proximity to the proposed lots. There is a former poultry barn to the south of the subject lots approximately 95 m however the barn shows no signs of use or support facilities around it such as manure or feed storage. There is also a small hobby farm to the southeast that houses a small variety of livestock. However, there are several existing houses that are much closer and would already impact on the small operation. As such the lots are in compliance with the Minimum Distance Separation guidelines and will not impact on any existing livestock operations. Therefore, this proposal conforms to the Official Plan.

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

The subject lands are currently zoned Agricultural (A1) on Map 37. (See Figure Five) The proposed lots will be of a lot area and frontage consistent with the requirements of the Rural Residential (RR) zone and as such will need to be rezoned to the Rural Residential (RR) classification as a condition of the proposed lot creation. The retained farm parcel will continue to meet the minimum lot area and frontage requirements of the Agricultural (A1) zone so no zoning change will be needed for the

retained lands. Therefore, the proposal, subject to rezoning, will comply with the West Elgin Zoning By-law.



Interdepartmental Comments:

The severance application was circulated to municipal staff for comment. The following comments were received:

Drainage:

- The subject lands will require drainage reapportionment.

This is addressed as a condition of approval.

Utilities:

- There is no municipal water line along the frontage of the subject lands. New water wells will be required on each of the lots. The applicant has been advised that as a condition of consent they will be required to provide documentation from a qualified individual that each lot can be serviced via private water well.

Public Works:

- New access will be required to each of the lots. Staff also noted that one or more of the accesses may require an engineer's reports as they cross a municipal drain. The installation and costs associated with the new accesses are the responsibility of the landowner. The provision of new access is also included as a condition of the lot creation.

Building Dept:

- At the time of permitting a lot grading plan will be necessary for each of the lots. Private septic system permits will also be needed along with the installation of water wells.

No other comments or concerns were received from Administration.

Summary:

It is the Planner's opinion that the proposed lot creation consent, is consistent with the PPS, conforms to the CEOP and conforms to the OP, complies with the ZBL, subject to the recommended rezoned, and that Council recommends to the County of Elgin that the consents be approved, subject to the lower-tier municipal conditions listed in this report.

The County of Elgin, as the Planning Approval Authority, will have to review the application accordingly against the planning documents (PPS, CEOP, OP and ZBL) and obtain comments from the other agencies and members of the public through the public consultation process, as part of their decision-making on the planning application.

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 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:	Severance Applications E63,64,65-24 - Comment to Elgin County - Recommendation Report - 2024-26-Planning.docx
Attachments:	- Planning Report 2024-26- Appendix One - West Elgin Conditions E63-64-65-24.pdf
Final Approval Date:	Aug 12, 2024

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

Terri Towstiuc