



Staff Report

Report To: Council Meeting
From: Robert Brown, Planner
Date: 2025-02-19
Subject: Zoning By-law Amendment Application D-14 1-2025 – Recommendation Report – (Planning Report 2025-05)

Recommendation:

That West Elgin Council hereby receives the report from Robert Brown, Planner regarding Zoning Amendment Application D-14 1-2025 – Recommendation Report (Planning Report 2025-05).

That West Elgin Council approve the rezoning of lands on the north side of Queen’s Line from General Agricultural (A) Zone to Rural Residential (RR) Zone, in accordance with the attached draft zoning by-law, and

Further that West Elgin Council consider the by-law to amend the Zoning By-law, as presented in the by-law portion of the February 27, 2025, Council Agenda.

Purpose:

The purpose of the Zoning By-law Amendment is to finalize requirements of Consent Applications E63-24, E64-24 and E-65-24 approved by the Elgin County Land Division Committee at the August 28, 2024 meeting, by rezoning the severed parcels from General Agricultural (A1) Zone to Rural Residential (RR) Zone, to permit development of single detached dwellings on each lot.

Background:

Below is background information, in a summary chart:

Application	D-14 1-2025
Owners	William & Louise Vanderloo
Applicant	Kristen Kovacs
Legal Description	Part Lot 8, Con 7, Pts 9 to 11, RP 11R 10487
Civic Address	Queen’s Line
Entrance	New access required to each lot

Dimensions of lots to be rezoned	Frontage -36.246 m (119 ft.) x Depth 99.09 m (325 ft.) Lot Area – 3,591 sq. m (0.887 ac.)
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Figure One shows the approved lots and lands to be rezoned.



Financial Implications:

Application fees were collected in accordance with the Municipality's Fees and Charges By-law. Once the new lots are finalized there will be an increase in assessment and opportunity for the construction of new dwellings on the vacant parcels. The creation of the new lots was also subject to collection of cash-in-lieu of parkland.

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 does 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 (2024):

The subject lands are within the Rural Residential designation and just outside the Rodney settlement area but within what would be considered a rural settlement area. As such they would

be considered under Section 2.5 Rural Areas in Municipalities. In rural areas, rural settlement areas shall be the focus of growth and development, and their vitality and regeneration shall be promoted.

Comment: The proposed lots were considered infilling. The required zoning identifies the future use consistent with PPS.

CEOP:

The proposed zoning by-law amendment raises no additional issues of County significance that were not already addressed as part of the consent approval and assist in the finalization of the lot creation process for the County. Therefore, this proposed Zoning By-law Amendment conforms to the CEOP.

West Elgin OP (2024):

The subject lands are designated Rural Residential, as shown on Land Use Plan – Rural Residential Schedule ‘4D’ of the Official Plan. Section 7.6.2 permits single detached dwellings. Section 7.6.3.1 notes, “the creation of lots shall only be permitted for the purposes of infilling where the new lot would be of sufficient size to accommodate private services. New lots shall only be permitted where they front on existing open, improved, travelled, and maintained public roads.”

The lots are being developed on an open, improved, travelled road and will be on private septic and water. The zoning amendment is required to implement the requirements of and maintain conformity with the Official Plan.

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

The subject lands are zoned General Agricultural (A1) on Schedule A, Map 37 of the ZBL.

The severed parcel will need to be rezoned to implement the proposed lot creation, by rezoning it to the Rural Residential (RR) Zone. The Rural Residential (RR) Zone has a minimum lot area of 2,000 sq. m and a minimum lot frontage of 30m, respectively.

The retained parcel will remain in the Agricultural (A1) Zone. A draft of the zoning by-law amendment to be considered is appended to this report for reference purposes.

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 Feb 6, 2025, a minimum of 20 days prior to the public meeting as required by the Planning Act.

Municipal Department Comments:

The original consent application was circulated to municipal staff for comment. Comment and conditions related to the consent application were incorporated as conditions into the County approval. The zoning amendment is the last of the requirements necessary to complete the lot creation.

Agency Comments:

The zoning by-law amendment application was circulated to the Agencies for comment.

No additional comments have been received from other agencies.

Public Comments:

At the time of writing, no comment from the public had been received.

Summary/Conclusion:

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 Wet Elgin 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.

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 (OLT) for a hearing, in accordance with the Planning Act.

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,

A handwritten signature in black ink, appearing to read 'Robert Brown', with a long horizontal flourish extending to the right.

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

Report Approval Details

Document Title:	Zoning By-law Amendment Application D-14 1-2025 - Recommendation Report - 2025-05-Planning.docx
Attachments:	- 2025-011 - ZBLA - D14 1-2025 Kovacs.pdf
Final Approval Date:	Feb 23, 2025

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

Robin Greenall