



Staff Report

Report To: Council Meeting
From: Robert Brown, Planner
Date: 2025-03-23
Subject: Munroe St. Property – Future Development Next Steps – Recommendation Report (Planning Report 20025-07)

Recommendation:

That West Elgin Council hereby receives the report from Robert Brown, Planner regarding next steps for potential development of municipally owned lands on the north side of Munroe St.

And that Council directs administration to retain Pinchin, at a cost of \$6,200 plus HST, to move forward with completion of Phase I ESA on the subject lands.

Purpose:

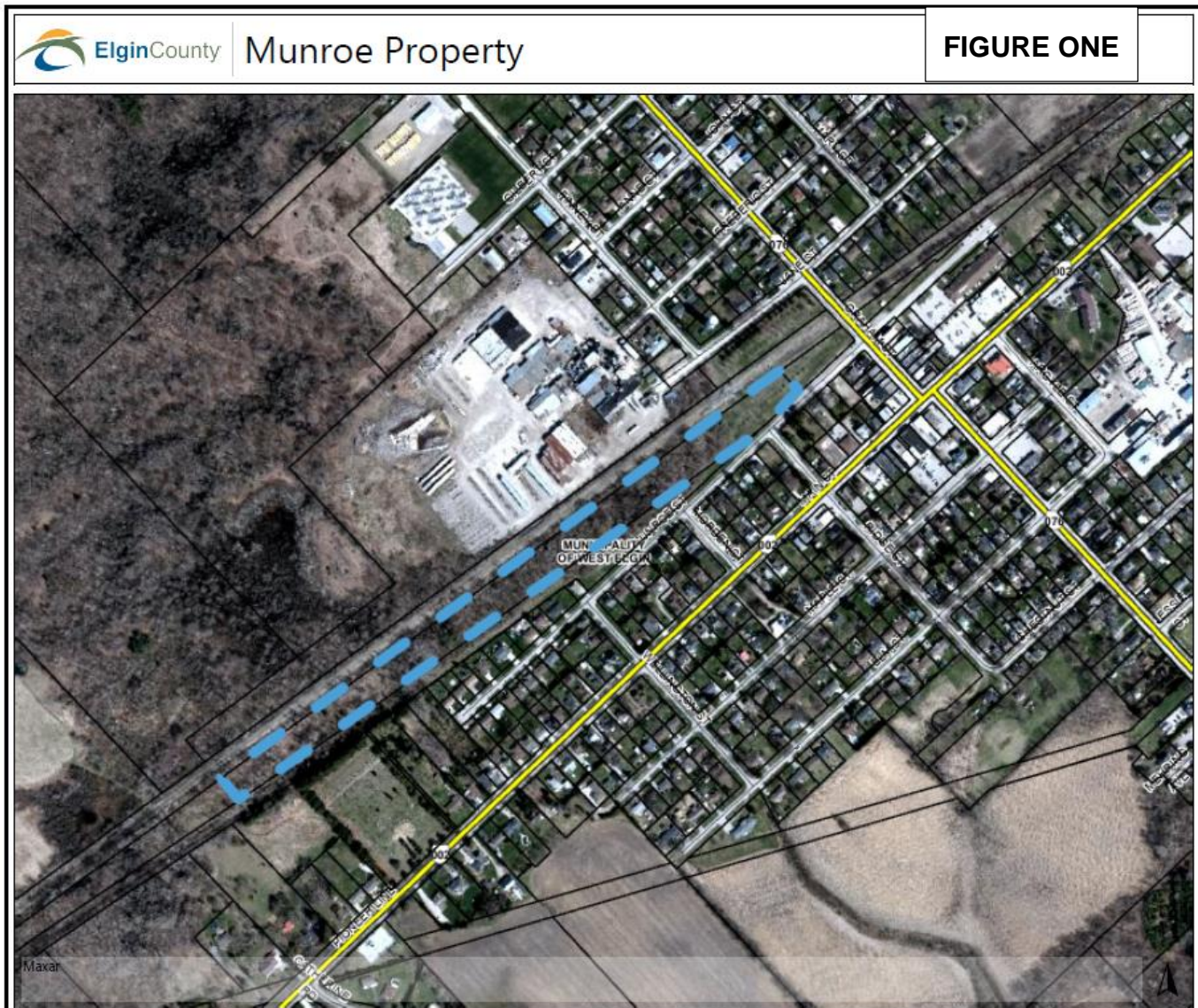
To provide Council with information on municipally owned lands and outline the initial steps for consideration of development options on the property.

Background:

There has been and continues to be a need for a broader mix of housing to meet the needs of all residents within the municipality. The Province, through a variety of legislative changes and funding support, continue to push for creative solutions. The reduction of red tape, modifications to the Planning Act, additional dwellings units and as-of-right fourplex zoning are just some of the efforts.

In 2024 the owner of the former rail land that bisected West Lorne began the process of selling off some of the land particularly within the settlement areas. One such parcel was a 3.3 ha (8.2 ac.) parcel with frontage along the north side of Munroe St. west of Graham St. and the new Tim Horton's. (See Figure One) The Municipality was approached if it was interested in the land and Council approved the purchase.

Before moving forward with any development on a property it is important to undertake certain background work. The subject lands being part of and/or adjacent to a former active rail line requires that it be confirmed, particularly for more sensitive uses, that the lands are not contaminated by former activities on the site. The initial step is completion of a Phase I ESA. If that review notes no likelihood of contamination, then a Record of Site Condition (RSC) can be filed with the applicable Ministry and next steps considered. Should the Phase I not yield a positive result then additional testing would be required along with potential remediation.



In addition to testing for contamination, the lands contain a wooded area that will require review to demonstrate no negative impact on the wooded feature or any species at risk that may be present. Proximity of the lands to an industrial use to the north will also require a noise study.

However, the initial step is completion of the Phase I ESA as it will determine if the municipality continues with potential development of the subject property and completion of any additional background work.

Financial Implications:

Staff requested quotes from two different companies that can complete the necessary Phase I ESA. CT Soils price was an upset limit of \$8,500 plus HST, Pinchin provided a total cost of \$6,200 plus HST. Both estimates include completion of the Phase I ESA report and filing of the necessary RSC.

Policies/Legislation:

Completion of the Phase I ESA is consistent with both Provincial, County, and local policy and the initial step before determining next steps.

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.

Respectfully submitted by,



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

Report Approval Details

Document Title:	Munroe St Property - Future Development Next Steps - Recommendation Report - 2025-07-Planning.docx
Attachments:	
Final Approval Date:	Mar 23, 2025

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

Robin Greenall