



Staff Report

Report To: Council Meeting
From: Robert Brown, Planner
Date: 2025-05-07
Subject: Zoning By-law Amendment Application D-14 3-2025 – Recommendation Report (Planning Report (2025-11))

Recommendation:

That West Elgin Council hereby receives the report from Robert Brown, Planner regarding Zoning Amendment Application D-14 3-2025 – Recommendation Report (Planning Report 2025-11).

That West Elgin Council approve an amendment of the existing Residential First Density Special Regulation 9 (R1-9) Zone to add semi-detached dwellings and semi-detached dwelling units as an additional permitted use on up to 6 lots within the Creek's Edge subdivision and establish the necessary zoning regulations for semi-detached and semi-detached dwelling units, 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 May 22, 2025, Council Agenda.

Purpose:

To amend the current zoning on the property to add semi-detached dwellings as a permitted use on lots 1, 27, 28, 36, 46 and 66 to expand the mix of housing types.

Background:

The Municipality of West Elgin has received the above-noted application for lands located on the north side of Marsh Line, west of Graham Road. (Figure One) The subject property is designated Residential by the Official Plan. The current zoning on the property is Residential First Density Special Use Regulation 9, (R1-9) Zone under the West Elgin Comprehensive Zoning By-law.

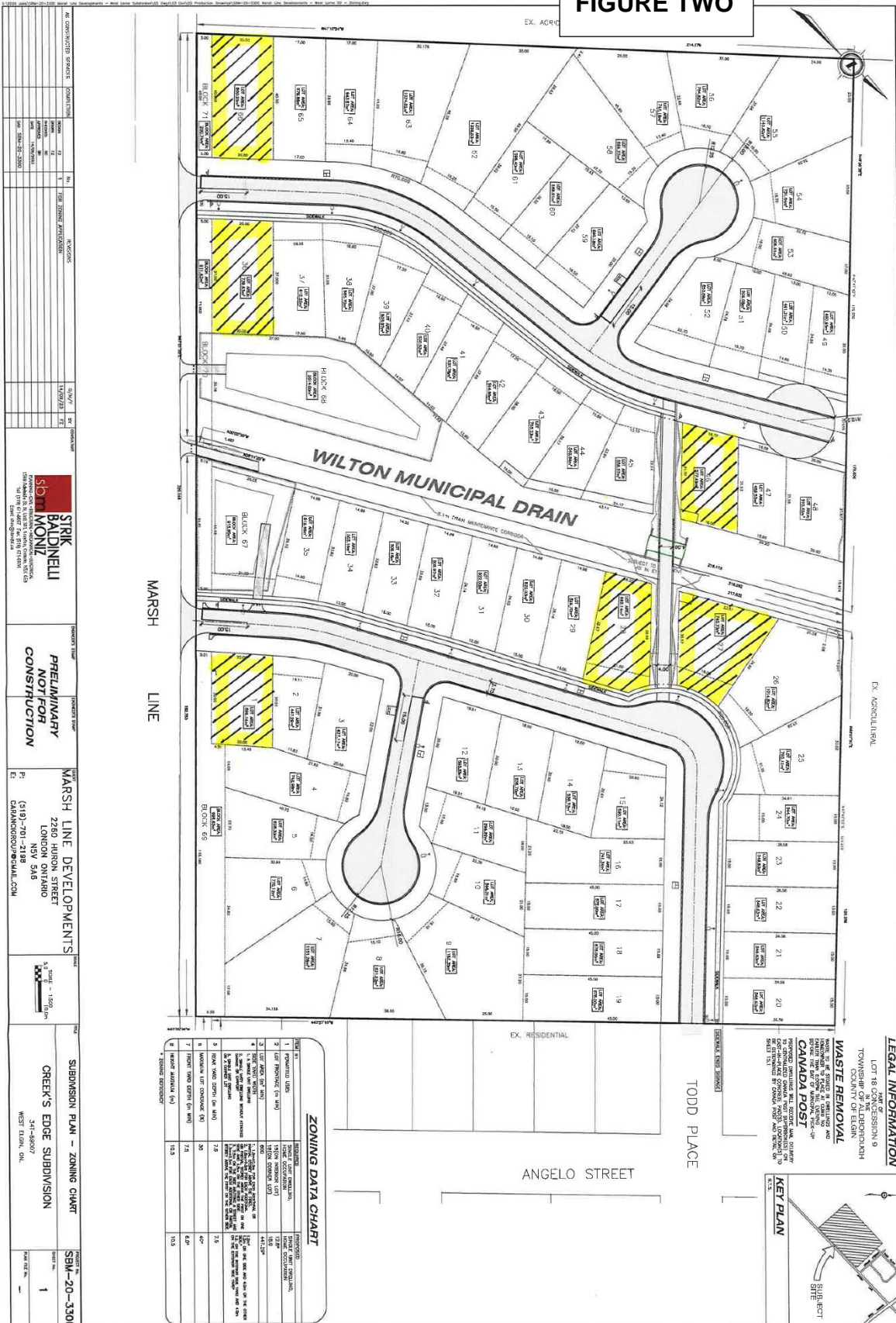
The subject lands (Figure One) at a total of 6.71 ha (16.5 ac.) in area with frontage along Marsh Line. The property is currently vacant and split by an open municipal drain. An amended draft plan of subdivision was approved for the development of 66 residential building lots by the County in 2023. That same year the zoning on the property was amended to its current classification which permits single detached dwellings only. Since the development contains a number of larger lots the developer is proposing to amend the zoning to include semi-detached dwellings as a possible option on six of the lots. (Figure Two) This would increase the overall unit count from 66 to 72.

Below is background information from the application, in a summary chart:

| | |
|---------------------------|---|
| Owner: | Marsh Line Development |
| Applicant/Agent: | SBM (Sandra Congdon) |
| Legal Description: | Part of Lot 18, Concession 9 |
| Civic Address: | Marsh Line |
| Entrance Access: | New streets to be constructed |
| Water Supply: | Proposed: Municipal water service |
| Sewage Disposal: | Proposed: Municipal sanitary service |
| Storm water: | New comprehensive system required |
| Lot Area: | 6.71 hectares (16.5 acres) |
| Use of Lands: | Existing: Vacant Proposed: single detached residential/limited semi-detached |



FIGURE TWO



Financial Implications:

Application fees were collected in accordance with the Municipality's Fees and Charges By-law, as amended from time to time. Development of the property overall will result in a significant increase in assessment value at full build out.

Policies/Legislation:

Planning authorities must have regard to matters of Provincial interest, the criteria of the *Planning Act*, be consistent with the Provincial Planning Statement (PPS) and do 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 settlement area of West Lorne. Section 2.2 Housing notes the following:

1. Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected needs of current and future residents of the regional market area by:
 - a) establishing and implementing minimum targets for the provision of housing that is affordable to low- and moderate-income households, and coordinating land use planning and planning for housing with Service Managers to address the full range of housing options including affordable housing needs;
 - b) permitting and facilitating:
 1. all housing options required to meet the social, health, economic and well-being requirements of current and future residents, including additional needs housing and needs arising from demographic changes and employment opportunities; and
 2. all types of residential intensification, including the development and redevelopment of underutilized commercial and institutional sites (e.g., shopping malls and plazas) for residential use, development and introduction of new housing options within previously developed areas, and redevelopment, which results in a net increase in residential units in accordance with policy 2.3.1.3;
 - c) promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation; and

Comment: Most new subdivision development within settlement areas is a mix of housing types that often include singles, semis, and townhouses. This helps to provide a variety of housing types and increases density on serviced lands from the very beginning so that there

are fewer issues created by intensification projects which can raise issues in mature subdivisions.

CEOP:

The subject lands are within the Tier One settlement area designation on Schedule 'A' Land Use in the CEOP. The property would be considered a residential area with the settlement area and subject to the policies of Section C1.1.1 Residential Area.

It is the objective of this Plan to:

- a) maintain and *enhance* the character and identity of existing residential areas;

Comment: The proposed development will be a continuation of single detached residential housing consistent with the land to the east. The requested amendment will help to expand the mix of housing within the subdivision by adding semi-detached within the development but not in a location that will impact on established single detached residents.

- b) encourage the provision of a range of housing types to accommodate persons with diverse social and economic backgrounds, needs and desires while promoting the maintenance and improvement of existing housing;

Comment: Most large-scale new subdivision development looks to incorporate a mix of housing types which help to provide housing options for a range of individuals. Provision of a mix of housing can also assist in providing opportunities for individuals to age in a single community by providing downsizing options.

- c) promote the efficient use of existing and planned *infrastructure* by supporting opportunities for various forms of *residential intensification*, where appropriate;

Comment: Both sanitary service and water service, including capacity, are available along Marsh Line to provide full servicing without extension of municipal infrastructure.

- d) encourage increases in density in new *development* areas to maximize the use of *infrastructure* and minimize the amount of land required for new *development*;

Comment: The existing Todd Lane subdivision area has a density of 8.6 units per ha. The current 66 dwellings would increase the density to 9.8 units per ha or approx. 1.2 additional dwellings per ha or eight homes total. With the additional semi-detached dwellings that density would increase to 10.73 units per ha or 14 dwellings. Overall, this still represents very low-density development within a settlement area.

e) ensure that residential areas permit a variety of complementary and *compatible* land uses including *special needs* housing, community facilities, schools, small-scale commercial uses and recreational open space areas;

Comment: Most of the services needed to support the new development are just north of the development along Graham Road.

f) require a high standard of urban design for *development* and *redevelopment*; and,

Comment: The layout of the subdivision is consistent with current standards. The addition of the semi-detached dwellings helps to increase density and maintain a more compact form.

g) encourage local municipalities to establish comprehensive design guidelines and policies to foster the establishment of communities that are safe, functional and attractive.

Comment: Each subdivision development is reviewed for compatibility with surrounding development and every effort is made to increase the overall positive addition to the area and community as a whole.

West Elgin Official Plan (2024):

The subject lands are designated as Residential, as shown on Land Use Plan Schedule '4B' of the Official Plan. As the lands are within the West Lorne settlement area a full range of residential types is encouraged to provide a mix of available housing types. As such, the requested zoning amendment on the subject lands conforms with the Official Plan.

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

The subject lands were rezoned in December 2023 to Residential First Density Special Regulation 9 (R1-9) Zone on Schedule C, Map 5 of the Zoning By-law, as depicted in Figure Two. This zoning established the specific requirements for each of the lots, however the permitted use on the lands was limited to single detached dwellings. The developer, prior to moving forward with the development, has requested a further amendment to the zoning to permit the possible development of up to six of the total 66 lots for semi-detached dwellings. In addition to adding semi-detached dwellings as an additional permitted use the amendment establishes the necessary zoning regulations as follows:

Semi-detached dwelling

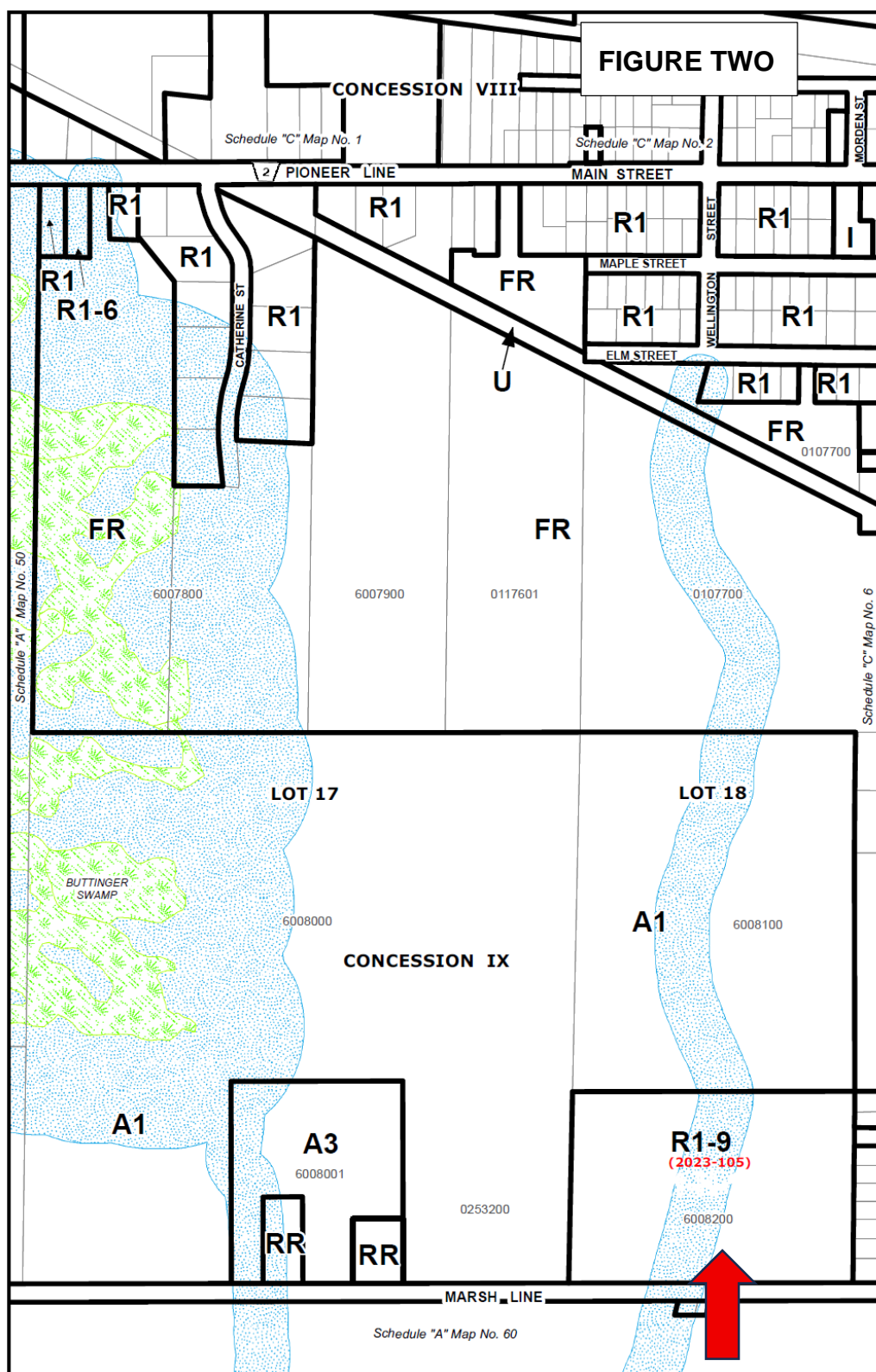
- | | | |
|-----|----------------------|-----------|
| i) | Minimum Lot Area | 570 sq. m |
| ii) | Minimum Lot Frontage | 15 m |

Semi-detached dwelling unit

| | | |
|-----|----------------------|-----------|
| i) | Minimum Lot Area | 285 sq. m |
| ii) | Minimum Lot Frontage | 7.5 m |

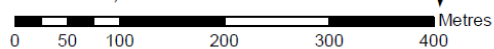
Semi-detached dwelling or dwelling unit

| | | |
|-------|----------------------------|---------------------------|
| i) | Minimum Front Yard | 6 m |
| ii) | Minimum Exterior Side Yard | 3.0 m |
| iii) | Minimum Interior Side Yard | |
| | With attached garage | 1.2 m & 0 m common wall |
| iv) | Minimum Rear Yard | 7.5 m |
| v) | Height (max.) | 10.5 m |
| vi) | Maximum Lot Coverage | 40% |
| vii) | Outdoor Amenity | 45.0 m ² /unit |
| viii) | Dwelling Units/Lot | 2 |
| ix) | Parking | 2 per unit |



***Municipality of WEST ELGIN:
WEST LORNE and AREA***

SCALE 1:5,000



Municipality of West Elgin Zoning By-Law

Schedule "C"

Map No. 5

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 May 2, 2025, 20 days prior to the public meeting (minimum 20 days required). The notice was posted to the Municipal website and a sign posted on the property.

Municipal Department Comments:

The zoning by-law amendment application was circulated to staff. Technical review was completed and all engineering comments addressed as part of the initial development approval. The applicant was asked to provide an overview and analysis of the impact of the six additional units. No concerns were expressed, and the original servicing design will continue to service the needs of the development. A development agreement was drafted for the initial layout and may require some minor revision. There is no amendment required to the draft plan of subdivision as the lot pattern is not being altered from the original. The six lots used for semi-detached dwellings can be subdivided once dwellings are constructed using the part lot control exemption process which will require application to the County.

Agency Comments:

The zoning by-law amendment application was circulated to the Agencies for comment. No new feedback for the requested zoning has been received. The original comments from the agencies circulated was incorporated into the draft plan approval and pending development agreement.

Public Comments:

At the time of submission of this report no comments have been received from the public.

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 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 and everyone who was circulated the notice of public meeting.

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 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,



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

Report Approval Details

| | |
|----------------------|---|
| Document Title: | Zoning By-law Amendment Application D-14 3-2025 - Recommendation Report - 2025-11-Planning.docx |
| Attachments: | - 2025-26 - ZBLA - D14 3-2025 Creeks Edge.pdf |
| Final Approval Date: | May 19, 2025 |

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

Robin Greenall