



Staff Report

Report To: Council Meeting
From: Robert Brown, Planner
Date: 2025-05-22
Subject: Zoning By-law Amendment Application – D-14 4-2025 – Recommendation Report (Planning Report 2025-10)

Recommendation:

That West Elgin Council hereby receives the report from Robert Brown, Planner regarding Zoning Amendment Application D-14 4-2025 – Recommendation Report (Planning Report 2025-10).

That West Elgin Council approve the rezoning of 24915 Crinan Line from General Agricultural (A1) to Agricultural (A2) and Restricted Agricultural (A3), in accordance with the attached draft 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 May 22, 2025, Council Agenda.

Purpose:

The purpose of the Zoning By-law Amendment is to consider a condition of Consent Application E15-25 approved by the Elgin County Land Division Committee at the March 26, 2025 meeting, by rezoning the retained farmland parcel from General Agricultural (A1) Zone to Agricultural (A2) Zone, in order to prohibit any future dwellings, and by rezoning the severed surplus farm dwelling parcel from General Agricultural (A1) Zone to Restricted Agricultural (A3) Zone, in order to recognize the new surplus farm dwelling lot being created.

Background:

Below is background information, in a summary chart:

Application	D 14 4-2025 (condition of E15-25)
Owner/Applicant	1000101474 Ontario Inc. & McCallum Farms & Sales Ltd.
Legal Description	Part Lot of 20, Concession 2 ED
Civic Address	24915 Crinan Line
Services	Municipal water & private on-site septic system

Severed Parcel	0.48 ha (1.18 ac.) (Figure Two)
Retained Farm Parcel	19.8 ha (48.96 ac.)

Figure One below depicts the subject lands:



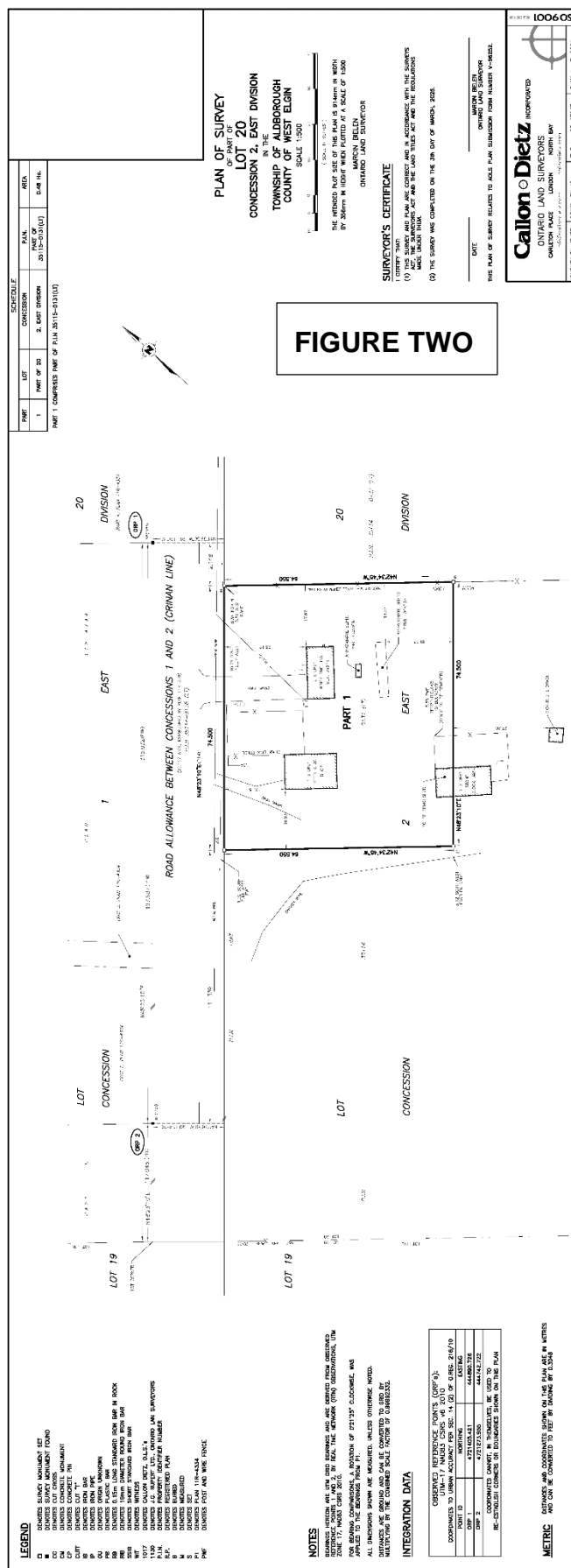
The surrounding land uses are as follows:

- Agricultural on all sides.

Planning Report 2025-06 went before Council on March 13, 2025, to authorize comments to the County of Elgin on the consent application, E15-25 and provided planning analysis for the proposed surplus farm dwelling lot creation in relation to the applicable policies.

Financial Implications:

Application fees were collected in accordance with the Municipality's Fees and Charges By-law, as amended from time to time. The provisionally approved severance may result in a minimal increase in assessment.



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 Agricultural area (Section 4.3). The proposed retained parcel would be rezoned to prohibit a dwelling through the zoning bylaw amendment, in accordance with Section 4.3.3.1(c) of the PPS. The proposed new land uses comply with the minimum distance separation formulae, in accordance with Section 4.3.2.3 of the PPS.

This proposed Zoning By-law Amendment is consistent with the PPS.

CEOP:

The subject lands are designated Agricultural Area on Schedule 'A' Land Use in the CEOP. Section E1.2.3.4 b) of the CEOP permits the creation of new lots provided the local Official Plan supports their creation and if the lot is to be created to accommodate a habitable residence that has become surplus to a farming operation as a result of a farm consolidation provided that the development of a new residential use is prohibited on any retained parcel of farmland created by the consent to sever.

Therefore, this proposed Zoning By-law Amendment conforms to the CEOP.

West Elgin Official Plan (2024):

The subject lands are designated as Agricultural, as shown on General Land Use, Schedule '4' of the Official Plan. The agricultural land use policies, under Section 7.1.6 of the OP, permit a single detached dwelling accessory to agriculture use and existing single detached non-farm dwellings.

Section 7.1.7.2 policies of the OP, state that, the creation of a lot for the purposes of disposing of a dwelling considered surplus as a result of farm consolidation, being the acquisition of additional farm parcels to be operated as one farm operation, shall be considered in accordance with the following:

- a) the dwelling considered surplus has been in existence for at least 10 years;

Comment: The dwelling on the proposed lot was constructed more than 10 years ago.

- b) the dwelling is structurally sound and suitable, or potentially made suitable, for human occupancy;

Comment: The dwelling is in good repair and is currently being lived in.

- c) no new dwelling or additional dwelling unit is permitted in the future on the remnant parcel which shall be ensured through an amendment to the Zoning By-law;

Comment: The purpose of the proposed amendment is to prohibit future dwellings on the retained farm parcel.

- d) compliance with MDS I with respect to any livestock building, structure or manure storage facility on the remnant parcel;

Comment: There are no significant livestock facilities within close proximity to the proposed dwelling lot.

- e) the new lot will be limited to a minimum size needed to accommodate the use and appropriate sewage and water services, and minimize the loss of productive farmland, and

Comment: The proposed lot is a sustainable size, does not include any actively farmed land and is consistent with other rural residential lots in the area.

- f) deteriorated, derelict, abandoned farm buildings (including farm buildings and structures with limited future use potential) are demolished and the lands rehabilitated.

Comment: There is one older barn that is located across the proposed rear lot line that will need to be removed. This was included as a condition of the consent approval.

Therefore, this proposal conforms to the OP.

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

The subject lands are zoned General Agricultural (A1) on Schedule A, Map 31 of the ZBL, as depicted in Figure Two below.

The severed parcel will need to be rezoned to implement the proposed lot creation, by rezoning it to the Restricted Agricultural (A3) Zone, as a condition of approval. The Restricted Agricultural (A3) Zone has a minimum lot area of 4,000 sq. m and a minimum lot frontage of 30 m respectively.

The proposed retained farm parcel would need to be rezoned to the Agricultural (A2) Zone, in order to prohibit any future dwellings. A draft of the zoning by-law amendment to be considered is appended to this report for reference purposes.

Therefore, the proposal for the surplus farm dwelling lot creation would be in compliance with the Zoning By-law, subject to the requested Zoning By-law Amendment.

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, a minimum of 20 days prior to the public meeting as required by the Planning Act. In addition, the notice is posted on the Municipality website and a sign posted on the property.

Municipal Department Comments:

The zoning by-law amendment application was circulated to municipal staff for comment. Similar feedback was received in association with the consent application and was incorporated into the consent conditions.

Agency Comments:

The zoning by-law amendment application was circulated to the Agencies for comment. The following comments were received:

Lower Thames Valley Conservation Authority

The lands are not within the LTVCA regulated area. There is no objection to the proposed zoning. 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 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,



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

Report Approval Details

Document Title:	Zoning By-law Amendment Application D-14 4-2025 - Recommendation Report - 2025-10-Planning.docx
Attachments:	- 2025-027 - ZBLA - D14 4-2025 McCallum.pdf
Final Approval Date:	May 19, 2025

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

Robin Greenall