



Staff Report

Report To: Council Meeting
From: Robert Brown, Planner
Date: 2025-06-04
Subject: Severance Application E32-25 – Comments to Elgin County – Recommendation Report – Planning Report (2025-14)

Recommendation:

That West Elgin Council hereby receives the report from Robert Brown, Planner regarding severance application File E32-25 – Comments to Elgin County (Planning Report 2025-14).

And that West Elgin Council hereby recommended approval to the Land Division Committee of the County of Elgin for severance application, File E32-25, subject to the Lower-Tier Municipality conditions in Appendix One of this report;

And further that West Elgin Council directs 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 Application E32-25, as Elgin County is the planning approval authority for severances.

The purpose of the application is to facilitate the severance of lands within the settlement area of Rodney from those outside the settlement area for potential future residential development. The lands are located in the northwest corner of the property abutting the intersection of Pioneer Line and Furnival Road (Figure One).

Background:

Below is background information, in a summary chart:

Application	E32-25
Owners/Applicants	Dave Kelly & Audrey Toth
Legal Description	Part of Lot 7, Concession 9
Civic Address	22525 Pioneer Line
Services	Municipal water & septic system
Existing Land Area	39.53 ha (97.68 ac.)

Below is an outline of the dimensions for the severed and retained parcels:

Application	Severed Parcel (RED)			Retained Parcel (BLUE)		
	Frontage (Furnival)	Depth (Pioneer)	Area	Frontage	Depth	Area
E32-25	296 m (971.12 ft.)	323 m (1,059.7ft.)	9.56 ha (23.6 ac)	280 m (918.63 ft.)	irregular	29.97 ha (74.05 ac.)

The severed parcel contains no buildings or structures. The retained lands will continue to have a single detached dwelling and accessory building.

The Public Hearing is scheduled for June 25, 2025, at the Elgin County Land Division Committee Meeting.



Financial Implications:

Application fees were collected in accordance with the Municipality's Fees and Charges By-law, as amended from time to time. The initial severance may result in a minimal increase in assessment as the use will remain agricultural. Once approved for development the lands would result in a significant increase in assessment based on residential use.

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.

With regard to this proposal involving severances, the Planning Authority is the County of Elgin Land Division Committee, wherein the Municipality provides agency comments to the County of Elgin as part of their decision-making process.

PPS (2024):

Since the lands in question are within two different designations there would be consideration under two different policy areas of Provincial Planning Statement. This would include Section 2.3.1 General Policies for Settlement Areas which notes, "*Settlement areas shall be the focus of growth and development. Within settlement areas, growth should be focused in, where applicable, strategic growth areas, including major transit station areas.*"

Comment: The proposed lands that is being severed from the larger farm parcel were brought into the Rodney settlement area as part of the recent Official Plan review. The designation of the lands was not the result of additional lands being added to the settlement area but rather a review of existing lands in the settlement area that were reevaluated and either removed from the settlement area or designated to more appropriate land uses. The end result was no net increase in the overall size of the settlement area, in particular residential lands.

Section 2.4 Strategic Growth Areas would also be applicable to the proposed severance and notes, "*Planning authorities are encouraged to identify and focus growth and development in strategic growth areas.*"

Comment: One of key reasons for the inclusion of the lands in the settlement was their strategic location at the edge of the Rodney settlement area and their location at the intersection of two County Roads. Growth to the east and west may present either physical barriers just as topography or man-made barriers such as former rail or hydro corridors.

Although there are natural heritage features in the form of wooded area and valley lands on the retained portion of the lands they are not included in the severed portion. Proximity of those lands will result in the need for future review and consideration. The lands will remain in active agricultural use and the severed parcel will be placed into a Future Residential Zone that will limit the use to what currently exists. As such, the proposal is consistent with the PPS.

CEOP:

The subject lands are designated Agricultural Area on Schedule 'A' Land Use in the CEOP. Portions of the proposed retained parcel contain a wooded area and are within the Woodlands overlay as indicated on Appendix #1 Natural Heritage Features and Areas in the CEOP.

Section C2.2 of the County OP notes that, *"All lands designated Agricultural Area as shown on Schedule A to this Plan apply to lands that are not otherwise designated as Settlement areas. These lands are considered to be the County's prime agricultural area as defined. It is recognized that certain lands outside of settlement areas have been designated for non-agricultural development by the lower tier Official Plans and these lands are deemed to not be within the prime agricultural area and are instead subject to the relevant policies of this Plan and the policies of the lower tier Official Plan."*

As noted under the PPS section of this report any consideration of the wooded area to the south of the severed portion will be addressed once development is proposed. In the interim the lands will be placed in a Future Residential zone limiting development to what currently exists, vacant farmland.

Therefore, this proposal conforms to the CEOP.

WEOP (2024):

The severed lands are within the Rodney Settlement area as shown on General Land Use Schedule '4' and designated Residential, as shown on Schedule '4A' of the West Elgin Official Plan. The entire retained portion of the parcel is designated Agricultural on Schedule 4 and includes woodlands on Schedule 2 Natural Heritage Features.

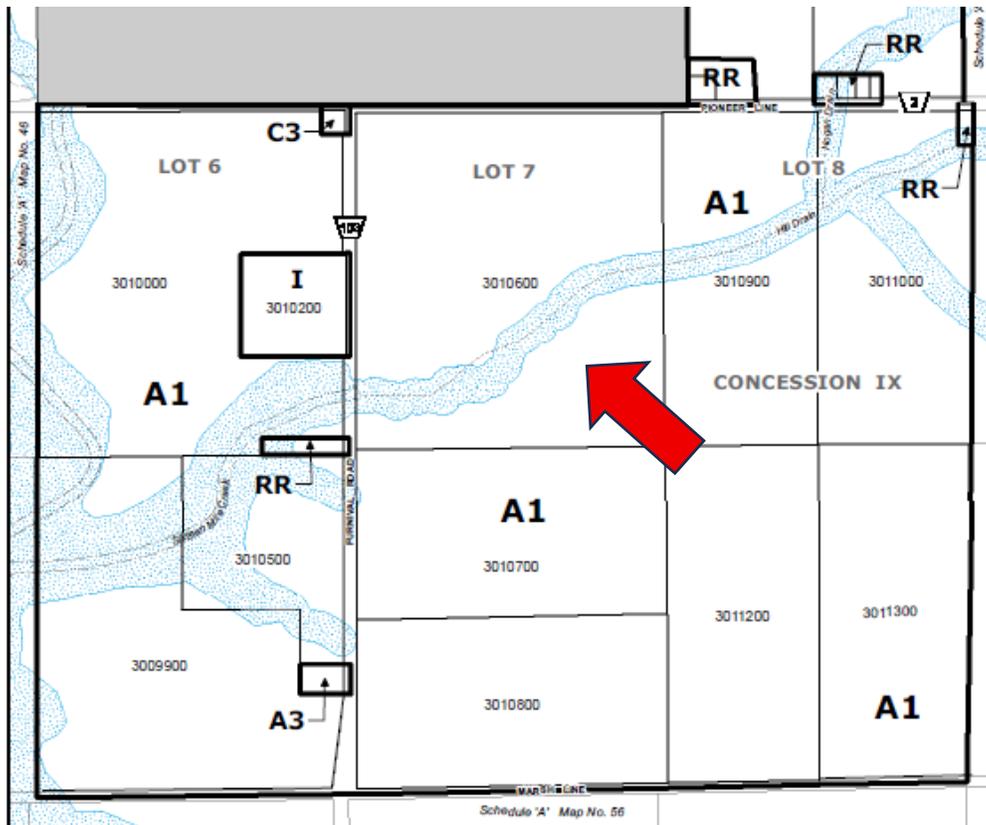
As noted under the PPS section of this report because the subject lands are located within two different Official Plan designations there are two different land use considerations. Residential for the severed parcel and agricultural for the retained lands. This split effectively creates individual parcels. The consent process is then the appropriate mechanism to officially separate each land use.

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

The subject lands are zoned General Agricultural (A1) Zone on Schedule A, Map 47 of the ZBL, as depicted in Figure Two. The blue hatch pattern on the mapping represents LTVCA regulated area. The retained lands will remain in General Agricultural (A1) Zone and will meet the minimum lot

area requirement of 20 ha (49.4 ac.) Since the frontage of the farm parcel will technically be Pioneer Line the frontage will be slightly less than the 300 m minimum. This can be addressed through an amending by-law that will be necessary to rezone the severed parcel to the Future Residential (FR) classification. This zoning will permit the continued use of the land for agricultural purposes but will not permit any type of development until such time as a comprehensive plan is reviewed and approved by the applicable approval authorities.

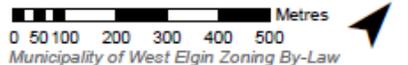
Provided a Zoning By-law Amendment is obtained for the severed and retained parcels, as a condition of the consent application, the proposal will comply with the Zoning By-law.



Municipality of WEST ELGIN: RURAL AREA

Schedule "A"

SCALE 1:10,000



Municipality of West Elgin Zoning By-Law

Map No. 47

Interdepartmental Comments:

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

Drainage:

- The subject lands are impacted by municipal drains. A drainage reapportionment is required.

Infrastructure/Utilities:

- A new 911 address will need to be assigned to the retained parcel.

Building Dept:

- A septic system inspection and assessment will need to be provided to the satisfaction of the municipality.

No other comments or concerns were received from Administration.

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 Application E32-25 - Comments to Elgin County - Recommendation Report - 2025-14-Planning.docx
Attachments:	- Planning Report 2025-14 Appendix One - Comments to the County of Elgin.pdf
Final Approval Date:	Jun 5, 2025

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

Robin Greenall