



## Staff Report

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**Report To:** Council Meeting  
**From:** Evan McKinstry, Jr. Planner, County of Elgin  
**Date:** 2026-04-23  
**Subject:** Zoning By-law Amendment Application D-14 05-2026 – Recommendation Report – (Planning Report 2026-12)

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### **Recommendation:**

That West Elgin Council hereby receives the report from Evan McKinstry, Junior Planner regarding Zoning By-law Amendment Application D-14 05-2026 – Recommendation Report (Planning Report 2026-12).

That West Elgin Council approve Zoning By-law Amendment Application D-14 05-2026 to rezone the subject property from Future Residential (FR) to Residential First Density (R1), as presented in By-law 2026-11 attached as Appendix 1 to Planning Report 2026-12.

That subject to no concerns being raised at the public meeting, that By-law 2026-11 to amend Zoning By-law 2015-36, as amended be presented at the regular meeting of Council on April 23<sup>rd</sup>, 2026, for adoption. (Planning Report 2026-12).

### **Summary:**

The purpose of this application is to rezone the subject property from Future Residential (FR) to Residential First Density (R1) to better reflect the residential use of the property and align with the zoning of the surrounding lands.

The lands affected by this proposed Zoning By-law Amendment are also the subject of consent (severance) application E 8–26.

No concerns or objections have been identified by circulated agencies or the public.

### **Purpose:**

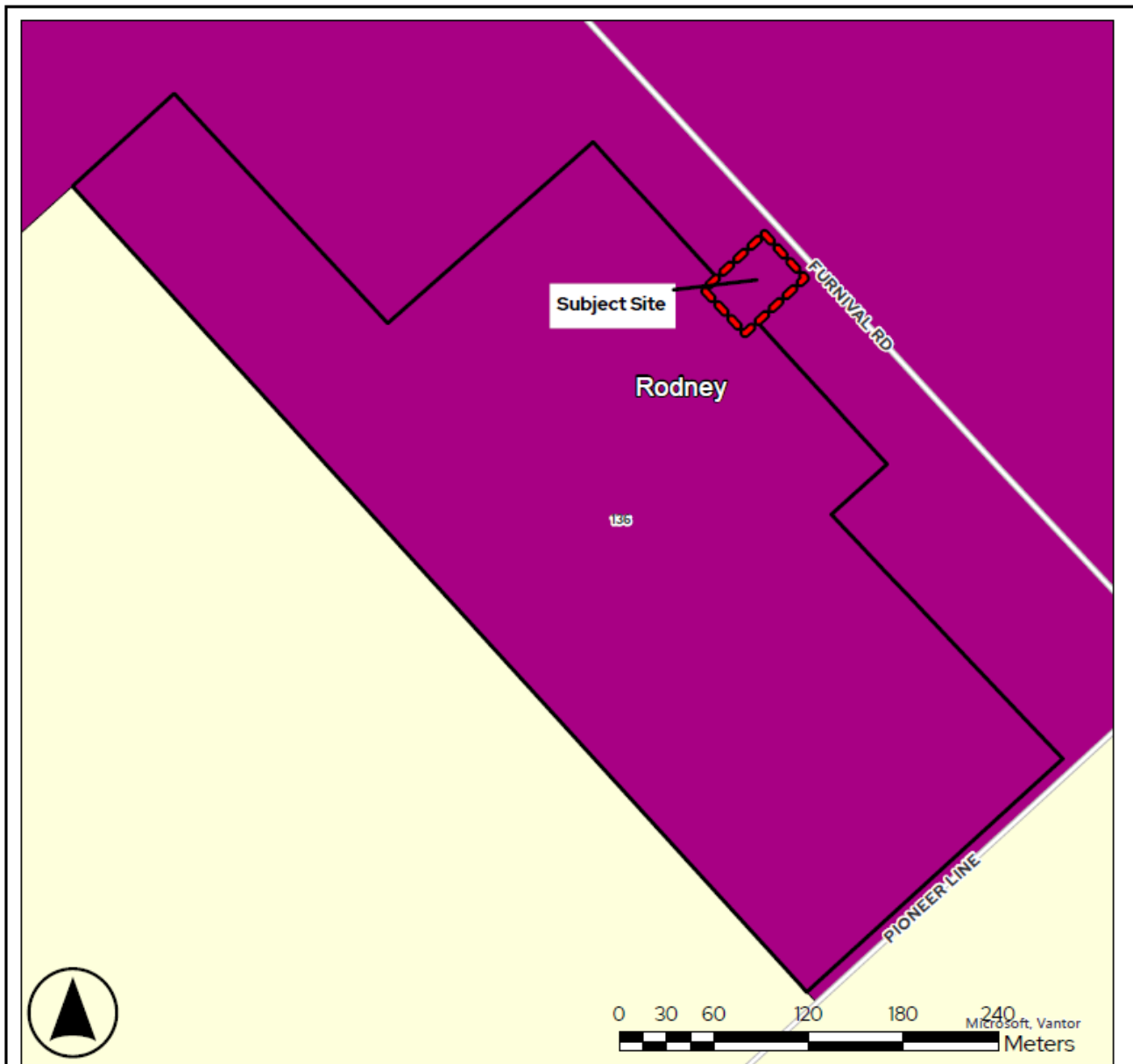
To rezone the severed lands subject to consent (severance) application E 8-26 from Future Residential (FR) to Residential First Density (R1) to better reflect the residential use of the property and align with the zoning of the surrounding lands.

### **Background:**

The applicant has applied for a Zoning By-law Amendment to satisfy a condition that is required as a result of severance application E 8-26. The severance application was approved by the Elgin County Land Division Committee at its January 28<sup>th</sup> meeting, and no appeals were received.

<b>Application D-14 04-2026</b>	
Owner	Robert Paterson & Michele Baldwin
Address	136 Furnival Rd
Water Supply	Municipal Water
Sewage Supply	Municipal Sanitary Service
Buildings/Structures	Single-detached dwelling and shed
Elgin County Official Plan	Tier 1 Settlement Area (Rodney)
Municipality of West Elgin Official Plan	Residential










### County Official Plan Map



**Site Location Information**

Municipality of West Elgin  
 Roll: 343400009101400  
 Subject Site: 136 Furnival Road  
 File Number: 2026-05  
 Owners: Robert Patterson & Michele Patterson  
 CA: Lower Thames Valley Conservation Authority  
 Created by: MC  
 Date: 4/10/2026

**Legend**

- |  |  |
|--|--|
|  Severance Location     | <b>Land Use</b>  |
|  Subject Site (2026-05) |  Agricultural |
|  County Roads           | <b>Settlement Areas</b>  |
|  Local Roads            |  1            |
|  Provincial Roads       |  2            |
|  |  3            |

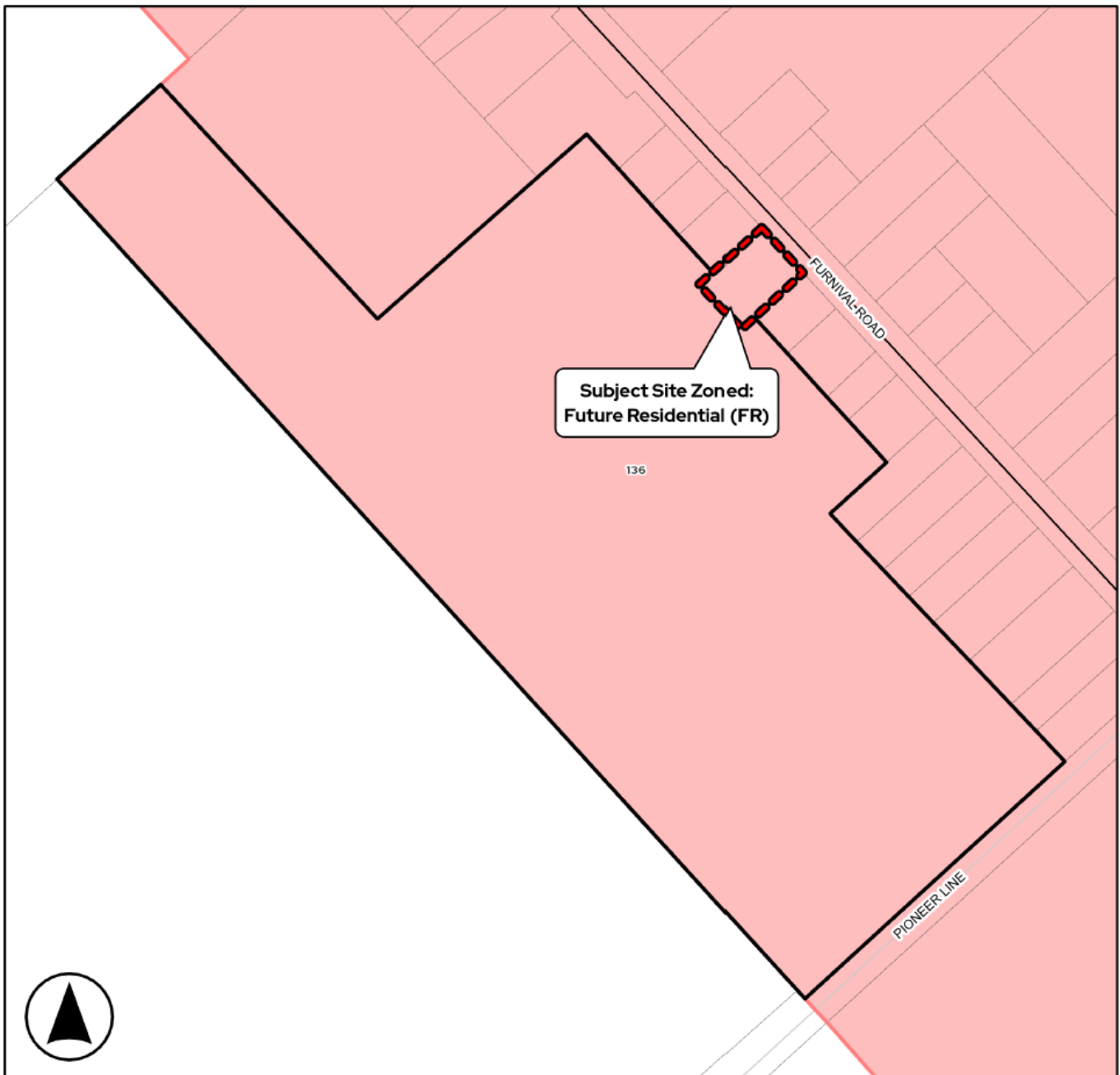
**County of Elgin Official Plan**



**Schedule 'A'  
County Structure Map**

Date: 4/10/2026  
 Projection: UTM NAD 1983 Zone 17 North  
 Disclaimer: The County of Elgin takes every precaution to put up-to-date and correct information on all maps published by Corporate Applications. However, it does not expressly warrant that the information contained in the map is accurate on the date of publication.  
 All users may use this information at their own risk. The Municipality will not entertain any claims arising out of the use of this map or information.

## West Elgin Official Plan / Zoning Map



Official Plan Location Map  
 West Elgin Official Plan - Schedule 4 - General Land Use  
 Subject Site: 136 Furnival Road  
 File Number: 2026-05  
 Owners: Robert Patterson & Michele Patterson  
 CA: Lower Thames Valley Conservation Authority  
 Created by: MC  
 Date: 4/13/2026

### Legend

#### Severance Location

- Severance Location
- Subject Site (2026-05)
- Parcel Boundary

#### Land Use

- Agricultural Area
- Rural Commercial / Employment
- Hamlet
- Rural Employment
- Lakeshore
- Rural Residential
- Residential
- Municipal Boundary
- Tier 1 Settlement Area
- Tier 2 Settlement Area
- Tier 3 Settlement Area
- Port Glasgow Secondary Plan Area

### Location Key Map



Aerial Photo Location Map

Municipality of West Elgin

Subject Site: 136 Furnival Road

File Number: 2026-05






Owners: Robert Patterson & Michele Patterson

CA: Lower Thames Valley Conservation Authority

Created by: MC

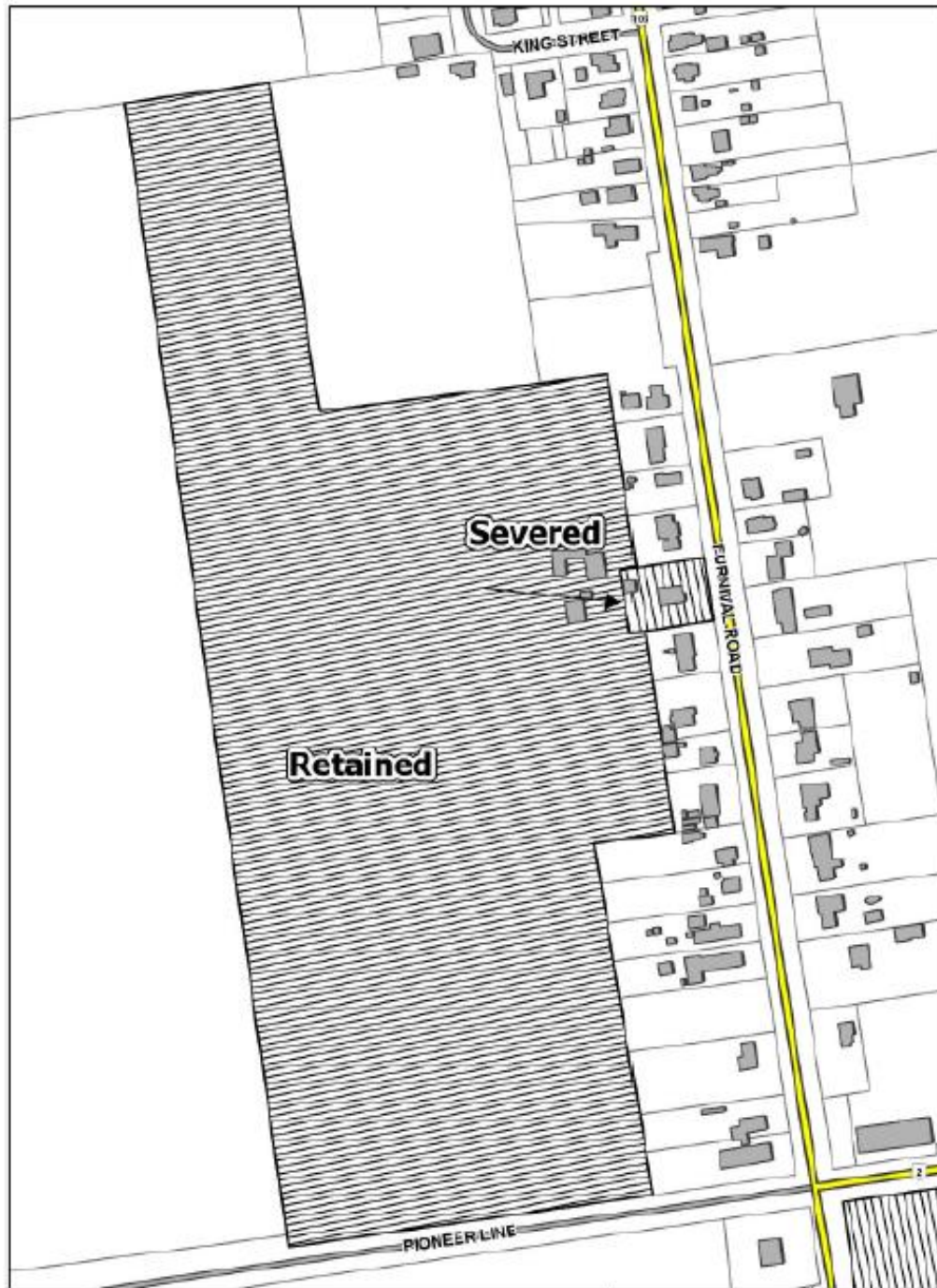
Date: 4/10/2026

### Legend

-  Severance Location
-  Subject Site (2026-05)
-  County Roads
-  Local Roads
-  County Boundary



### Consent Map








### Location Map

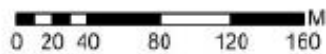
Subject Site: 136 Furnival Road  
 File Number: E 8-26  
 Owner: Robert Paterson & Michele Baldwin  
 CA: Lower Thames Valley Conservation Authority  
 Created By: AC  
 Date: 12/15/2025  
 Municipality of West Elgin



#### Legend

-  Subject Site
-  Land to be Severed
-  Retained
-  Elgin Road Network
-  Buildings

The Corporation of the County of Elgin  
 Prepared By: Planning and Development



**Proposal:**

The applicant proposes to rezone the retained lands from Future Residential (FR) to Residential First Density (R1).

	Section(s)	Relevance To Application	Comments
<b><i>Provincial Planning Statement, 2024</i></b>	Section 2.3.1.2 General Policies for Settlement Area  Section 2.2 b) Housing	<ul style="list-style-type: none"> <li>Land Use patterns within settlement areas should be based on densities and a mix of land uses, a) efficiently use land and resources, b) optimize existing and planned infrastructure and public service facilities, c) support active transportation, d) are transit- supportive, as appropriate.</li> <li>All housing options required to meet the social, health, economic and well-being requirements of current and future residents.</li> <li>All types of residential intensification, including the development and redevelopment of underutilized commercial and institutional sites for residential use, development and introduction of new housing options within previously developed areas</li> </ul>	<p><b>Consistent</b></p> <p>The proposed Zoning By-law Amendment satisfies the requirements of the PPS as residential lot creation and intensification is encouraged within Settlement Areas.</p>
			<b>Conforms</b>

<b>Elgin County Official Plan</b>	Section 6.3 Permitted Uses  Section 6.8 Development in Tier 1 Settlement Areas	The County of Elgin Official Plan permits the use of land in settlement areas for a variety of uses, including residential, and commercial uses and a mix of densities.	The proposed Zoning By-law Amendment conforms to the policies for settlement areas and residential uses.
<b>Municipality of West Elgin Official Plan</b>	7.2.3 Residential	Areas designated for residential purposes include existing residential development and vacant lands for accommodating future residential development. Underdeveloped lands designated for residential purposes lie adjacent to existing residential areas to ensure contiguous development and the cost-efficient extension of services.	<b>Conforms</b>  The proposed Zoning By-law Amendment conforms to the Residential designation policies of the Municipality of West Elgin Official Plan.

West Elgin Zoning Bylaw 2015-36

<b>Section(s)</b>	<b>Provisions</b>
<b>Existing Zoning</b>  Future Residential (FR)	The existing zoning allows for agriculture uses with the exception of buildings or structures for the keeping or raising of livestock and forestry use.

<p><b>Proposed Zoning</b></p> <p>Residential First Density (R1)</p>	<p>The severed lands will be rezoned to better reflect the residential use of the property and align with the zoning of surrounding lands.</p> <p>No site-specific provisions are required.</p>
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**Analysis and Comments:**

Planning Policy Review

When considering applications under the provisions of the *Planning Act*, Planning authorities shall ensure that decisions are consistent with the direction and policies within the *Provincial Planning Statement (PPS 2024)*, do not conflict with Provincial Plans and are based on sound planning principles. Decisions shall also conform to the policies County of Elgin Official Plan (CEOP) and Municipality of West Elgin Official Plan (OP).

**Circulation:**

Lower Thames Valley Conservation Authority: No comment.

Building Department: No comments.

Water: No comments.

Drainage: No comments.

Infrastructure and Development: No comments.

Chief Administrative Officer: No comments.

Public: No comments have been received from the public at the time of the report.

**Planning Analysis:**

The application has been reviewed with respect to the relevant policies of the *Provincial Planning Statement (2024)*, Elgin County Official Plan, Municipality of West Elgin Official Plan and Municipality of West Elgin Zoning By-law 2015-36.

***Provincial Planning Statement (2024):***

Section 2.3.1 – Settlement Areas

*1. 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.*

2. Land use patterns within settlement areas should be based on densities and a mix of land uses which:

- a) efficiently use land and resources;
- b) optimize existing and planned infrastructure and public service facilities;
- c) support active transportation;
- d) are transit-supportive, as appropriate; and e) are freight-supportive.

Response: The proposed Zoning By-law Amendment will rezone lands within an existing settlement area to Residential First Density 1 (R1) to reflect the existing use of the severed parcel.

### **Elgin County Official Plan:**

6.3 Permitted Uses – Within the County’s Settlement Areas the primary use of land shall be for the widest possible range of urban uses. Secondary uses within the County’s Settlement Areas include existing or interim Rural Area uses, and existing or interim Natural Resource uses. To that end, it will be at the discretion of local municipalities to establish the scope of land uses permitted in settlement areas within their local official plans and zoning by-laws, subject to the other policies of this Plan.

6.8 Development in Tier 1 Settlement Areas- In addition to the protection of urban character, in cases where new development is proposed within a Tier I Settlement Area, it shall be demonstrated that the new development will: a) comprehensively develop the land in question, serve as a logical extension to the existing built-up area, be compact, and minimize the consumption of land and infrastructure; b) comply with the relevant transportation policies of Subsections 8.3 to 8.15 and relevant servicing policies of Subsections 8.16 to 8.23; c) where feasible, retain and integrate, mature trees into the development through the preparation of tree preservation plan and/or landscape plan, regardless of whether the trees form part of the designated Natural System; d) achieve a minimum net density of 20 units/net hectare where residential development is proposed however, should the County or a local municipality be satisfied that this is not appropriate in certain circumstances due to geography, topography, or other similar factors, this requirement may be waived; e) front onto, and be directly accessed, by a public road that is maintained year-round by a public authority; f) conform to the access policies of the relevant road authority; and, g) make any required improvements to public roads, including any required road dedications, needed to facilitate safe ingress and egress and to meet the standards and requirements of the appropriate road authority.

Response: The proposed Zoning By-law Amendment is a required condition of consent application E 8-26 and will better reflect the residential use of the property and align with the zoning of the surrounding lands.

### **Municipality of West Elgin Official Plan:**

7.2.3 Residential- Areas designated for residential purposes include existing residential development and vacant lands for accommodating future residential development. Undeveloped lands designated for residential purposes lie adjacent to existing residential areas to ensure contiguous development and the cost-efficient extension of services. Within existing developed areas, opportunities exist for redevelopment and infilling. These areas are intended to allow for a variety of housing options, including a variety of dwelling types, tenure types, and arrangements.

7.2.2.2 Permitted Uses- The following are permitted in Residential Areas

a) Single-detached dwellings;

Response: Rezoning the lands to Residential First Density 1 (R1) will enable the proposed severance to occur and better reflect the residential use of the lands.

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

The subject lands are zoned Future Residential (FR) on Schedule 'B,' Map 3 of the ZBL, as depicted on Figure 2.

Response: The proposed R1 zoning is intended to better reflect the residential use of the property and align with the zoning of the surrounding lands. The Proposed severed parcel meets all provision of the (R1) zone. Therefore, the proposal for the lot creation would be in compliance with the Zoning By-law, subject to the requested Zoning By-law Amendment.

**Statutory Notice Requirements:**

The Notice of the Public Meeting was provided in accordance with the provisions of the Planning Act. Property owners within 120m of the subject lands were provided notice through regular mail delivery. Applicable persons and public bodies were provided notice of the Public Meeting and a request for comments via email. Signage advising of the date of the Public Meeting, as well as the purpose and effect of the application, was placed on the subject property.

**Conclusion:**

Subject to receiving additional comments from the public and Council, staff is in a position to state that the proposed zoning by-law amendment as proposed in By-law 2026-11 is;

- i) Consistent with the direction of the *Provincial Planning Statement 2024*, including but not limited to Section 2.3.1;
- ii) Conforms to the relevant policies of Municipality of West Elgin Official Plan, including but not limited to Section 7.1.2.2;
- iii) Satisfies the criteria of Section 8.1 when amending Zoning By-law 2015-36, as amended.

Upon Council making a decision regarding D 14 05-2026, the required notice of decision will be circulated as prescribed under the regulations of the Planning Act. There is a 20-day appeal period where objections may be submitted to the Ontario Land Tribunal (OLT). To ensure that the OLT has regard to Council's decision, Council should be able to demonstrate that its decision was fully supported by relevant information and that the information was considered by Council

**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.

**Alignment with Strategic Priorities:**

<b>Infrastructure Improvement</b>	<b>Recreation</b>	<b>Economic Development</b>	<b>Community Engagement</b>
<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:**

Evan McKinstry

Junior Planner

**Reviewed by:**

Mat Vaughan

Director of Planning and Development (Elgin County)

**Approved By:**

Robin Greenall

Chief Administrator Officer

**Attachments:**

Appendix 1- Draft By-law 2026-11