
Subject: Submission - Marsh Line South Side Residential Area

[REDACTED]
Date Wed 4/15/2026 10:29 AM

To Terri Towstiuc <ttowstiuc@westelgin.net>

[REDACTED] [Learn why this is important](#)

To:

Terri Towstiuc, Clerk
Municipality of West Elgin

Please accept this correspondence as my formal written submission for inclusion on the public record for the April 23, 2026 Council meeting regarding the updated Elgincentives Community Improvement Plan (CIP).

.I am requesting that the South Side of Marsh Line Road – Designated Residential Area be formally recognized within the CIP framework and that the accompanying site-specific incentive package be considered as part of the municipality’s review of eligible areas and priority infill-adjacent locations. This site location has been identified in West Elgin’s planning documents as a logical residential West Lorne growth area, and the updated CIP provides an opportunity to align municipal incentives with current housing needs, provincial direction, and West Elgin’s objectives for attainable and diverse housing forms.

Development Concept – Updated Direction

The development concept for the Marsh Line South Side Site continues to evolve in response to market conditions, provincial housing direction, and the updated 2026 CIP. Early discussions with Elgin County, the Municipality of West Elgin, and other agencies were exploratory and focused on understanding the site’s long-term potential within the broader settlement context. No formal applications have been submitted, and the landowner retains full flexibility to refine the concept.

Based on professional planning input, the location is not suited for higher-intensity residential forms that are more appropriately directed to the established settlement core. Accordingly, the development direction being explored focuses on modest, low-density residential forms, which may include a combination of single-detached homes and small-scale multi-unit dwellings, subject to servicing, policy, and site-specific constraints. It is also understood that a plan of subdivision may be required, depending on the final configuration and municipal requirements. This will be addressed as the concept continues to advance.

Proposed Incentive Package

The requested incentive package is structured to support context-appropriate, attainable residential development consistent with the 2026 CIP. The incentives include:

- Tax Increment Grant (TIG) – 10-year grant, enhanced for attainable units and infill-adjacent development
- Servicing & Site-Preparation Support – drainage, grading, stormwater management, engineering studies
- Housing Incentives – attainable/affordable housing grants, ADU support, priority scoring
- Environmental & Pre-Development Grants – ESA and environmental screening
- Planning & Building Fee Rebates – planning fees, building permits, DC considerations
- Public Realm Improvements – sidewalks, lighting, trees, pedestrian connections
- Priority Processing – defined timelines, one-window intake
- Settlement Area Alignment Support – recognition of the site’s relationship to existing serviced areas and consistency with Official Plan direction

These incentives are compatible with low-density, context-appropriate residential forms and support responsible, policy-aligned investment.

Policy Alignment

This refined approach aligns with the 2026 CIP’s objectives for attainable housing, gentle density, and efficient use of existing municipal infrastructure, without presupposing core-area intensification. The updated concept has been shared with our planner Robert Brown for review. His input will ensure continued alignment with municipal policy, the updated CIP, and West Elgin’s long-term growth objectives. Any refinements arising from that review will be incorporated into future discussions with municipal staff.

I respectfully request that this submission be included in the agenda package for the April 23 meeting and made available to Council as part of its consideration of the updated CIP by-law.

Please confirm receipt at your convenience.

Sincerely,
Curtis