



MUNICIPALITY OF **West Elgin**

Staff Report

Report To: Council Meeting
From: Heather James, Planner
Date: 2020-08-13
Subject: Zoning Report 20662 Marsh Line

Recommendation:

That West Elgin Council hereby receives the report from Heather James regarding the application to amend the Zoning By-law for 20662 Marsh Line, File No. D14 03-2020;and

That West Elgin Council consider the by-law to amend the Zoning By-law, subject to the conditions on the By-law, as presented in the By-law portion of the agenda.

Purpose:

The purpose of the Zoning By-law Amendment application is to amend the General Agricultural (A1) Zone of the Municipality of West Elgin Comprehensive Zoning By-law 2015-36 to facilitate the severance of a surplus farm dwelling. The application was submitted by the owners, Mark and Beth Schweitzer c/o Mike Miller.

The subject lands are situated on the north side of Marsh Line, in the former Township of Aldborough. The lands are legally described as Concession 9, Part of Lots C and D, in the geographic Township of Aldborough, and known municipally as 20662 Marsh Line.

County of Elgin Land Division Committee conditionally approved the associated severance application (File No. E 4/20) on May 20, 2020 and no appeals were received.

Background:

The proposed severed parcel will have an area of 1.166 ha (2.88 ac.), a frontage of 108.0 m (354.33 ft.) along the north side of Marsh Line and a depth of 108.0 m (354.33 ft.). The proposed severed parcel contains a habitable residential dwelling, two barns, shed and a grain bin and is serviced by private water well and private septic system (identified on the attached Sketches #1 and 2). The grain bin on the proposed severed parcel will be removed as a condition of the severance. The proposed severed parcel has an existing entrance on to Marsh Line.

The proposed retained parcel will have an area of 42.4 ha (104.77 ac.), a frontage of 534.8 m (1,754.59 ft.) along the north side of Marsh Line and a depth of 662.9 m (2,174.87 ft.). The proposed retained parcel is vacant with no services and is used for agricultural use (identified on the attached Sketch #2).

Agricultural and non-farm residential uses surround the subject lands. The Patterson Municipal Drain runs through the lands.

The zoning by-law amendment application was circulated to municipal staff for comment. No comments of concern were received. The application was also circulated to public agencies for comments. One comment was received from Lower Thames Valley Conservation Authority stating they have no objections to this proposal as there is no proposed development.

Financial Implications:

None.

Policies/Legislation:

Provincial Policy Statement, County of Elgin Official Plan and Municipality of West Elgin Official Plan

Consistency with the Provincial Policy Statement 2014 and conformity with the County of Elgin Official plan and the Municipality of West Elgin Official Plan were determined in the consent application.

This application is consistent with the Provincial Policy Statements 2014 and conforms to the County of Elgin Official Plan and the Municipality of West Elgin Official Plan, in particular with the requirement to rezone the severed and retained parcels.

Municipality of West Elgin Comprehensive Zoning By-law 2015-36

The subject lands are zoned General Agricultural (A1) with a portion of the proposed retained parcel subject to the South Rodney Woodlot Provincially Significant Wetland and subject to Lower Thames Valley Conservation Authority Regulated Area on Map 45 of the Municipality of West Elgin Zoning By-law No. 2015-36.

The severed parcel is proposed to be rezoned from Agricultural (A1) Zone to Restricted Agricultural (A3) Zone. The A3 Zone will permit agri-tourism, animal clinic, animal hospital, bed and breakfast establishment, dog kennel day care, day care centre, secondary farm occupation, restricted agricultural use and single unit dwelling.

The retained parcel is proposed to be rezoned from Agricultural (A1) Zone to Agricultural (A2) Zone. The A2 zone prohibits new residential use and new residential buildings and permits agricultural use, agri-tourism use, farm winery, hunting reserve, production of oil and natural gas and wildlife preserve.

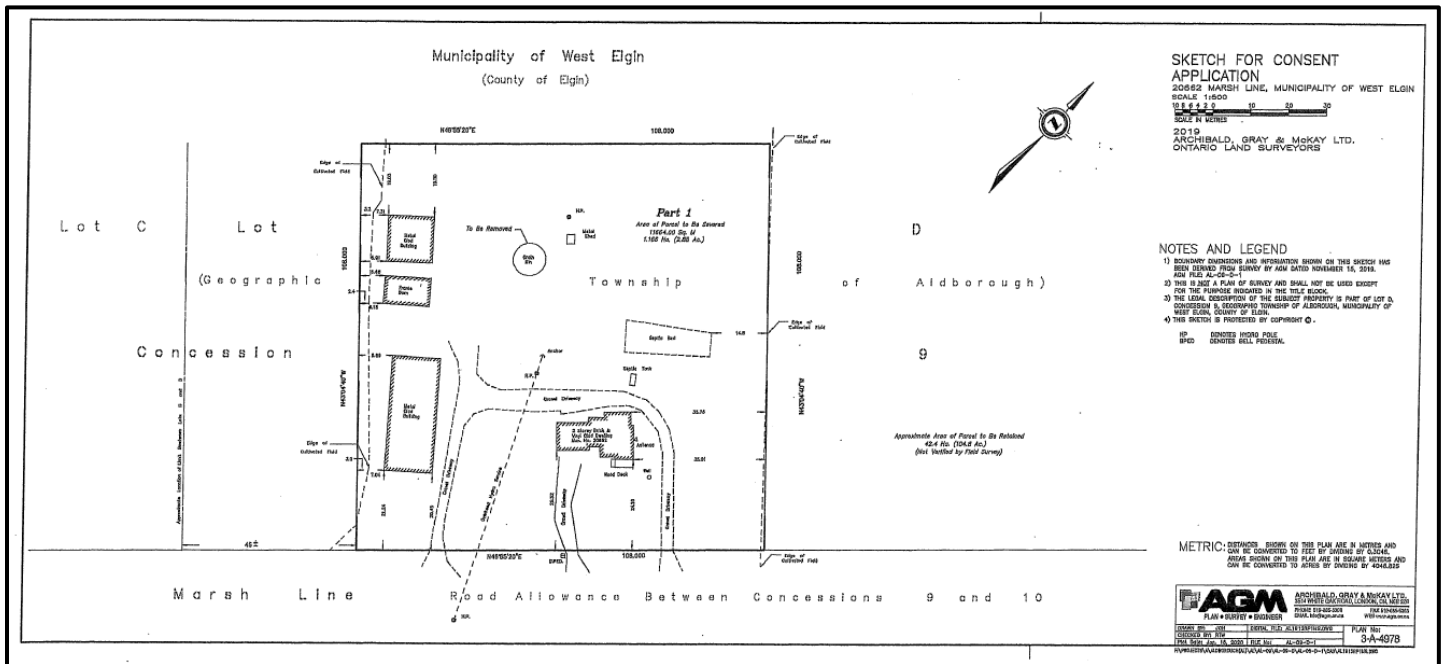
Related Documents:

County of Elgin Land Division Committee severance file no. E 4/20.

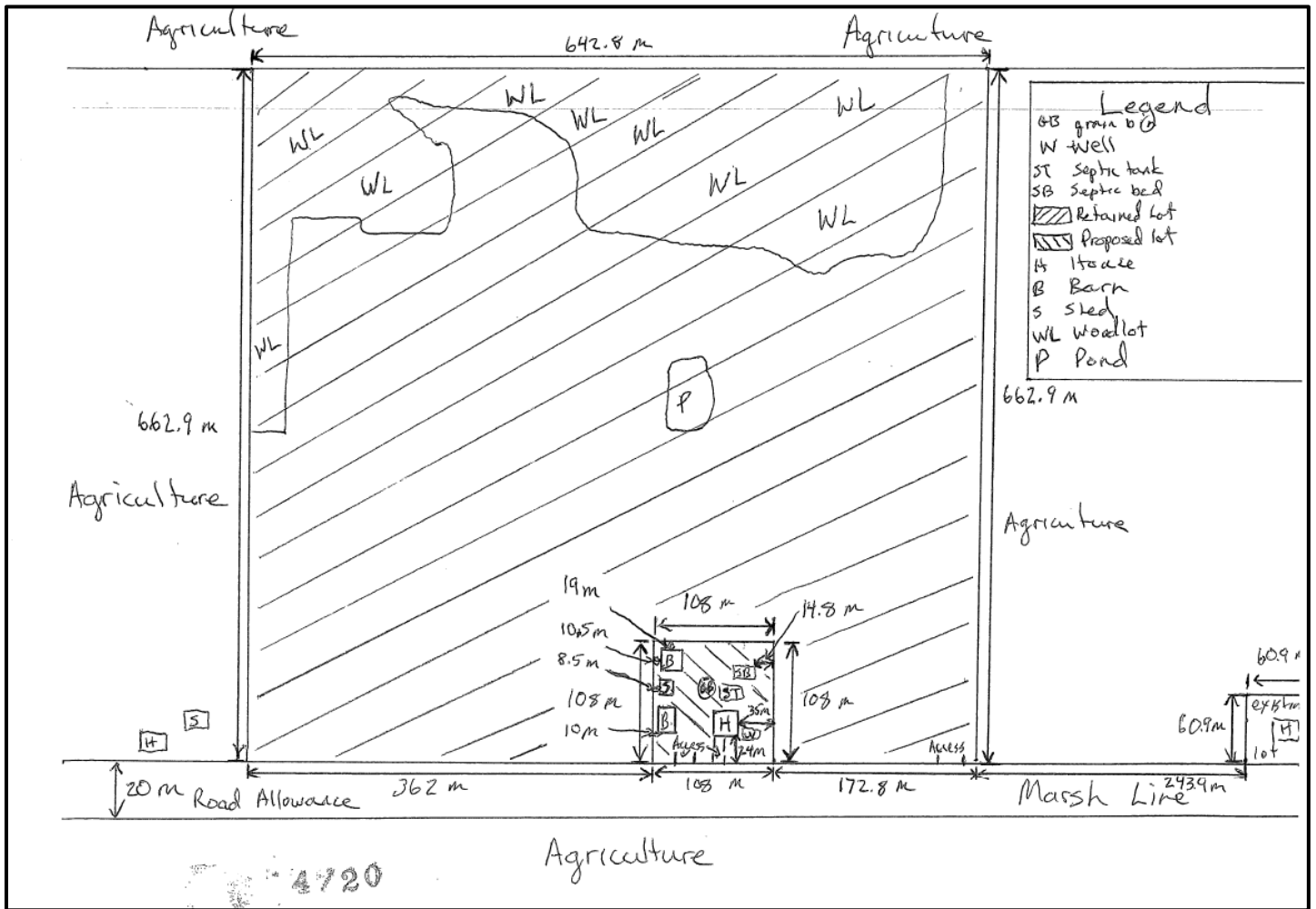
Key Map



Sketch #1



Sketch #2



Report Approval Details

Document Title:	Zoning Report 20662 Marsh Line - 2020-19-Planning.docx
Attachments:	<ul style="list-style-type: none">- By-law 2020-xx - 20662 Marsh Line.docx- 20662 Marsh Line.pdf
Final Approval Date:	Aug 11, 2020

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

Jana Nethercott