



## MUNICIPALITY OF **West Elgin**

### Staff Report

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**Report To:** Council  
**From:** Heather James, Planner  
**Date:** 2020-03-12  
**Report:** 2020-09  
**Subject:** Zoning By-law Amendment 26588 Carroll Line

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#### **Recommendation:**

That West Elgin Council hereby receives the report from Heather James regarding the application to amend the Zoning By-law for 26588 Carroll Line, File No. D14 02-2020;

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, James and Teresa Murray c/o James Murray.

The subject lands are situated on the north side of Carroll Line, in the former Township of Aldborough. The lands are legally described as Southwest ¼ of Lot Z, Concession A Eastern Division, in the geographic Township of Aldborough, and known municipally as 26588 Carroll Line.

County of Elgin Land Division Committee conditionally approved the associated severance application (File No. E 91/19) on January 29, 2020 and no appeals were received.

#### **Background:**

The proposed severed parcel will have an area of 0.807 ha (1.99 ac.), a frontage of 58.34 m (191.40 ft.) along the north side of Carroll Line and a depth of 138.14 m (453.22 ft.) along the east lot line. The proposed severed parcel contains a habitable residential dwelling and shed and is serviced by municipal water, private water well (non-operational) and private septic system (identified on the attached Sketches #1 and 2). The proposed severed parcel has an existing entrance on to Carroll Line.

The proposed retained parcel will have an area of 19.73 ha (48.75 ac.), a frontage of 282.51 m (926.87 ft.) along the north side of Carroll Line and a depth of 682.8 m (2,240.16 ft.) along the east lot line. The proposed retained parcel contains a shed (to be removed) with no services and is used for agricultural use (identified on the attached Sketch #2). The proposed retained parcel has no existing entrance on to Carroll Line.

Agricultural and non-farm residential uses surround the subject lands. The Aldred 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.

**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 Lower Thames Valley Conservation Authority Regulated Area on Map 23 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 A3 Zone is recommended to be applied to the proposed severed parcel.

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. The A2 Zone is recommended to be applied to the proposed retained parcel.

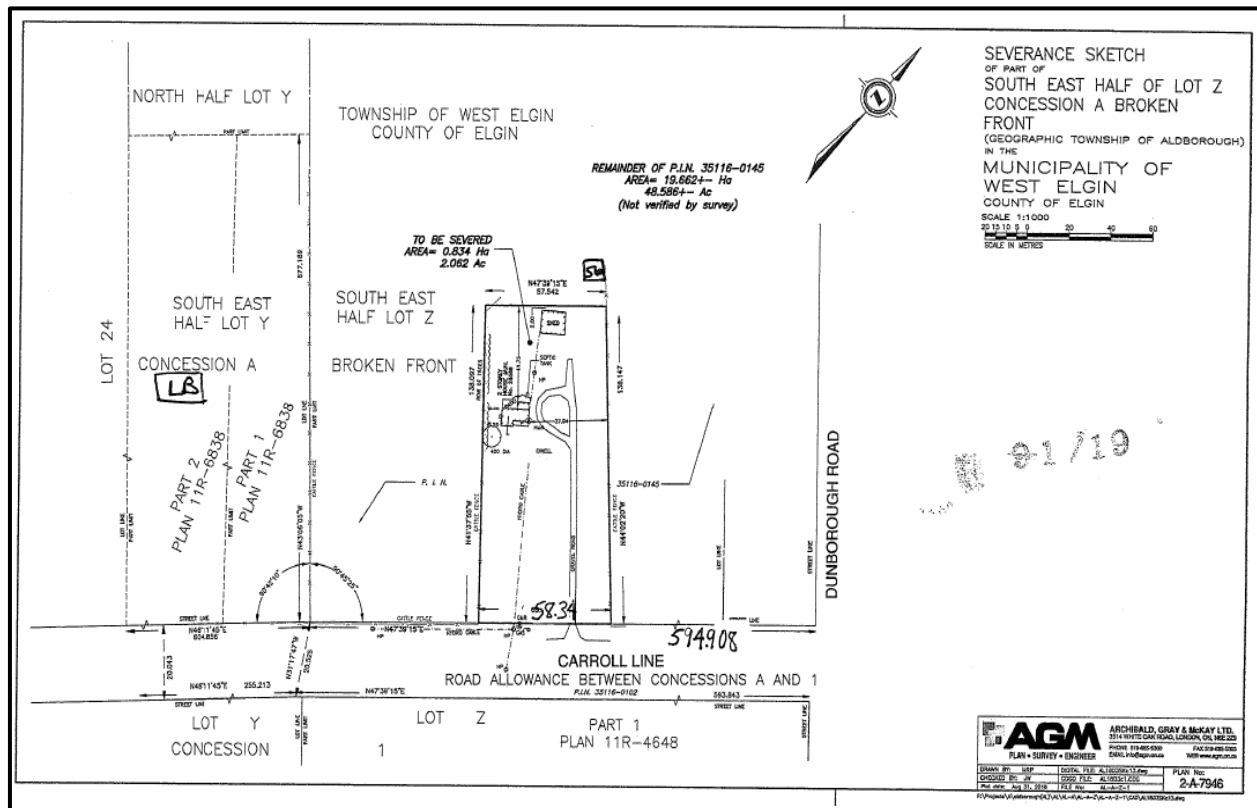
**Related Documents:**

County of Elgin Land Division Committee severance file no. E 91/19.

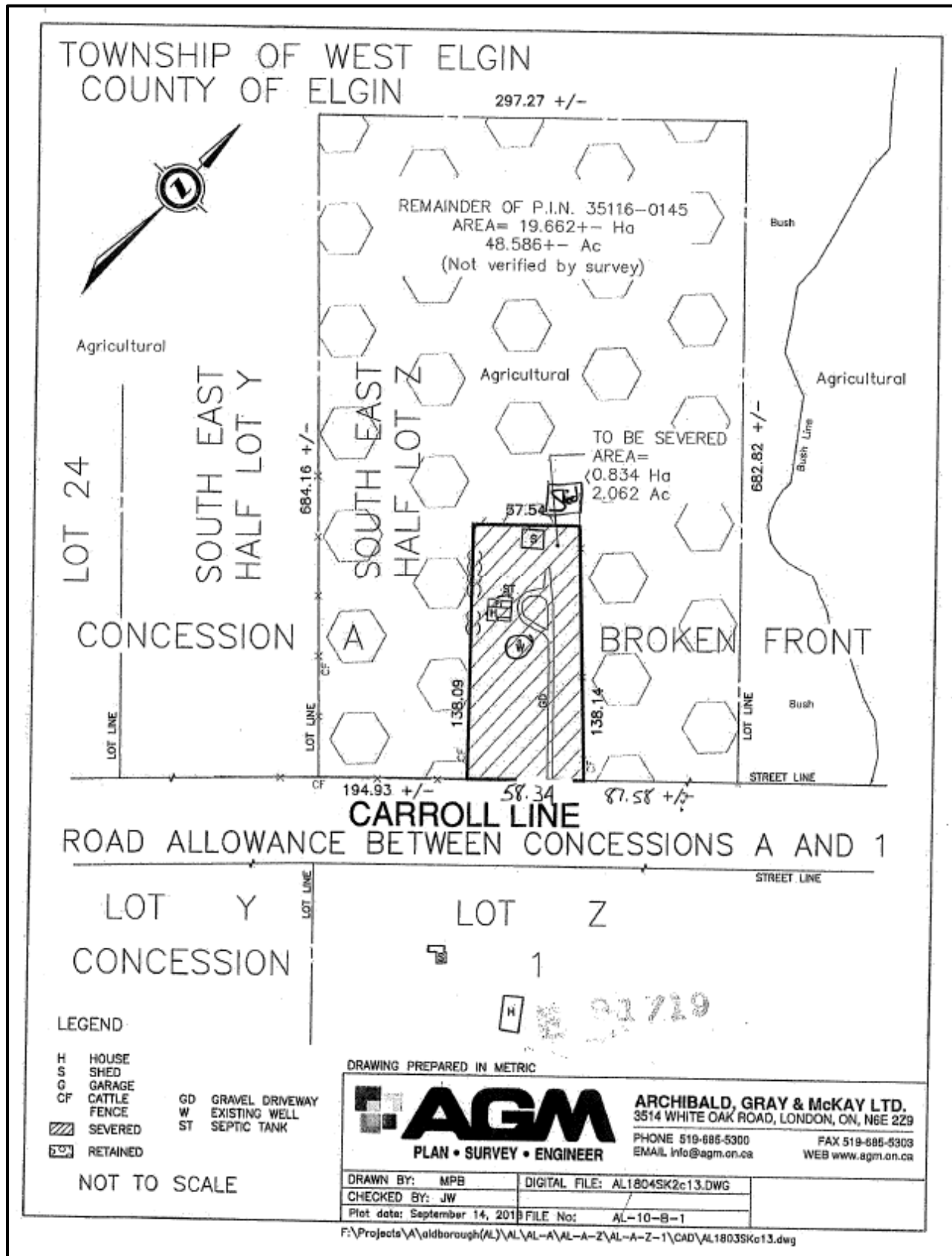
## Key Map



# Sketch #1



## Sketch #2





**Report Approval Details**

Document Title:	Zoning By-law Amendment 26588 Carroll Line.docx
Attachments:	<ul style="list-style-type: none"><li>- By-law 2020-xx - ZBA at 26588 Carroll Line.docx</li><li>- 26588 Carroll Line.pdf</li></ul>
Final Approval Date:	Mar 6, 2020

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

Jana Nethercott