



MUNICIPALITY OF **West Elgin**

Staff Report

Report To: Council Meeting
From: Heather James, Planner
Date: 2020-09-24
Subject: Zoning Report 11149 Blacks Road

Recommendation:

That West Elgin Council hereby receives the report from Heather James regarding the application to amend the Zoning By-law for 11149 Blacks Road, File No. D14 05-2020; 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 owner, 571419 Ontario Ltd. c/o Mike Miller.

The subject lands are situated on the west side of Blacks Road, in the former Township of Aldborough. The lands are legally described as Concession 9, Part of Lot D, in the geographic Township of Aldborough, and known municipally as 11149 Blacks Road.

County of Elgin Land Division Committee conditionally approved the associated severance application (File No. E 96/19) on January 23, 2020 and no appeals were received.

Background:

The proposed severed parcel will have an area of 0.2847 ha (0.704 ac.), a frontage of 45.7 m (149.93 ft.) along the west side of Blacks Road and a depth of 62.3 m (204.4 ft.). The proposed severed parcel contains a single detached dwelling with private water well and private septic system and will be used for non-farm residential use (see Sketch).

The proposed retained parcel will have an area of 19.5491 ha (48.3 ac.), a frontage of 556.2 m (1,824.90 ft.) along the west side of Blacks Road and an irregular depth of 304.8 m (1,000 ft.). The proposed retained parcel is vacant with no services and will be used for agricultural use (see Sketch).

Agricultural and non-farm residential uses surround the subject lands. A portion of the South Rodney Woodlot (Provincially Significant Wetland) is in the northern portion of 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 2020 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 2020 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 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 Rural Residential (RR) Zone. The severed parcel is required to be rezoned to RR due to the smaller lot area. The RR Zone will permit bed and breakfast establishment, day care centre, home occupation and single unit dwelling. For the RR Zone, the minimum lot area is 2,000.0 m² (21,527.82 ft.²) and the minimum lot frontage is 30.0 m (98.43 ft.). The RR 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.

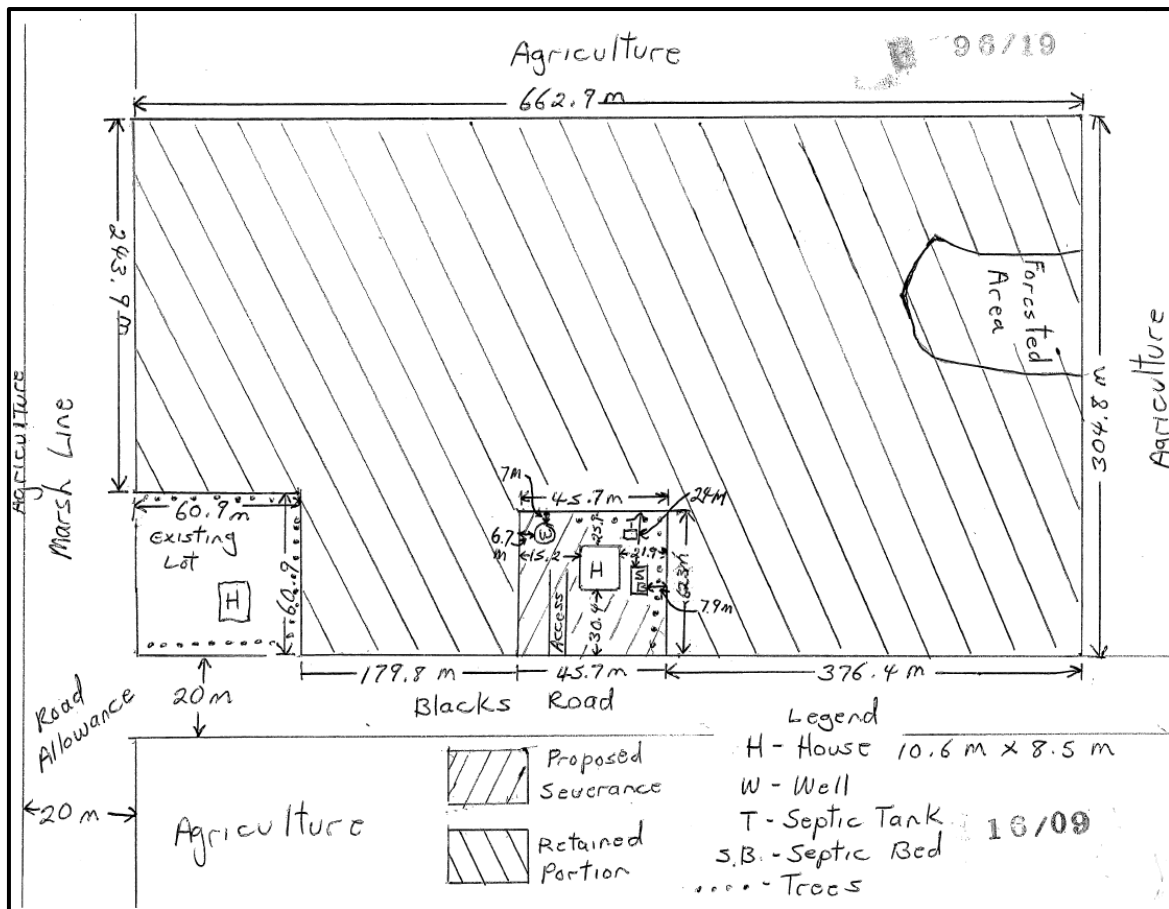
Related Documents:

County of Elgin Land Division Committee severance file no. E 96/19.

Key Map



Sketch



Report Approval Details

Document Title:	Zoning Report 11149 Blacks Road - 2020-22-Planning.docx
Attachments:	<ul style="list-style-type: none">- 2020-xx - Zoning By-law Amendment - 11149 Blacks Road.docx- Zoning Schedule 11149 Blacks Road.pdf
Final Approval Date:	Sep 21, 2020

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

Jana Nethercott