



## MUNICIPALITY OF **West Elgin**

### Staff Report

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**Report To:** Council Meeting  
**From:** Heather James, Planner  
**Date:** 2020-11-12  
**Subject:** Holding Removal By-law 13371 Furnival Road

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#### **Recommendation:**

That West Elgin Council hereby receives the report from Heather James regarding the removal of Holding (H-3) Symbol for Concession 6, Part of Lot 8, 13371 Furnival Road; and,

That West Elgin Council consider the by-law to remove the Holding (H-3) Symbol, subject to the conditions on the by-law, as presented in the by-law portion of the agenda.

#### **Purpose:**

The purpose of the by-law is to remove the Holding (H-3) Symbol that applies to lands legally described as Concession 6, Part of Lot 8, 13371 Furnival Road in order to permit the construction of a storage/warehouse building for an existing home manufacturing business and boat haulage, service and repairs business.

#### **Background:**

The subject lands have an area of 6.28 ha (15.52 ac.), a frontage of 364.0 m (1,194.23 ft.) along the west side of Furnival Road and an irregular depth. The subject lands contain an existing office building with private water well and private septic system and will continue to be used for industrial use (see Sketch).

The subject lands are zoned Site-Specific General Industrial with Holding (M1-3-H-3) in the Municipality of West Elgin Comprehensive Zoning By-law 2015-36. Site-specific zoning by-law amendment was passed in 2013 to permit two businesses: 1) home construction; and, 2) boat haulage with service and repairs. The H-3 Other Zones applies to parcels of undeveloped lands where a site plan agreement is considered necessary to ensure orderly and appropriate development. Removal of the H-3 symbol is contingent upon the owner entering into a site plan agreement with the Municipality in accordance with the provisions of the *Planning Act*.

The owner intends to construct a storage/warehouse building for the two businesses. No other buildings, structures or alterations to the lands are proposed.

#### **Financial Implications:**

None.

#### **Policies/Legislation:**

**Municipality of West Elgin Official Plan**

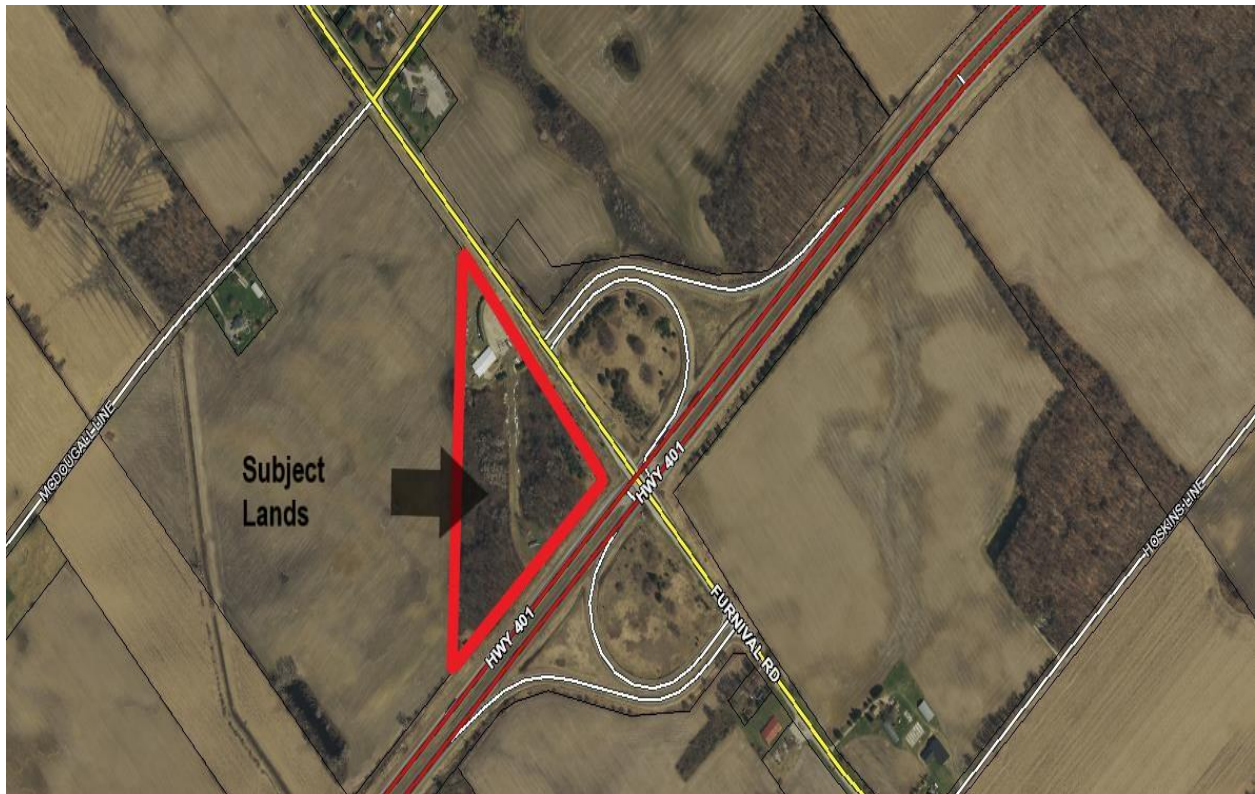
The subject lands are currently designated Commercial/Industrial, as shown on Schedule 'E' Rural Area Land Use & Transportation Plan in the Municipality of West Elgin Official Plan. Section 10.5.6 Holding Provisions states the use of a holding symbol ('H') may be applied in conjunction with any land use zone of the Zoning By-law.

The purpose of the 'H' symbol is to generally prevent or limit the use of land in order to achieve orderly development and to ensure that the servicing and other requirements of this Plan have been satisfied. Removal of the 'H' symbol shall not take place until the following conditions have been met:

- a) a specific proposal has been submitted to the Municipality,
- b) the relevant policies of this Plan are satisfied with respect to the use or development being proposed,
- c) services and utilities have been demonstrated to have sufficient capacity and are available to service the proposed development,
- d) a plan of subdivision, where appropriate, has been submitted and has received draft plan approval, and,
- e) a satisfactory agreement, where deemed necessary, has been entered into between the Municipality and the developer/owner.

**Comment:** The owner has submitted building plans to construct a storage/warehouse building for the existing two businesses on the lands. No other buildings, structures or site alterations such as access, parking, lighting, landscaping and outdoor storage are proposed. There are no concerns regarding servicing. A letter requesting the removal of the H-Holding Symbol as well as building plans were submitted to municipal staff for review. In consultation with Chief Building Official, we are in agreement that a site plan approval agreement is not required at this time. Lastly, the Commercial/Industrial designation requires a site plan agreement for site design, retention of natural amenities and features (if any), on-site landscaping, buffering of parking areas and adjoining lands, external lighting and signage. Should further development be proposed that would add additional buildings or significant alterations to the lands, the Chief Building Official would require site plan approval.

## Key Map







**Report Approval Details**

Document Title:	Holding Removal By-law 13371 Furnival Road - 2020-31-Planning.docx
Attachments:	<ul style="list-style-type: none"><li>- 2020-xx - Holding Removal By-law 13371 Furnival Road (Recovered).docx</li><li>- 13371 Furnival Road.pdf</li></ul>
Final Approval Date:	Nov 10, 2020

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

Jana Nethercott