



## MUNICIPALITY OF **West Elgin**

### Staff Report

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**Report To:** Council Meeting  
**From:** Heather James, Planner  
**Date:** 2020-12-17  
**Subject:** Zoning Report 26591 Downie 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 26591 Downie Line, File No. D14 08-2020; 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 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, Antonius and Petronella Veldman.

The subject lands are situated on the south side of Downie Line and the west side of Dunborough Road, in the former Township of Aldborough. The lands are legally described as Concession 7, Part of Lot 24, in the geographic Township of Aldborough, and known municipally as 26591 Downie Line.

County of Elgin Land Division Committee conditionally approved the associated severance application (File No. E 34/20) on October 28, 2020 and no appeals were received.

#### **Background:**

The severed parcel will have an area of 0.741 ha (1.83 ac.), a frontage of 45.07 m (147.85 ft.) along the south side of Downie Line and an irregular depth of 103.82 m (340.60 ft.). The severed parcel contains a habitable residential dwelling and shed and is serviced with municipal water and private septic system (identified on the attached Sketches #1 and 2).

The retained parcel will have an area of 39.5 ha (97.6 ac.), a frontage of 499.0 m (1,637.14 ft.) along the south side of Downie Line and an irregular depth of 667.5 m (2,189.96 ft.). The 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 Government Municipal Drain #1 runs through the lands. A woodland is located in the southeast corner of the lands. A non-farm residential parcel was severed from the subject lands in 1975. The parcel is now vacant.

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, 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 43 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 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 retained parcel.

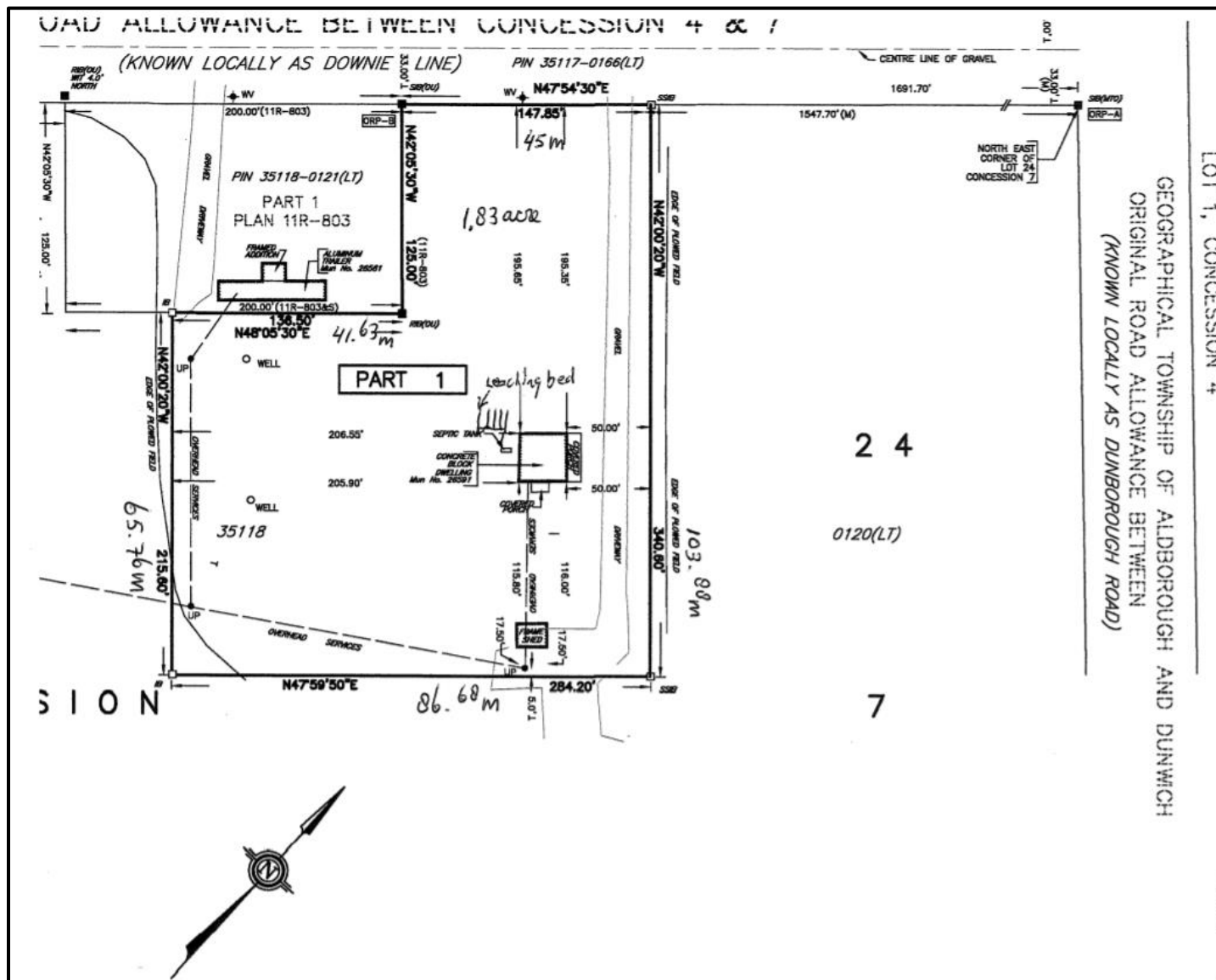
**Related Documents:**

County of Elgin Land Division Committee severance file no. E 34/20.

## Key Map



### Sketch #1





## Report Approval Details

Document Title:	Zoning Report 26591 Downie Line - 2020-36-Planning.docx
Attachments:	<ul style="list-style-type: none"><li>- 26591 Downie Line.pdf</li><li>- 2020-xx - ZBA 26591 Downie Line.docx</li></ul>
Final Approval Date:	Dec 15, 2020

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

Jana Nethercott