



MUNICIPALITY OF **West Elgin**

Staff Report

Report To: Council Meeting
From: Heather James, Planner
Date: 2021-01-28
Subject: Seaside Waterfronts Inc. Draft Plan Approval and Zoning By-law Amendment

Recommendation:

That West Elgin Council hereby receives the report from Heather James regarding municipal conditions for the draft plan of subdivision file no. 34T-WE1501 and update to the zoning by-law amendment file no. P 7/2011 for Seaside Waterfronts Inc.;

That West Elgin County hereby recommends approval to the County of Elgin Approval Authority for the draft plan of subdivision file no. 34T-WE1501, Seaside Waterfronts Inc subject to the attached municipal conditions; and, lastly,

That West Elgin Council hereby considers the repeal of By-law 2020-85 for Seaside Waterfronts Inc. and replaces with the attached 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 this report is to provide Council with the recommended municipal conditions for the draft plan of subdivision and to advise of the requirement to repeal with existing zoning by-law amendment for Seaside Waterfronts Inc., based on comments received from the public meeting.

Background:

A statutory public meeting was held for the draft plan of subdivision and zoning by-law amendment for Seaside Waterfronts Inc.. on November 23, 2020. At the public meeting, public comments (in-person, written and online) were submitted regarding the draft plan. In general, the public comments received were regarding:

- Flooding at the mouth of Sixteen Mile Creek;
- Erosion along the beach area and mouth of Sixteen Mile Creek;
- Concerns regarding contamination of lake water due to sewage treatment plant;
- Marina and beach area filled to capacity in the summer, lack of parking
- Development of Block 12 and 13; will Block 13 be an access on to Douglas Line for Block 12

Public comments received regarding flooding, erosion and lake water contamination were addressed at the public meeting by the Seaside team. No information was provided to the public regarding the use of Block 13.

Staff recommendation at the public meeting was to receive the report from the municipal planner for the draft plan of subdivision and zoning by-law amendment; for Council to receive comments at the public meeting for the draft plan of subdivision and provide a recommendation to the County of Elgin at a future meeting; and, lastly, to provide a first and second reading of the Zoning By-law to amend the Zoning By-law, subject to the conditions on the By-law and that a third reading of by-law be considered after the draft plan of subdivision has received draft plan approval.

Financial Implications:

None at this time.

Update:

Municipal conditions for the draft plan of subdivision have been prepared and are attached to this report. The Manager of Planning for Elgin County, Caroline Baker, land use planner for Seaside, Lower Thames Valley Conservation Authority and myself agree with the proposed municipal draft plan of subdivision conditions. The draft plan of subdivision will be registered in phases in accordance with an approved phasing registration plan, to the satisfaction of the County of Elgin and the Municipality.

Regarding the use of Block 13, Ms. Baker, land use planner for Seaside has confirmed that Block 13 will be used as an access from Douglas Line for Block 12. Due to comments received regarding Block 12 and Block 13, it is recommended that these two blocks be subject to a public meeting prior to approval of a site plan agreement. In order to require a public meeting prior to approval of the Site Plan Agreement, the zoning by-law amendment, which received first and second reading at the public meeting will need to be repealed and replaced with the following site-specific zone for Blocks 12 and 13.

The following site-specific zone is recommended for Blocks 12 and 13:

8.3.8 a) Defined Area

R1-8-H-3 as shown on Schedule “G” to this By-law.

- b) Notwithstanding the provisions of Section 8 of the By-law, the lands zoned R1-8-H-3 on Schedule “G” to this By-law may be developed and used on public or private roads in accordance with Section 4.8 of this By-law; and may be serviced by a private piped water system and a private sanitary sewage system.
- c) A public meeting for site plan review is required prior to the owner entering into a site plan agreement with the Municipality for lands zoned R1-8-H-3 on Schedule “G” to this By-law.

Report Approval Details

Document Title:	Seaside Waterfronts Inc. Draft Plan Approval and Zoning By-law Amendment - 2021-02-Planning.docx
Attachments:	<ul style="list-style-type: none">- 2021-xx - Seaside Zoning By-law Amendment.docx- 2021-xx - ZBA Seaside Waterfronts.pdf- Proposed Draft Plan of Subdivision Municipal Conditions for Seaside Waterfronts Inc.docx
Final Approval Date:	Jan 26, 2021

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

Jana Nethercott