



Staff Report

Report To: Council Meeting
From: Bryan Pearce, Planner
Date: 2021-10-28
Subject: Consent Application E86-21 – Comments to County of Elgin (Planning Report 2021-31)

Recommendation:

That West Elgin Council hereby receives the report from Bryan Pearce regarding the consent application, File E86-21 – Comments to County of Elgin (Planning Report 2021-31);

And that West Elgin Council hereby recommends approval to the Land Division Committee of the County of Elgin for the severance application, File E86-21, subject to the Lower-Tier Municipal conditions in Appendix Two of this report;

And further that West Elgin Council directs Administration to provide this report as Municipal comments to the County of Elgin.

Purpose:

The purpose of this Report is to provide Council with recommendations related to authorizing municipal comments to the County of Elgin regarding County of Elgin Severance Application E67-21, as Elgin County is the planning approval authority for severances.

The purpose of the application is to facilitate the lot creation within the settlement area of West Lorne.

Background:

Below is background information from the application, in a summary chart:

Application	E86-21
Owner	Orford Sand & Gravel Limited
Applicant	Lee Greenwood and Marcus Pope, Canadian Commercial Inc.
Legal Description	Part Lots 17 and 18, Concession 8; Parts 3, 6, 7 and 9, RP 11R-9329
Civic Address	To be assigned, at time of development
Entrance Access	Munroe Street

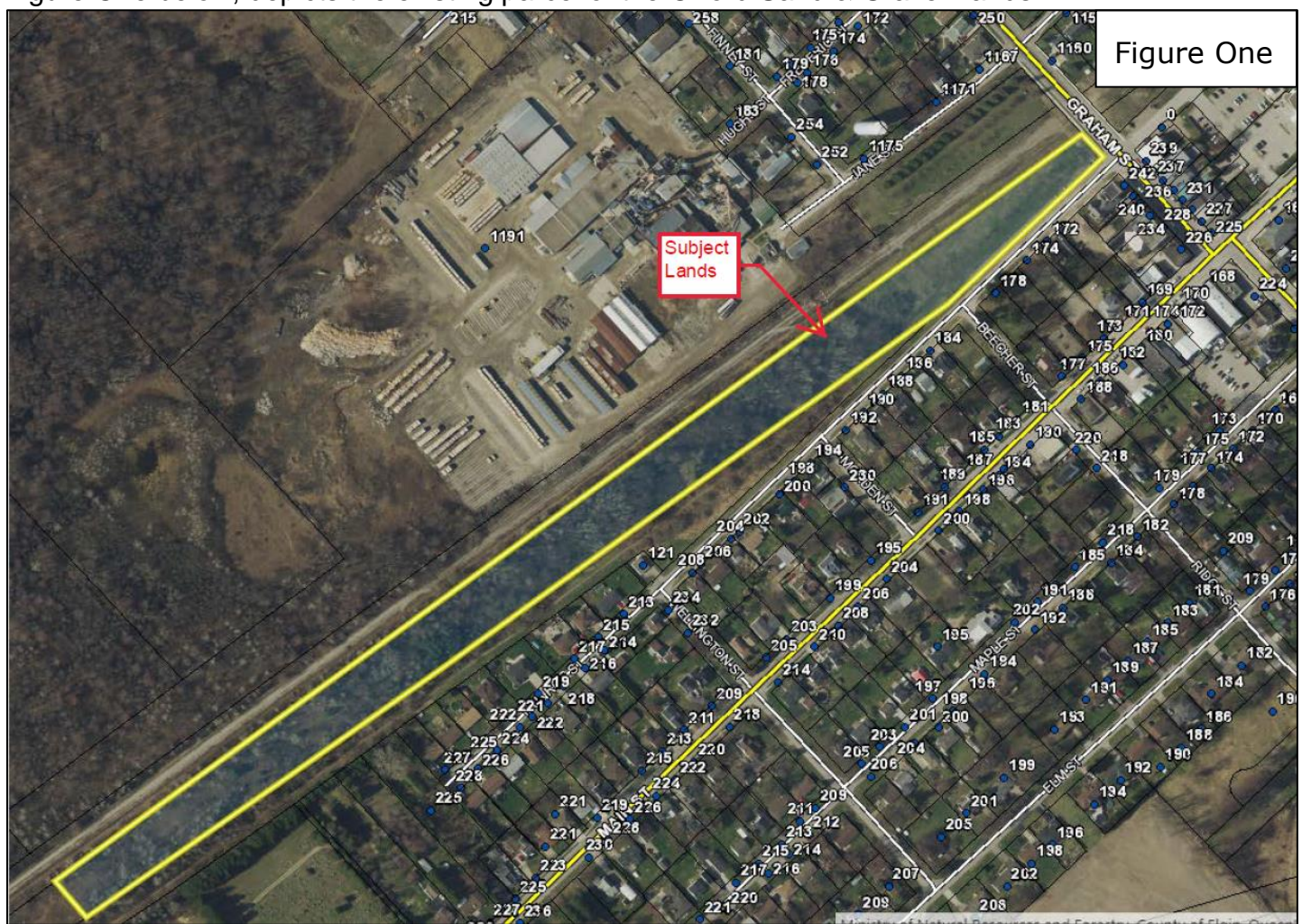
Water Supply	Publicly owned and operated piped water system
Sewage Supply	Publicly owned and operated sanitary sewage system
Existing Land Area	3.50 ha (8.64 ac)

Below is the detailed dimensions and land areas of the application, in a chart:

Application	Severed Parcel			Retained Parcel		
	Frontage	Depth	Area	Frontage	Depth	Area
E86-21	24.46 m (80.25 ft)	103.07 m (338.16 ft)	0.32 ha (0.78 ac)	52 m (70.60 ft)	36.79 m (120.7 ft)	3.18 ha (7.86 ac)

The Public Hearing is scheduled for November 24, 2021 at the Elgin County Land Division Committee Meeting.

Figure One below, depicts the existing parcel of the Orford Sand & Gravel Lands.



The severed and retained parcels for E86-21 are shown in a Municipal-generated sketch, is attached to this report as Appendix One for reference purposes.

Financial Implications:

None. Application fees were collected in accordance with the Municipality's Fees and Charges By-law, as amended time to time.

Policies/Legislation:

Planning authorities must have regard to matters of Provincial interest, the criteria of the *Planning Act*, be consistent with the Provincial Policy Statement (PPS) and does not conflict with Provincial Plans. Within the Municipality of West Elgin, they must also make decisions that conform to the County of Elgin Official Plan (CEOP) and Municipality of West Elgin Official Plan (OP) and make decisions that represent good land use planning.

With regard to this proposal involving severances, the Planning Authority is the County of Elgin Land Division Committee, wherein the Municipality provides agency comments to the County of Elgin as part of their decision-making process.

PPS:

Lot creation is permitted within the Settlement Areas in accordance with Section 1.1 of the PPS.

The proposal appears to be consistent with the PPS.

CEOP:

The subject lands are designated Tier I Settlement Areas on Schedule 'A' Land Use in the CEOP, wherein detailed land use designations are provided within the OP.

New lot creation policies of the CEOP contained under Section E1.2.3.1, has 13 criteria listed and would appear to be achieved with this proposal will be fully serviced, will not affect drainage patterns in the area, and entrance access to the lands can be obtained through Munroe Street.

Therefore, this proposal appears to conform to the CEOP.

downtown core uses; and proceed with site plan application at the time of development, after the lot is created.

Therefore, it would appear that the proposal would comply with the ZBL.

Interdepartmental Comments:

The consent application was circulated to municipal staff for comment, with no comments received.

Summary:

Therefore, it is Planning Staff's opinion that the proposed lot creation consent, would appear to be consistent with the PPS, conforms to the CEOP and conforms to the OP, complies with the ZBL (subject to relief); and that Council recommends to the County of Elgin that the consent be approved, subject to the lower-tier municipal conditions listed in this report.

The County of Elgin, as the Planning Approval Authority, will have to review the application accordingly against the planning documents (PPS, CEOP, OP and ZBL) and obtain comments from the other agencies and members of the public through the public consultation process, as part of their decision-making on the planning application.

Respectfully Submitted,

Bryan Pearce, HBA, CPT, MCIP, RPP
Planner
Municipality of West Elgin

Report Approval Details

Document Title:	Consent Application E86-21 - Comments to Elgin County - 2021-31-Planning.docx
Attachments:	<ul style="list-style-type: none">- Planning Report 2021-31 - Appendix One - Consent Sketches E86-21.pdf- Planning Report 2021-31 - Appendix Two - West Elgin Conditions E86-21.pdf
Final Approval Date:	Oct 26, 2021

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

Jana Nethercott