



## Staff Report

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**Report To: Council Meeting**

**From: Heather James, Planner**

**Date: 2022-06-09**

**Subject: Severance Application E48-22 – Comments to Elgin County**

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### **Recommendation:**

That West Elgin Council hereby receives the report from Heather James, Planner regarding the consent application, File E48-22 – Comments to County of Elgin (Planning Report 2022-22);

And that West Elgin Council hereby recommends approval to the Land Division Committee of the County of Elgin for the severance application, File E48-22, 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 E48-22, as Elgin County is the planning approval authority for severances.

The purpose of the application is to facilitate residential lot creation within the settlement area of Rodney.

### **Background:**

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

<b>Application</b>	E48-22
<b>Owner/Applicant</b>	Ian and Fern Paterson
<b>Legal Description</b>	Part of Lot 36, Plan 202; Part 4, RP 11R-4932
<b>Civic Address</b>	157 and 161 Jane Street
<b>Entrance Access</b>	Jane Street
<b>Water Supply</b>	Publicly owned and operated piped water system, currently not connected to system
<b>Sewage Supply</b>	Publicly owned and operated sanitary sewage system, currently not connected to system
<b>Existing Land Area</b>	2,285.08 square metres (0.57 ac)

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

Application	Severed Parcel (Part 1)			Retained Parcel (Part 2)		
	Frontage	Depth	Area	Frontage	Depth	Area
<b>E48-22</b>	15.24 m (50.0 ft)	45.72 m (150.0 ft)	696.77 m <sup>2</sup> (0.18 ac)	34.74 m (113.98 ft)	45.72 m (150.0 ft)	1,588.31 m <sup>2</sup> (0.39 ac)

The Public Hearing is scheduled for July 27, 2022, at the Elgin County Land Division Committee Meeting.

Figure One below, depicts the existing parcel of the Paterson Lands.



The severed and retained parcels for E48-22 are shown in a draft survey sketch, attached to this report as Appendix One for reference purposes.

### **Financial Implications:**

Application fees were collected in accordance with the Municipality's Fees and Charges By-law, as amended time to time. Cash-in-lieu of parkland fee is required due to the creation of a new lot in a settlement area and has been recommended as a condition of severance.

### **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.

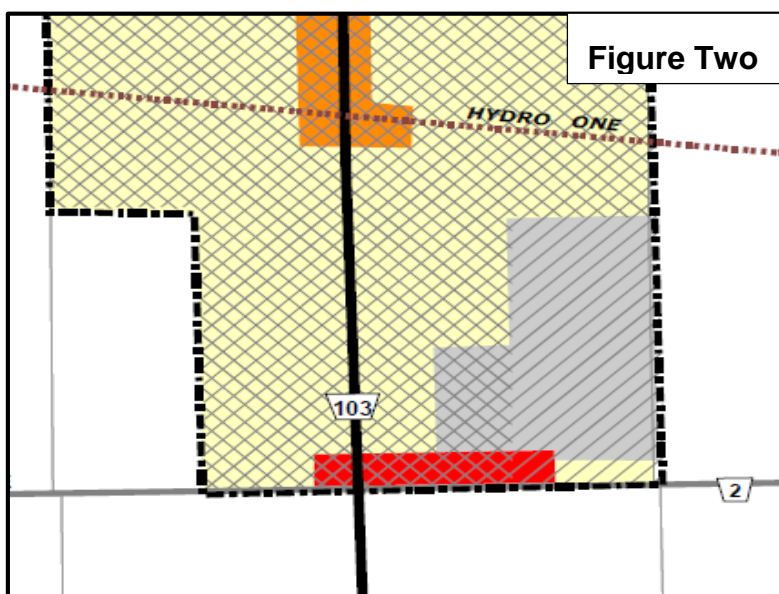
**OP:**

The subject lands are designated as Residential, as shown on Village of Rodney Land Use and Transportation Plan Schedule 'C' of the OP, as shown on Figure Two, with the yellow colour being the Residential designation.

The Residential designation permits a variety of residential uses, with single detached dwellings being the predominant dwelling type.

Lot creation policies under Section 10.4.1 of the OP, allows for severance (consent) applications. The proposed severance application meets the policy of Section 10.4.1.

Therefore, this proposal appears to conform to the OP.



## Municipality of West Elgin Comprehensive Zoning By-law 2015-36 (ZBL):

The subject lands are zoned Residential Second Density (R2) on Schedule B, Map 3 of the ZBL, as depicted in Figure Three to the right.

The R2 Zone permits a variety of dwelling types, including a single detached dwelling. The proposed severed and retained parcels meet the R2 Zone provisions.

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



### Interdepartmental Comments:

The severance application was circulated to municipal staff for comment. The following comments were received:

#### Drainage:

#### Utilities:

Utilities Department noted the following:

- Municipal water service and municipal sanitary service at the street; the proposed severed parcel is required to connect to both services

#### Public Works:

Public Works Department noted the following:

- Connection to municipal water service and municipal sanitary service is required
- Renumbering of municipal address may be required

At the time of submission of this report, no other comments or concerns were received from Administration.

### 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,

Heather James, MES (Pl.), MCIP, RPP  
Planner  
Municipality of West Elgin

**Report Approval Details**

Document Title:	Severance Application E48-22 - Comments to Elgin County - 2022-22-Planning.docx
Attachments:	<ul style="list-style-type: none"><li>- Planning Report 2022-22 Appendix One - Sketch.pdf</li><li>- Planning Report 2022-22 Appendix Two - Comments to Elgin County.docx</li></ul>
Final Approval Date:	Jun 7, 2022

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

Jana Nethercott