

August 15, 2023

Kevin McClure
Planner
City of St. Thomas – Central Elgin Planning Office
9 Mondamin Street
St. Thomas, Ontario
N5P 2T9

APPLICATION FOR ZONING BY-LAW AMENDMENT 42489 SOUTHDALE LINE

Dear Mr. McClure:

On behalf of the owners, Bradley Zylstra and Leslie Cross, we are pleased to submit the enclosed application for Zoning By-law amendment, for the rear portion of the lands located at 42489 Southdale Line, Central Elgin.

DEVELOPMENT HISTORY

An application for consent to sever was submitted to the Municipality in March 2023, and was conditionally approved on June 28, 2023. The purpose of the consent application was to sever a 697.7m² (0.17 ac) parcel of land from the southern portion of the lands located at 42489 Southdale Line. The lands will be merged with Block 75 on Plan 11M-242, resulting in having frontage on White Tail Path.

A condition of the consent application is that the lands be rezoned for Residential purposes.

CURRENT PLANNING STATUS

The subject lands are located within the Settlement Boundary of the Norman Lyndale area of the Municipality of Central Elgin. There are municipal services readily available on White Tail Path, as well as along Southdale Line, to support the future development of the lands to be severed, as well as to allow the existing dwelling to connect to municipal services.

The lands which are proposed to be severed are currently designated as Residential within Schedule 'E' Community of Norman Lyndale Land Use Plan to the Municipality of Central Elgin Official Plan. The Residential designation permits the lands to be developed for residential purposes, including single family dwellings.

The lands to be severed are currently zoned as Open Space Zone 2 (OS2) in the Township of Yarmouth Zoning By-law No. 1998. The current zoning does not permit the lands to be redeveloped for residential purposes. As such a Zoning By-law Amendment application is required to rezone the lands for residential purposes, and to permit the severance of the lands.

DEVELOPMENT PROPOSAL AND ZONING REQUEST

Upon successful completion of the Consent to Sever application, the intention is that the lands will be developed with single detached dwellings. As such it is proposed that the lands be rezoned to the Residential Zone 1, modified R1-81 Zone, which is in keeping with the other residential lands to the south of the subject lands within the Eagle Ridge Subdivision.

The Residential Zone 1, modified R1-81 Zone permits the development of the lands with a single detached dwelling and accessory uses, provided they are on municipal water and sanitary sewers, subject to the following site-specific modifications.

PROVISION	PERMITTED/REQUIRED
Minimum Lot Area	380m ²
Minimum Lot Frontage	12.0m
Maximum Lot Coverage	40%
Minimum Front Yard Depth	6.0m
Minimum Rear Yard Depth	7.0m
Minimum Side Yard Depth	Interior Side Yard: 1.0m Exterior Side Yard: 3.5m
Maximum Building Height	Main Building: 11.0m Detached Accessory Structure: 6.0m
Minimum Ground Floor Area	1 Storey Dwelling: 74m ² 1.5 Storey Dwelling: 60.0m ² 2 Storey Dwelling: 42m ²
Minimum Off- Street Parking	2 spaces per dwelling
Exceptions	Provisions of subsection 9.2.1 (General Regulations) shall not apply

PLANNING JUSTIFICATION

The subject lands are located within the Settlement Area Boundary for area known as Norman Lyndale in the Municipality of Central Elgin. There are existing municipal services located within the White Tale Path, and the infrastructure was designed to accommodate the proposed development of these lands with single detached dwellings. The proposed future development of the subject lands does not result in the inefficient or unnecessary expansion of municipal services. Given that the

development is located within the urban area and is appropriately serviced, it is our opinion that the proposed rezoning is consistent with and conforms to the policies of the Provincial Policy Statement.

The subject lands are designated as Residential within Schedule 'E' Community of Norman Lyndale Land Use Plan to the Municipality of Central Elgin Official Plan. The proposed residential use, being single detached dwellings is permitted within this designation. Further, as previously noted the lands were accounted for when servicing the Eagle Ridge Subdivision. As such, the future development of the subject lands will efficiently utilize the existing municipal services available. Further, the lands were accounted for in the servicing strategy for Eagle Ridge, including the provision of servicing stubs for the lands. Given that the lands are designated for residential development, including single detached dwellings, and are adequately serviced, it is our opinion that the proposed Zoning By-law Amendment is consistent with, conforms to and implements the overall policies of the Municipality of Central Elgin Official Plan.

The proposed Zoning By-law Amendment on the subject lands is consistent with the existing zoning previously approved on the adjacent lands. The subject lands will be serviced from White Tail Path, where service stubs have previously been installed, to accommodate the subject lands. Given that the subject lands are adjacent to existing approved residential lands with the same zoning and are designated for residential development in the Official Plan, it is our opinion that the proposed Zoning By-law Amendment is appropriate.

CONCLUSION

Bradley Zylstra and Leslie Cross are the owners of the lands located at 42489 Southdale Line, Central Elgin. The lands were subject to a consent application in June 2023, to facilitate the purchase of 697.7m² parcel of land from the rear of the existing lot. As part of the conditions of approval the lands to be severed are required to be rezoned to permit residential development.

The lands are currently designated Residential within the Schedule 'E' Community of Norman Lyndale Land Use Plan within the Municipality of Central Elgin Official Plan. The Residential designated permits the lands to be developed for residential purposes, including single detached dwellings.

The subject lands are currently zoned Open Space 2 Zone (OS2) in the Township of Yarmouth Zoning By-law No. 1998. It is proposed to zoning by-law amendment on the lands to be severed is to rezone the lands to Residential Zone 1 (R1-81), modified Zone, which it the current zoning on the adjacent lands to the east and south of the subject lands.

The proposed rezoning to facilitate the consent application:

- Conforms to the policies of the Provincial Policy Statement, 2020;
- Implements and conforms with the intent of the Residential Designation in the Municipality of Centre Elgin Official Plan;
- Will facilitate appropriate infill and use of the subject lands;
- Will facilitate development which will effectively and efficiently utilize the existing municipal infrastructure;
- Is consistent with and conforms to the Township of Yarmouth Zoning by-law No. 1998m as amended; and,
- Represents good land use planning and is in the public interest.

Given the above, it is our opinion that the proposed rezoning is appropriate as it will facilitate the future development of the subject lands in the manner intended by the Official Plan.

In support of the proposed Zoning By-law Amendment Application, please find enclosed the following:

- Completed Application Form;
- Deposited Reference Plan, showing lands to be severed and rezoned; and,
- Cheque in the amount of \$801.75, payable to the Municipality of Central Elgin;

Sincerely,
Doug. Tarry Limited

Tracy Tucker

Tracy Tucker, BAA, CPT
Manager of Land Development