



Report to County Council

From: Paul Hicks, Acting Manager of Planning

Date: May 14, 2024

Subject: PS 24-8 – CE OPA 1-24; 14000 Belmont Road

Recommendation(s):

THAT the report titled “PS 24-8 – CE OPA 1-24; 14000 Belmont Road” from the Acting Manager of Planning dated May 14, 2024 be received and filed; and

THAT the Council of the Corporation of the County of Elgin approves Official Plan Amendment No. 2 to the Official Plan of the Municipality of Central Elgin; and

THAT staff be directed to provide notice of this decision in accordance with the requirements of the Planning Act.

Introduction:

The Council of the Municipality of Central Elgin has adopted an amendment to their official plan, known as Official Plan Amendment (OPA) #2 and they have subsequently forwarded the amendment to the County of Elgin for approval (see attachment). In accordance with Section 17 of the Planning Act, the Council of the County of Elgin, as “Approval Authority,” is required to make a decision on the adopted amendment in which Council may approve, modify or refuse to approve the amendment. If Elgin County fails to make a decision within 120 days after the amendment is received, any person or public body may appeal to the Ontario Land Tribunal.

This report is intended to provide County Council with the information required in order to make a decision on the adopted amendment.

Background and Discussion:

The County of Elgin and the Municipality of Central Elgin are in receipt of an OPA (known as OPA No. 2) for the above-noted lands in the community of Belmont. The subject lands were purchased by Belmont Farm Supply from the Municipality of Central Elgin to facilitate the expansion of Belmont Farm Supply’s existing operations at 14000 Belmont Road. To facilitate the use of the lands for agricultural industrial/commercial purposes, an amendment to Central Elgin’s Official Plan has been submitted (along with a corresponding amendment to the Municipality’s Zoning By-law) to change the designation on the subject lands from “Community Facility” and “Natural Heritage” to a “Commercial – Industrial” designation.

The application proceeded through the standard application process including the preparation, review, and acceptance of technical studies and reports, and the technical circulation to statutory review agencies.

County staff have had the opportunity to review the application under the requirements of the Planning Act, the Provincial Policy Statement, the County Official Plan, and the Central Elgin Official Plan and are satisfied that the applications meet all relevant legislative and policy requirements. The application is also supported by both staff and council at the Municipality of Central Elgin.

Financial Implications:

There are no identified direct financial implications to the County with respect to the approval of both applications.

Alignment with Strategic Priorities:

Serving Elgin	Growing Elgin	Investing in Elgin
<input type="checkbox"/> Ensuring alignment of current programs and services with community need. <input type="checkbox"/> Exploring different ways of addressing community need. <input checked="" type="checkbox"/> Engaging with our community and other stakeholders.	<input checked="" type="checkbox"/> Planning for and facilitating commercial, industrial, residential, and agricultural growth. <input checked="" type="checkbox"/> Fostering a healthy environment. <input checked="" type="checkbox"/> Enhancing quality of place.	<input type="checkbox"/> Ensuring we have the necessary tools, resources, and infrastructure to deliver programs and services now and in the future. <input type="checkbox"/> Delivering mandated programs and services efficiently and effectively.

Local Municipal Partner Impact:

This plan will directly impact the Municipality of Central Elgin.

Communication Requirements:

The Notice of Decision will be sent to the Municipality of Central Elgin and those prescribed under the Planning Act.

Conclusion:

Based on the above analysis it is recommended that County Council approve OPA No. 2 of the Official Plan of the Municipality of Central Elgin in its entirety as the adopted amendment:

- Is consistent with the Provincial Policy Statement;
- Conforms to the County of Elgin, and Municipality of Central Elgin Official Plans; and
- Constitutes good planning and is in the public interest.

All of which is Respectfully Submitted

Approved for Submission

Paul Hicks
Acting Manager of Planning

Blaine Parkin
Chief Administrative Officer/Clerk