

OFFICIAL PLAN
of the
MUNICIPALITY OF CENTRAL ELGIN

AMENDMENT NO. 2

PREPARED BY
THE CENTRAL ELGIN PLANNING OFFICE

THE MUNICIPALITY OF CENTRAL ELGIN

BY-LAW NO. 2886

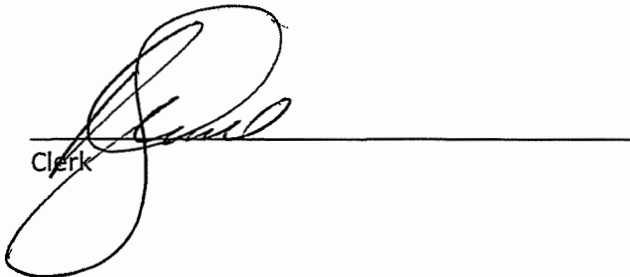
The Council of the Corporation of the Municipality of Central Elgin, pursuant to Section 17(22) of the Planning Act, R.S.O. 1990, as amended, hereby enacts as follows:

1. By-law No. 2869 is hereby repealed.
2. That Official Plan Amendment No. 2 to the Municipality of Central Elgin Official Plan, consisting of the attached Schedules and Explanatory Text, is hereby adopted.
3. This By-law shall come into force and take effect on the day of the final passing thereof.

Enacted and passed this 18th day of April, 2024.



Mayor



Clerk

Certified that the above is a True Copy of By-law No. 2886 as enacted and passed by the Council of the Municipality of Central Elgin on April 18, 2024.



Clerk of the Municipality

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STATEMENT OF COMPONENTS

- PART A - THE PREAMBLE -** does not constitute part of this Amendment.
- PART B - THE AMENDMENT -** consisting of the following text and map, designated Schedule "I", constitute Amendment No. 2 to the Municipality of Central Elgin Official Plan.
- PART C - THE APPENDICES -** do not constitute part of this Amendment. The appendices (I to VI) contain the background data, technical justification and public involvement associated with this Amendment.

I, Robin Greenall, Chief Administrative Officer/Clerk of the Municipality of Central Elgin, do hereby certify that the following (Part B) is a true copy of Official Plan Amendment No. 2 as adopted by the Council of the Corporation of the Municipality of Central Elgin (By-law No. 2869).



Robin Greenall
Chief Administrative Officer/Clerk

Municipality of Central Elgin
Official Plan Amendment No. 2 to the
Municipality of Central Elgin Official Plan

Adopted by Council – April 18, 2024
By-law No. 2886
14000 Belmont Road

PART A - PREAMBLE

1. LOCATION

The property affected by this amendment can be legally described as Plan 231 Part Lots 28 to 30, and 32 RP 11R1214 Parts 1 TO, 3 RP 11R5071 Parts 1 TO 3, and RP 11R10278 Part 1, Municipality of Central Elgin, County of Elgin.

The location of the subject lands is shown in heavy solid lines on the Location Plan found in Appendix I to this Amendment.

2. PURPOSE

The purpose of the application is to change the existing “Natural Heritage” and “Community Facility” land use designations on the subject lands to a general “Commercial-Industrial” designation to allow for the expansion of the existing Belmont Farm Supply use. The effect of the application would be to permit the construction of a new 1,249.28 square metre warehouse building on the subject lands.

3. BASIS

The basis of this amendment is as follows:

- The Municipality of Central Elgin undertook a process to facilitate the expansion of the soccer fields at the Belmont Community Centre and Arena in 2018. This included the proposed removal of the wooded area at the easterly extent of the property. Further, a portion of those lands were disposed of by the Municipality of Central Elgin to Belmont Farm Supply in 2018 as they were surplus to its needs.
- Uses surrounding the subject lands are predominantly agricultural in nature to the east and south. The property is designated “Community Facility” and “Natural Heritage” as they were part of the Municipality’s adjacent Community Centre lands and the previous location of a woodlot that has since been removed. The Belmont Community Centre to the north is designated “Community Facility” and the balance of the Belmont Farm Supply operation is designated “Commercial – Industrial” to the west. The property also abuts the Ontario Southland Railway corridor.
- To facilitate the development of a 1,249.28 square metre warehouse use, the applicant requires an amendment to the Municipality of Central Elgin Official Plan and Village of Belmont Zoning By-law. The effect of the proposed Official Plan amendment would be a change the existing “Community Facility” and “Natural Heritage” land use designations to the general “Commercial-Industrial” designation in the Official Plan to allow for the proposed use. The effect of the Zoning By-law amendment would be a change the current “Park” zone to an “Industrial” zone. The zone regulations would create a site-

specific “Industrial” zone consistent with the abutting lands that provides an exception to the northerly side yard setback of 1.5 metres.

- While portions of the subject lands are designated for “Community Facility” use, the majority of the area is designated “Natural Heritage”. Species at Risk study (Dance Environmental, October 24, 2018) was completed to review the 1.2 hectare woodlot that existed on the property at that time. Further, the woodlot was ultimately removed in favor of the soccer fields, and a portion of the overall Municipal property was divested and purchased by Belmont Farm Supply, however, the land use designations were never changed. To address the discrepancy in land use, the applicant provided an opinion letter by Dance Environmental Inc. (December 18, 2023) who authored the original report that states, *“the woodland was removed during the 2018/2019 period and turf grass dominates the area currently”*. Further, *“there are no significant natural heritage features or functions present on the subject lands nor on adjacent lands. In [their] opinion a warehouse could be constructed on the subject lands without causing any negative impacts to the Natural Heritage System”*.
- A concurrent zoning by-law (By-law No. 2879, see Appendix VI) has been submitted to facilitate the development proposal. The amendment rezones the lands a site-specific Industrial (M-2) zone that provides a reduced side yard setback of 1.5 metres to address the proposed placement of the new warehouse building.
- A public meeting on the proposed amendments was held on February 26, 2023 at 6:40 p.m. virtually through Zoom Webinar and in-person in the Council Chambers at the Elgin County Administration Building, at 450 Sunset Drive, St. Thomas. A copy of the Notice of Public Meeting is found in Appendix II attached.

PART B – THE AMENDMENT

1. INTRODUCTORY STATEMENT

All of this part of the document entitled “Part B- the Amendment” constitutes Amendment No. 2 to the Municipality of Central Elgin Official Plan.

2. DETAILS OF THE AMENDMENT

The Official Plan is amended as follows:

Item 1:

Schedule “B” – Community of Belmont - Land Use Plan to the Municipality of Central Elgin Official Plan is hereby amended by redesignating the lands shown enclosed in heavy solid lines on the Location Plan and attached as Appendix “I” to this amendment from “Community Facility” and “Natural Heritage” to “Commercial - Industrial”.

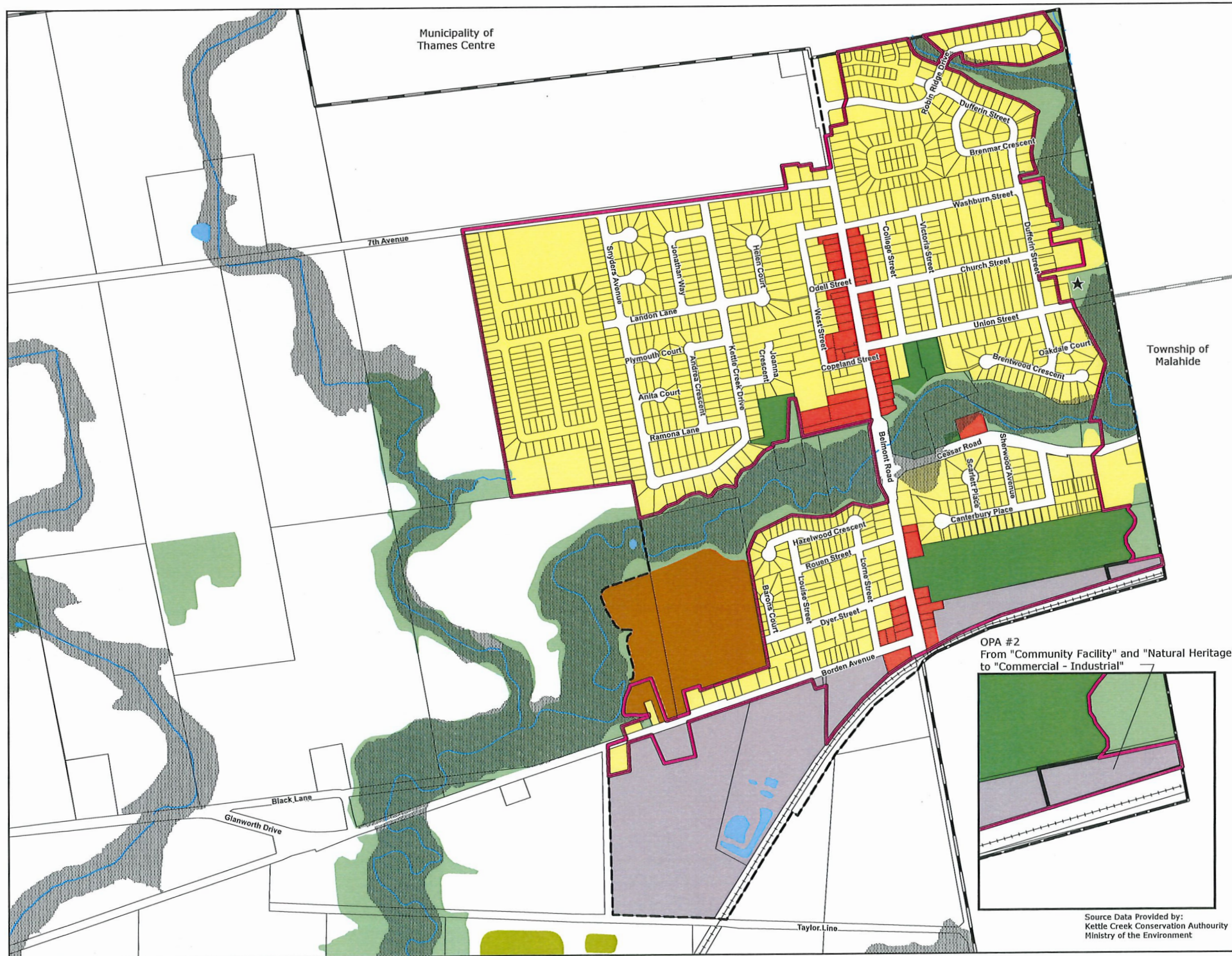
3. IMPLEMENTATION AND INTERPRETATION

The implementation and interpretation of this Amendment shall be in accordance with the respective policies of the Municipality of Central Elgin Official Plan.

Schedule "B"

To The Official Plan of
The Municipality of
Central Elgin

Community of Belmont LAND USE PLAN



Land Use Designation

- Agricultural
- Residential
- Commercial
- Community Facility
- Commercial - Industrial
- Natural Heritage
- Future Development

Land Use Overlay

- Natural Hazard
- Former Waste Sites

Map Legend

- Urban Settlement Area
- Built Area Limits
- Municipal Boundary
- Railway
- Watercourses
- Waterbodies
- Sewage Lagoons

OPA #2
From "Community Facility" and "Natural Heritage"
to "Commercial - Industrial"



Source Data Provided by:
Kettle Creek Conservation Authority
Ministry of the Environment

Adopted by Council March 25, 2024

PART C - THE APPENDICES

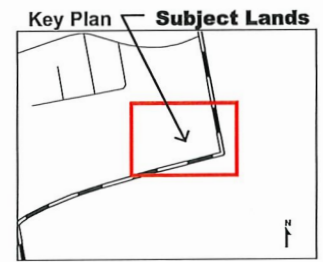
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Appendix VI:	Concurrent Implementing Zoning By-law Amendment –By-law No. 2887

APPENDIX I


LOCATION PLAN

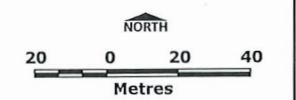


APPENDIX I
TO THE OFFICIAL PLAN AMENDMENT #2
TO THE MUNICIPALITY OF CENTRAL ELGIN
OFFICIAL PLAN
LOCATION PLAN



LEGEND:

 **Subject Lands**



Note: 2020 Aerial Photography

APPENDIX II

NOTICE OF PUBLIC MEETING

**MUNICIPALITY OF CENTRAL ELGIN
NOTICE OF AN APPLICATION AND PUBLIC MEETING
CONCERNING A PROPOSED ZONING BY-LAW AMENDMENT**

14000 Belmont Road

TAKE NOTICE that:

- a) pursuant to Subsections 22(6.4)(a) and 34(10.7)(a) of the Planning Act, R.S.O. 1990, as amended, concurrent applications have been made by Belmont Farm Supply for approval of a proposed Official Plan and Zoning By-law Amendment. Access to the information and material provided under subsections (10.1) and (10.2) in support of the application is available for public access, and
- b) a concurrent Public Meeting, pursuant to Subsections 22(1)(b) and 34(12) of the Planning Act, R.S.O. 1990, as amended, will be held by the Council of the Municipality of Central Elgin on the **26th day of February, 2024 at 6:40 P.M.** to consider amendments to the Municipality of Central Elgin Official Plan and Village of Belmont By-law 91-21. The purpose of the Public Meeting is to afford any person that attends, an opportunity to make representation with respect to the Official Plan and zoning proposal. The meeting will be conducted by **Zoom Webinar** and detailed information for this meeting can be found at <https://www.centralelgin.org/en/building-and-development/current-planning-applications.aspx>.

The subject lands are located east of the intersection of Belmont Road and Borden Avenue, north of the Ontario Southland Railway track and south of the Belmont Community Centre and Arena lands. The property has approximately 57 metres of frontage on to Belmont Road and an area of 3.44 hectare (8.5 acres). Municipally known as 14000 Belmont Road, they may be legally described as Plan 231 Part Lots 28 to 30, and 32 RP 11R1214 Parts 1 TO, 3 RP 11R5071 Parts 1 TO 3, and RP 11R10278 Part 1 in the Municipality of Central Elgin. The lands are shown on the Key Map.

The applicant is proposing a new warehouse building with an approximate size of 51.2 metres by 24.4 metres and an area of 1,249.28 square metres (13,447 square feet) for the purposes of storing small seed and fertilizer. The building itself will also have a maximum height of 10.2 metres.

To facilitate the development of the warehouse use, the applicant requires an amendment to the Municipality of Central Elgin Official Plan and Village of Belmont Zoning By-law. The effect of the proposed Official Plan amendment would be a change the existing "Community Facility" and "Natural Heritage" land use designations to "Commercial-Industrial" to allow for the proposed use. The effect of the Zoning By-law amendment would be a change the current "Park" zone to an "Industrial" zone. The zone regulations would establish the specific requirements for the proposed 1,249.28 square metre warehouse use.

ANY PERSON OR PUBLIC BODY may attend the Public Meeting and/or make written or verbal representation either in support of, or in opposition to the proposed Official Plan or Zoning By-law Amendments

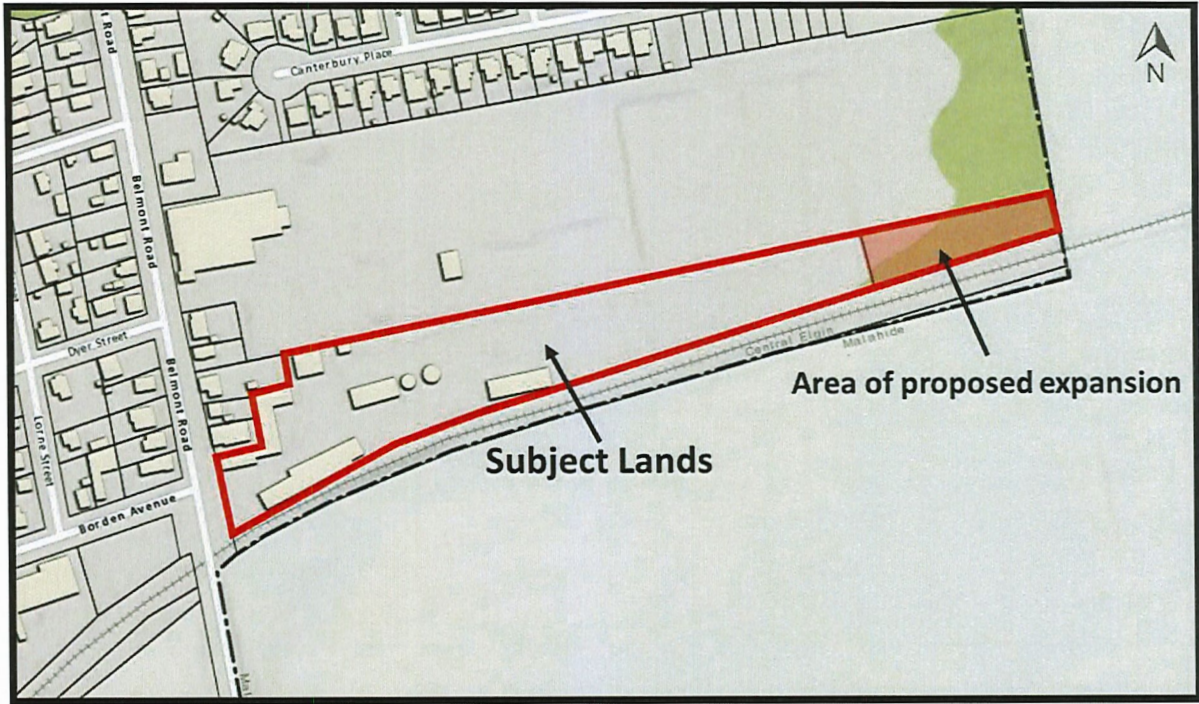
If a person or public body would otherwise have an ability to appeal the decision of the Council of the Municipality of Central Elgin to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Municipality of Central Elgin before the by-law is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting, or make written submissions to the Municipality of Central Elgin before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

If you wish to be notified of the decision of the Council of the Municipality of Central Elgin on the proposed zoning by-law amendment, you must make a written request to the undersigned.

ADDITIONAL INFORMATION relating to the proposed Official Plan and Zoning By-law Amendments are available for inspection daily, Monday to Friday, 9:00 A.M. to 4:00 P.M. at the Municipal Offices and at the Central Elgin Planning Office, 9 Mondamin Street, St. Thomas.

Key Map (on reverse)



DATED at the Municipality of Central Elgin, this 27th day of January, 2024.

Dianne Wilson, Deputy Clerk
Municipality of Central Elgin
450 Sunset Drive, 1st Floor
St. Thomas, Ontario
N5R 5V1
(519) 631-4860, Ext. 286

AFFIDAVIT OF SERVICE

PROVINCE OF ONTARIO) IN THE MATTER of Sections 16 and
) 34 of the Planning Act 1990
) R.S.O., as amended,
) AND IN THE MATTER
) of a proposed Official Plan
) Amendment, and Zoning By-law
) Amendment, 14000 Belmont Road
)

I, Delany Leitch, Deputy Clerk of the Corporation of the Municipality of Central Elgin,

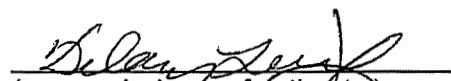
DO SOLEMNLY SWEAR THAT:

- 1. The statutory requirement for giving notice of a public hearing pursuant to Section 17(17) of the Planning Act, 1990 was given on January 27, 2024.
- 2. The statutory requirement for a public hearing pursuant to Section 17(17) of the Planning Act, 1990, as amended, was scheduled and held on February 26, 2024.
- 3. The statutory requirement for the giving of notice of passing pursuant to Section 22(6.6) and 34(10.9) was given on April 22nd, 2024.

AND I MAKE THIS SOLEMN DECLARATION CONSCIENTIOUSLY BELIEVING IT TO BE TRUE AND KNOWING THAT IT IS OF THE SAME FORCE AND EFFECT AS IF MADE UNDER OATH AND BY VIRTUE OF THE CANADA EVIDENCE ACT.

SWORN before me at the)
Municipality of Central Elgin in)
the County of Elgin this 22nd day)
of April, 2024)


Delany Leitch, Deputy Clerk


(a commissioner of oath, etc.)

DELANY LYNN LEITCH, Deputy Clerk
of the Corporation of the Municipality
of Central Elgin. A Commissioner for
Affidavits in the County of Elgin
in the Province of Ontario.

APPENDIX III

MINUTES OF PUBLIC MEETING

THE CORPORATION OF THE MUNICIPALITY OF CENTRAL ELGIN
PUBLIC MEETING MINUTES

Council Chambers, 450 Sunset Dr, St. Thomas ON and via ZOOM
Monday, February 26th, 2024 @ 6:40 p.m.

PRESENT:

MAYOR
DEPUTY MAYOR
COUNCILLORS

ANDREW SLOAN
TODD NOBLE
MICHELLE GRAHAM
MORGAIN HALPIN
NORMAN WATSON
DAVID CONNERS
DAVE BAUGHMAN

STAFF PRESENT:

CAO / CLERK
DIRECTOR OF INFRASTRUCTURE
AND COMMUNITY SERVICES
PLANNER/CEPO

ROBIN GREENALL
GEOFF BROOKS
KEVIN MCCLURE

1. **CALL TO ORDER**

Mayor Sloan called the meeting to order at 6:40 p.m. He indicated that this was a public meeting as required by the Planning Act to afford any person an opportunity to make representation with respect to a Proposed Zoning By-law Amendment respecting 14000 Belmont Road.

2. **DISCLOSURE OF PECUNIARY INTEREST OR THE GENERAL NATURE THEREOF**

The Mayor asked if any member of Council had a Disclosure of Pecuniary Interest concerning this proposal. None was declared.

3. **METHOD OF NOTICE**

The Mayor asked the Deputy Clerk what method of notice, and when the notice was given to the public for this meeting. Delany Leitch, Deputy Clerk, indicated that as per requirements of the Planning Act, notice was mailed by Regular Post to every owner of land within 120 metres of the subject land and applicable agencies on January 31, 2024. Notice was posted to the property and to the municipal website.

4. **PRESENTATION**

The Mayor introduced Kevin McClure, Planner, CEPO, to present the proposed draft Zoning By-Law Amendment. K. McClure came forward and presented slides for the proposed amendment. He explained that the re-zoning would change the existing Community Facility and Natural Heritage designations to Commercial/Industrial, facilitate a mapping amendment, and facilitate a site-specific Industrial (M-2) zone.

5. **CORRESPONDENCE**

The Mayor asked the Deputy Clerk if correspondence has been received for this planning matter. D. Leitch indicated that correspondence had been received from Carol Landon and Kevin Landon and Carol Baker. Concerns included noise and dust pollution, lighting, and proximity to residential and recreational uses.

6. **DISCUSSION**

The Mayor advised that the meeting would now be open to questions from the public, for those attending who have not already submitted their concerns or comments to the Municipality.

- (i) The Mayor invited those attending in person who wish to speak to come forward to the podium ask that they state their name and address for the record prior to asking their question.
- (ii) The Mayor stated that if you are listening on your computer, tablet or smart phone, please click the "raise hand" icon and if you have called into the meeting using a telephone, please dial *9. The questions will be taken in a sequential order. When given the opportunity to speak, please provide your name and address for the record". At this time, I ask that all participants be respectful to members of council and municipal staff as you ask your questions. Those choosing to be disrespectful will be removed from the meeting.
- (iii) The Mayor asked if there any members of the public in attendance sitting in the gallery that wishes to speak. None came forward.
- (iv) The Mayor asked if there was any member of the public attending by ZOOM that wished to speak. Kristen Barisdale, Agent, noted that she and the applicant were present via Zoom and that she had nothing further to add.
- (v) The Mayor asked if there were any members of Council or staff wishing to speak. M. Halpin asked whether there were any plans to address the lighting and other concerns. K. Barisdale indicated that the Site Plan Approval process would address those matters and that the building was intended to act as a buffer to the warehouse in front at the rail line, and that this would need to meet Municipal requirements.
- (vi) At this time, the Mayor inquired if there were any further comments or questions. None came forward.

7. **ADJOURNMENT**

The Mayor advised that everyone have been given a fair opportunity to be heard, if there are no further questions, please be advised that any person wishing further information on the actions of Council regarding the passing of a by-law on the proposed amendment, should email Delany Leitch @ delanyleitch@delmarva.org. Those in attendance wishing further information can sign the hearing attendance sheet located on the podium. If you do not have access to a computer and wish to be notified, please call Delany Leitch@ 519-631-4860 Ext. 286 and provide your information.

The Mayor indicated that the public meeting was concluded at 6:57 p.m. and Council will defer consideration of the by-law until a subsequent meeting of Council.

Delany Leitch

Delany Leitch
Deputy Clerk

APPENDIX IV

STAFF PLANNING REPORT



THE MUNICIPALITY OF CENTRAL ELGIN

REPORT TO COUNCIL

REPORT NO. CEP.03.24
CEPO FILE NO. B2-02-23
TO Mayor & Members of Council
FROM Kevin McClure, Planner
SUBJECT Applications to Amend the Municipality of Central Elgin Official Plan and the Village of Belmont By-Law No. 91-21 – 14000 Belmont Road – Belmont Farm Supply
DATE January 24, 2024

RECOMMENDATION

THAT Report CEP.03.24 be received;

AND THAT direction be given by Council to prepare site-specific draft amendments to the Municipality of Central Elgin Official Plan and the Township of Yarmouth Zoning By-law for the proposed commercial-industrial use on lands located at 14000 Belmont Road, which may be legally described as Plan 231 Part Lots 28 to 30, and 32 RP 11R1214 Parts 1 TO, 3 RP 11R5071 Parts 1 TO 3, and RP 11R10278 Part 1, Municipality of Central Elgin, County of Elgin;

AND FURTHER THAT a date for a public meeting be established in accordance with Ontario Regulations 543/06 and 545/06 as amended.

REPORT

The applicant approached the Municipality in 2023 with a proposal for a new warehouse building as an expansion to their existing operations at 14000 Belmont Road. Staff from the County of Elgin, Municipality of Central Elgin and the Central Elgin Planning Office had an initial consultation meeting with the landowner and their consulting engineering firm on July 21, 2023. It was indicated that an Official Plan amendment and Zoning By-law amendment would be required to support the proposal. Further, Site Plan Control would be required should the applications be approved.

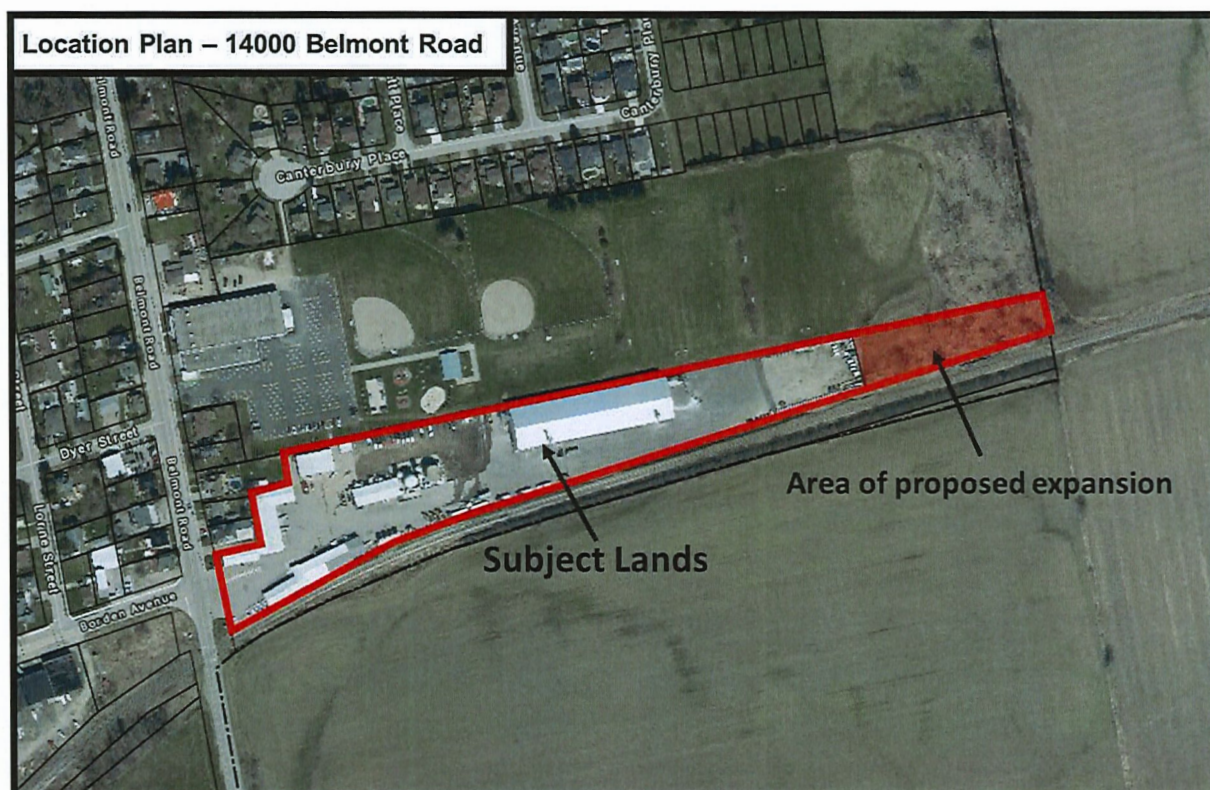
Based on the comments that were received at the meeting in July 2023, the applicant enlisted the services of a land use planning consultant, and a follow-up meeting was held on November 23, 2023. The meeting ensured that application requirements were known for the purposes of being able to deem an application complete and alleviate any need for additional materials or follow-up through the application review process.

Staff have reviewed the application and documentation provided by the applicant and are satisfied that the application is complete relative to the requirements of Subsections 21(4), 21(5), 34(10.1) and 34(10.2) of the Planning Act, R.S.O., 1990 as amended. In accordance with Subsection 4.1(d) of By-law 1864, the applicant has been notified that the application is considered complete.

ANALYSIS:

1) Location:

The subject lands are located east of the intersection of Belmont Road and Borden Avenue, north of the Ontario Southland Railway track and south of the Belmont Community Centre and Arena lands. The property has approximately 57 metres of frontage on to Belmont Road and an area of 3.44 hectare (8.5 acres). Municipally known as 14000 Belmont Road, they may be legally described as Plan 231 Part Lots 28 to 30, and 32 RP 11R1214 Parts 1 TO, 3 RP 11R5071 Parts 1 TO 3, and RP 11R10278 Part 1 in the Municipality of Central Elgin. The lands are shown on the Location Plan.



Uses surrounding the subject lands are predominantly a mix of commercial and residential use along Belmont Road. Of note, this area is designated for “Commercial” use in the Official Plan. Further, “Agricultural” uses exist outside of the settlement boundary of the Community of Belmont to the south and east, with “Community Facility” uses to the north of the property.

2) Proposal:

The applicant is proposing a new warehouse building with an approximate size of 51.2 metres by 24.4 metres and an area of 1,249.28 square metres (13,447 square feet) for the purposes of storing small seed and fertilizer. The building itself will also have a maximum height of 10.2 metres. The general location of the new building can be seen in the attached plan.

The property is covered by a general Industrial Commercial (MC) zone along Belmont Road with a general Industrial (M) zone and site-specific Industrial (M-1) is on the balance of the property.

To facilitate the development of the warehouse use, the applicant requires an amendment to the Municipality of Central Elgin Official Plan and Village of Belmont Zoning By-law. The effect of the proposed Official Plan amendment would be a change the existing "Community Facility" and "Natural Heritage" land use designations to "Commercial-Industrial" to allow for the proposed use. The effect of the Zoning By-law amendment would be a change the current "Park" zone to an "Industrial" zone. The zone regulations would establish the specific requirements for the proposed 1,249.28 square metre warehouse use.

It is important to note that the Municipality of Central Elgin undertook work to facilitate the expansion of the soccer fields to the north of the subject lands in 2018. This included the removal of the wooded area that is shown in the Location Plan in this report. While the applicant has completed the necessary studies to address the "Natural Heritage" policies in the land use planning process, the feature itself has been removed and is not present on the site.

3) Existing Policies/Regulations:

a) 2020 Provincial Policy Statement:

The Community of Belmont is a designated and fully serviced settlement area within the Municipality of Central Elgin. Section 1.1.3.1 of the PPS states that, "*settlement areas shall be the focus of growth and development*". Through Section 1.1.3.2, the PPS provides direction on the efficient use of land and resources and the efficient use of infrastructure that is planned or available.

The PPS also provides that planning authorities shall identify appropriate locations and promote opportunities for transit-supportive development (Policy 1.1.3.3), with new development taking place in designated growth area occurring adjacent to the existing built-up areas (Policy 1.1.3.6).

Further, Section 1.1 provides direction on managing and directing land use to achieve efficient and resilient development and land use patterns. Through Section 1.1.1, there are policies that speak to promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term; accommodating an appropriate range and mix of employment uses; and promoting cost-effective development patterns and standards to minimize land consumption and servicing costs.

The subject lands are adjacent to, and partially designated, "Natural Heritage" in the Municipality's Official Plan. Further, the applicant is proposing to remove the "Natural Heritage" designation in favour of "Commercial-Industrial" to allow for the proposed use. Section 2.1 of the PPS speaks to natural heritage and provides that natural heritage features and areas shall be protected for the long term (2.1.1) and that development and site alteration shall not be permitted in significant woodlands, valleylands, wildlife habitat, or adjacent to those features unless the ecological function of the lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions.

As has been noted in this report, a portion of the subject lands were previously owned by the Municipality of Central Elgin and were part of the adjacent Belmont Community Centre lands. As part of the Municipality's expansion of the soccer fields, a Species at Risk study (Dance Environmental, October 24, 2018) was completed to review the 1.2 hectare woodlot that existed on the property. Further, the woodlot was ultimately removed in favour of the soccer fields, and a portion of the overall Municipal property was divested and purchased by Belmont Farm Supply,

however, the land use designations were never changed. To address the discrepancy in land use, the applicant has provided an opinion letter by Dance Environmental Inc. (December 18, 2023) who authored the original report that states, *“the woodland was removed during the 2018/2019 period and turf grass dominates the area currently”*. Further, *“there are no significant natural heritage features or functions present on the subject lands nor on adjacent lands. In [their] opinion a warehouse could be constructed on the subject lands without causing any negative impacts to the Natural Heritage System”*.

In my opinion, based on the above noted information, the proposed amendment is consistent with the applicable policies of the 2020 PPS.

b) County of Elgin Official Plan:

The subject lands are designated as “settlement area” within the County of Elgin Official Plan. The Community of Belmont is categorized as a Tier 1 Settlement Area given its full municipal services and is intended to be one of the primary settlement areas within the County where new growth is to be directed. Section B1 of the County’s Official Plan indicates that, in settlement areas in Elgin County, there is a concentration of development and mix of permitted land uses including a variety of housing types, commercial and employment uses, institutional uses, community and recreational facilities, and open space.

Section B2.6 provides direction on new development in existing settlement areas. The policies state that, *“the new development area will generally serve as a logical extension to the existing built up area, is compact and minimizes the consumption of land”*, *“the scale and location of the development will be in conformity with the policies in Section B2.5 d)”*, *“all of the other infrastructure required to service the new development is available, and such infrastructure will be used as efficiently as possible”*, and that *“all of the other relevant policies of this Plan have been satisfied”*. The proposed amendment would conform to this policy direction.

Subsection C1.1.2 sets out specific policy direction and objectives for commercial development in settlement areas. These include, *“encourage commercial development that will provide a full range of goods and services, at appropriate locations, to meet the needs of the County’s residents, employees and businesses”* and, *“promote the efficient use of existing and planned infrastructure by creating the opportunity for various forms of commercial and residential intensification, where appropriate”*. While the proposed warehouse use would not specifically be “commercial”, the “Commercial-Industrial” designation that exists the current operation and is proposed to be expanded is contained within the “Commercial” land use designation section of the local Official Plan and allows for the warehouse use that has been requested. As such, the proposed use would be in keeping with the County direction on Commercial areas.

The County of Elgin identifies “woodlands” on the subject lands on Appendix #1 – Natural Heritage Features and Areas in its Official Plan. The proposal requires the lands to be redesignated from “Natural Heritage” to allow for the warehouse use. Section D1.2 of the Official Plan speaks to natural heritage and states that the County shall recognize and protect natural heritage features and areas in the County with the local municipalities having the policies in local Official Plan to protect those features and areas.

As per the identification within the County’s Official Plan, the feature would be considered a “Significant Woodlands” as per the policies in subsection D1.2.2.1. Development and site alteration within or adjacent to a natural heritage feature may only occur in accordance with the policies provided within Subsection D1.2.6 and D1.2.7. Consistent with the PPS direction on natural heritage, these policies provide that development and/or site alteration shall only occur where it

has been demonstrated through an EIS that there will be no negative impacts on the natural heritage feature or their ecological functions. As was provided in the PPS section of the report, information was submitted by Dance Environmental Inc. that concluded that the proposed development would not have any negative impacts on the natural heritage feature as the woodlot has already been removed through the Municipality's soccer field expansion and there would be no impacts on any adjacent natural heritage system.

The development would represent an expansion of an existing operation that has direct access to a County Road. Subsection E5.3 of the Plan speaks to the requirement of a traffic impact study to be prepared to assess the impact on the County's transportation system and surrounding land uses. Through the consultation process, the County did not request that traffic impact study to be undertaken. Further, through the circulation of the application materials, Staff at the County provided that it did not have any concerns or comments from a County transportation perspective.

Given the information noted above, it is my opinion that a decision to approve the applications would conform to the policies of the County of Elgin Official Plan.

c) Official Plan Policies:

The subject lands are located within the "Urban Settlement Area" designation in accordance with Schedule "A" – Land Use Plan, and further designated "Community Facility" and "Natural Heritage" in accordance with Schedule "B" – Community of Belmont, Land Use Plan, to the Municipality of Central Elgin Official Plan. In addition, the property is outside of the "Built Area Limits".

The "Urban Settlement Areas" policies are contained in subsection 2.1.1 of the Plan, with these areas of the municipality being identified as the focus of urban growth in Central Elgin. This includes commercial uses to serve the needs of the residents of Central Elgin, and to encourage a compact urban form and mix of uses that support cost effective and sustainable utilization of infrastructure and public services.

Subsection 3.1 provides policy direction on Natural Heritage with the goal of protecting natural heritage and biological features of significance, and to protect and maintain existing natural heritage corridors and linkages. Subsection 3.1.1.2 Woodland Policies acknowledges that the boundaries of the woodlands shown on Schedule "A2" to the plan have been established through interpretation of aerial photography. Further, these features are designated as "Natural Heritage" on the land use schedules and they may contain or be contained within other natural heritage features.

Recognizing that these features and designations have generally been established through a desktop exercise, there are policies that allow for refinement and confirmation of boundaries through an area specific Issues Scoping Report and/or Environmental Impact Study Report. Of note, development within or adjacent to woodlands is to be carried out in a manner that encourages the conservation, protection, and management of woodlands. In addition, subsection 3.1.2 Adjacent Lands speaks to development or site alteration within 120 metres of an area designated as "Natural Heritage" and that the proponent shall demonstrate to the satisfaction of the Municipality that there will be no negative impacts to the natural features and/or functions.

As has been stated in this report, the applicant submitted confirmation by Dance Environmental Inc. that the natural heritage feature no longer exists and provided that *"there are no significant natural heritage features or functions present on the subject lands nor on adjacent lands. In [their] opinion a warehouse could be constructed on the subject lands without causing any negative impacts to the Natural Heritage System"*.

The Community of Belmont is classified as an Urban Settlement Area within the Municipality of Central Elgin. Through subsection 2.8.1 Water and Wastewater Services, the preferred hierarchy of services is full municipal sewage and water systems within Urban Settlement Areas. The proposed development will be connected to the municipal sewage and water system to the municipality's design standards.

The westerly portion of the property is designated "Commercial – Industrial" in the Official Plan and it is the intent that this designation is expanded on the additional lands that were acquired by the applicant. As such, subsection 4.4.1 – Commercial-Industrial – Policies, would apply. This section provides that a mix of space-extensive commercial activities along with light industrial activities shall be permitted. As per subsection 4.4.1 e), light industrial uses would include "storage of goods and raw materials warehousing". This section also provides that "*permitted light industrial uses must be small in scale, self-contained within a building and producing no emissions including noise, odour, dust and/or vibration*".

As the proposed development would be an expansion of an existing "Commercial-Industrial" use that abuts a "Community Facility", is proposed to be located further from existing intervening uses on the property, and is generally abutting agricultural lands, the proposed warehousing use would generally conform to this section of the Official Plan.

Prior to development being approved outside of the "Built Area Limits" in the Official Plan, Subsection 3.3.1 speaks to the requirements to complete subwatershed studies, with the scope of those studies being identified before study commencement. As noted in this report, the parcel itself no longer has a "natural heritage" feature on the lands as it was removed by the Municipality, and has been confirmed through a follow-up submission by Dance Environmental Inc. As part of this application submission, a stormwater management report was also submitted by GRIT Engineering Inc. (December 18, 2023) to address the policies of subsection 3.3.1. No concerns were raised with respect to the impact of this development on the area.

As has been provided previously in this report, Belmont Road is a County road and Subsection 2.8.5.1.1 speaks to the road network in the Municipality. Policies direct that there will be efficient use of the transportation system, that transportation services will be planned and constructed in a manner that supports the policies of the Official Plan, and states that, "*detailed policies and guidelines for the County road network are found in the County Roads Master Plan*". A Transportation Impact Study was not requested by the County. Further, County Staff did not raise concerns with respect to the proposal and access on to Belmont Road.

In my opinion, the proposed amendments conform to the applicable policies of the Municipality of Central Elgin Official Plan.

d) Zoning By-law No. 1998:

To facilitate the development of a new warehouse building with an approximate size of 51.2 metres by 24.4 metres and an area of 1,249.28 square metres (13,447 square feet) for the purposes of storing small seed and fertilizer, the applicant requires the lands to be rezoned.

Currently, the subject lands are zoned "Industrial Commercial (MC)" along Belmont Road with an "Industrial (M)" zone and a site-specific Industrial (M-1) on most of the property. The lands subject to the proposed warehouse expansion are zoned "Park" and the effect of the Zoning By-law amendment would be to change this zone to an "Industrial" zone to permit the use.

As noted in the applicant's Planning Justification Report, the details of the proposed Zoning By-law amendment will be refined through further discussion. Given the current zoning on the property,

Staff had suggested that the overall zoning be amended to reflect the existing buildings and structures on the property, while addressing the proposed warehouse expansion to assist in the long-term operation of the site. However, the applicant and their agent may decide to proceed with an additional site-specific amendment specifically for this area based on the draft Site Plan that was submitted.

Staff Comment:

Official Plan and Zoning By-law amendments are required to support the proposed warehouse use by the applicant at 14000 Belmont Road. The application will amend the Official Plan designation from "Natural Heritage" and "Community Facility" to a general "Commercial – Industrial" designation and change the existing "Park (P)" zone to an "Industrial (M)" zone. At this current time, it is unclear whether the applicant intends to create a new site-specific Industrial (M) zone to address the new lands that have been added to the existing business operation, or that the amendment will address the property as a whole to clean up the various zones that currently exist.

While most of the lands that form the basis of the applications have historically been designated as "Natural Heritage", the woodlot that comprised this feature was removed prior to the applicant purchasing the property from the Municipality as it was cleared for the creation of additional soccer fields for the Belmont Community Centre lands to the north. Further, the supporting information identified that *"there are no significant natural heritage features or functions present on the subject lands nor on adjacent lands. In [their] opinion a warehouse could be constructed on the subject lands without causing any negative impacts to the Natural Heritage System"*.

Confirmation has also been received from the County of Elgin that it does not have any concerns with respect to access for the proposed development on to Belmont Road.

Based on the information in this report, it is my opinion that the proposed amendments are consistent with the 2020 Provincial Policy Statement and would conform to the policies of the County of Elgin Official Plan, the Municipality of Central Elgin Official Plan.



Kevin McClure, MCIP, RPP
Planner



Robin Greenall
CAO/ Clerk

APPENDIX V

CORRESPONDENCE

February 20, 2024

Delany Leitch, Deputy Clerk
Municipality of Central Elgin
450 Sunset Drive, 1st Floor
St. Thomas, On

Councilors

Another “WAREHOUSE”, for seed and fertilizer storage! It sounds so innocent.

There is no mention of conveyor belts or elevators.

No mention of noise or dust pollution.

No mention of equipment and machinery traffic.

The existing “WAREHOUSE” was presented in much the same manner.

It was just a “WAREHOUSE” no mention of noise or traffic.

The amount of noise produced by the conveyor belt on the east end of the building is obscene. It sounds like a freight train going through town with the brakes on! We cannot have a conversation in the backyard when the conveyor is running. Not to mention the warning bells and banging to clear the belt. Constant traffic of equipment and trucks, backup beeping, headlights, dust! We won't even go into the helicopter noise!

The conveyor should be enclosed in a sound buffered building to protect residents from this noise harassment.

There has been no effort by Belmont Farm Supply or council to soften the ugliness of this building with trees, especially since a whole woodlot was cut down to accommodate this monstrosity.

I am sure my objections will do nothing to sway your decision on this project, but I would hope that council would have the foresight to impose some noise control restrictions on this proposed "INDUSTRIAL ZONING and WAREHOUSE" in consideration of neighbouring Belmont taxpayers and voters!

Sincerely

Carol Landon

Kevin Landon

Carol Landon

Kevin Landon

Belmont, On

Delany Leitch

To: linda Baker
Subject: RE: Belmont Farm Supply

From: linda Baker <[REDACTED]>
Sent: Wednesday, February 21, 2024 5:01 PM
To: Delany Leitch <deleitch@centralelgin.org>
Subject: Re: Belmont Farm Supply

Delany Leitch

Deputy Clerk/Records Management Coordinator

Municipality of Central Elgin

519-631-4860 x 286

Dear Deputy Clerk,

Please accept this message as an appeal to the land change from park land to industrial. If I had know this change was not applied when the fertilizer plant was erected on the soccer field it may have assisted.

I raised my concerns and was not clearly informed by the municipality and farm supply.

Last time they said it wouldn't be noisy and they'd plant trees next to the fence so it wouldn't ruin the park view. Not to mention all the lights, beeping, banging and traffic where a soccer field recently was. The endless screeching conveyor belt and buzzer was something I couldn't even image would be acceptable noise. I originally had safety concerns about the chemicals and fertilizer which I still have no idea about.

As I learned last time, only the residents and community will suffer from this land change and continuous expansion so close to a park and residential neighbourhood. These expansions should have look into alternative already zone industrial areas and preserved the recreational public friendly environment. If the land change is passed it will never return to park land.

On a personal note I wake up easier with sunlight. If another building is added with lighting, I cannot imagine having to use blackout blinds in all our south facing bedrooms. Sleeping is already a challenge when the conveyor belt is screeching. I also have a child sensitive to noise and takes daily migraine medication.

Lights, traffic, noise, vehicles, chemicals, buzzers, conveyors, trucks, beepers, helicopters all contribute to distress using our yard and park. I was actually going to wear noise canceling earbuds this summer but worry I might not hear the kids if there was an issue. They also often make my ears sore. Noise is definitely an environmental emission that the farm supply has to be far exceeding with the existing expansion. I cannot imagine how much worse a second concrete monstrosity will be. Seed storage, really there is much more to it. How does the product go in and out? How much more noise pollution or other types of pollution or emissions are really involved including all the traffic.

This was a soccer field and I could enjoy our property and the park. My favourite part of my morning is the sunrise view which this will be replacing. At the very least plant a big row of tall trees ... but you won't because you already took out the soil to make a parking lot. No light pollution. No noise... figure out a reasonable noise reduction on existing applications and anything new. Protect the residents from all forms of pollutants, emissions, chemicals and visual irritants.

This land should remain park land. It ruins the park setting with the industrial contaminants directly adjacent.

Linda Baker

[REDACTED]
[REDACTED]
Belmont ON NOL 1B0

APPENDIX VI

CONCURRENT IMPLEMENTING ZONING BY-LAW AMENDMENT
MUNICIPALITY OF CENTRAL ELGIN - BY-LAW NO. 2887

MUNICIPALITY OF CENTRAL ELGIN

BY-LAW NO. 2887

A By-law to amend Village of Belmont Zoning By-law No. 91-21

**THE COUNCIL OF THE CORPORATION OF THE MUNICIPALITY OF CENTRAL ELGIN
ENACTS AS FOLLOWS:**

1. By-law No. 2870 is hereby repealed.
2. Village of Belmont Zoning By-law No. 91-21 as amended, is further amended by zoning the lands outlined in heavy solid lines on Schedule "1" hereto as "M-2", and such Schedule shall be added to and form part of By-law No. 91-21, as amended and shall be known as "Schedule A-21" to By-law No. 91-21, as amended.
3. Village of Belmont Zoning By-law No. 91-21 as amended, is further amended by adding to subsection 7.2.6 the following new subsection:

"7.2.6.2 - Special Zone

(a) Area Affected

M-2, as shown on Schedule "A-21".

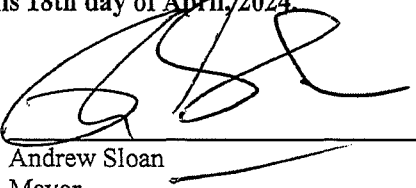
(b) Minimum Side Yard – North Side:

1.5 metres."
3. In anticipation of the eventual consolidation of By-law 91-21 and all amendments to such By-law, including this amendment, Schedule "2" to this By-law is hereby adopted, such Schedule being Schedule "A" to By-law 91-21 respectively, amended to include the changes made in such Schedule by all amendments to By-law 91-21 to date, including this amendment.

READ THREE TIMES AND FINALLY PASSED, this 18th day of April, 2024

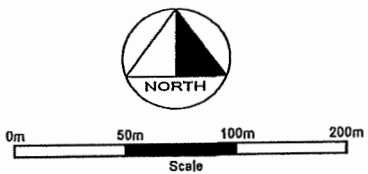
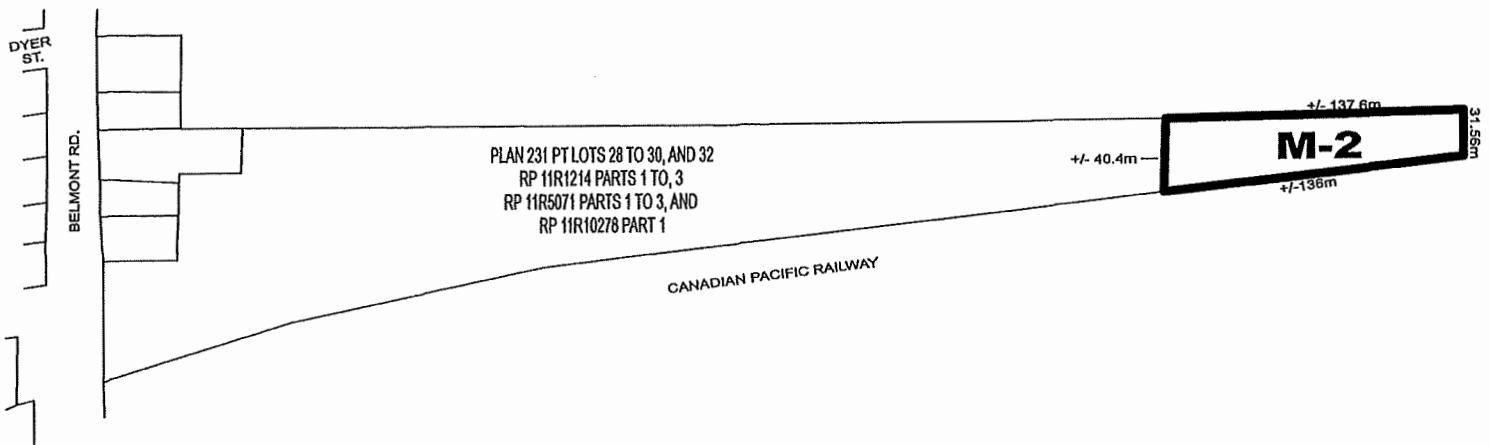


Robin Greenall
CAO/Clerk

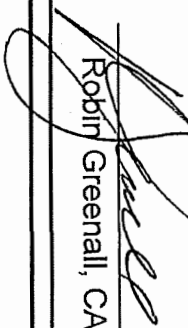


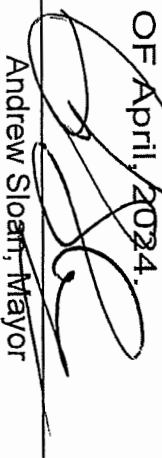
Andrew Sloan
Mayor

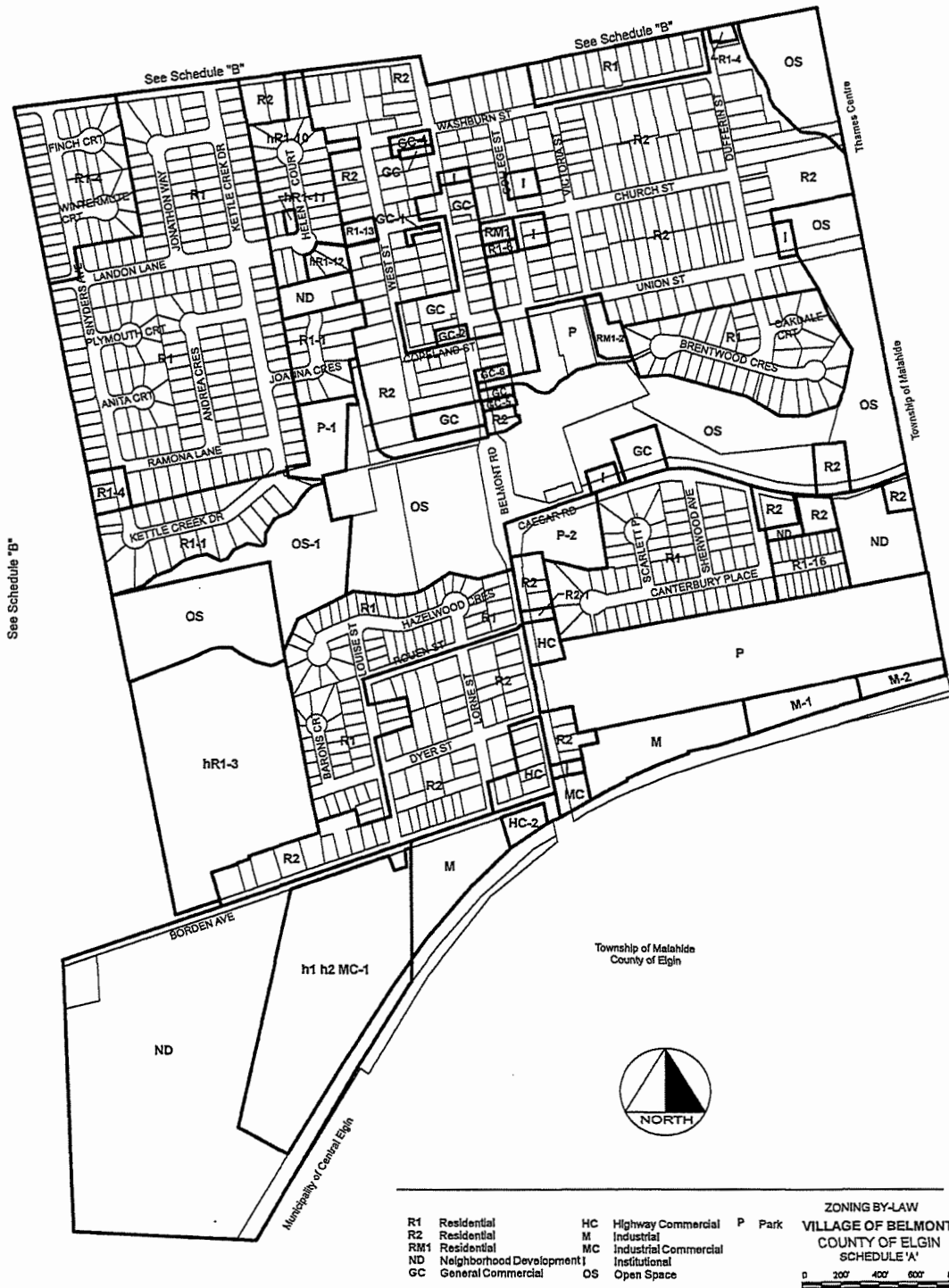
SCHEDULE A-23



THIS IS SCHEDULE "1" TO BY-LAW NO. 2887
PASSED THIS 18th DAY OF April, 2024.


Robin Greenall, CAO/Clerk


Andrew Sloan, Mayor



THIS IS SCHEDULE "2" TO BY-LAW No. 2887
 PASSED this 18th day of April, 2024.

[Signature]
 Robin Greenall, CAO/Clerk

[Signature]
 Andrew Sloan, Mayor