



MUNICIPALITY OF
West Elgin

Notice of the Passing of a Zoning By-Law

Owner: Ed Rachidi
Applicant: Ted Halwa
Location: 257 Graham Road
File: D14 01-2021

Take Notice that the Council of the Corporation of the Municipality of West Elgin passed By-Law No. 2021-43 on the 24th day of June 2021 under Sections 34 and 36 of the Planning Act, R.S.O. 1990.

The subject lands are legally described as Lots 1 and 2 and Block O, Plan 68; and is municipally addressed as 257 Graham Road, as shown on the key map on the back of this notice.

THE PURPOSE of the By-law was to rezone the lands to allow for the conversion of the former church building into multiple unit residential dwelling units within the existing building.

THE EFFECT of the By-law was to rezone the lands from Institutional (I) Zone to Residential Third Density Holding 3 (R3-H-3). The Holding 3 provisions would be used to require Site Plan Approval and execution of a Site Plan Agreement for the subject property.

The Written and Oral Submissions are summarized in the Planning Report 2021-22 and in the Statutory Public Meeting portion of the Council Meeting minutes of June 24, 2021; and were considered as part of the effect on the decision making process.

AND TAKE FURTHER NOTICE that any person or public body may appeal to the Ontario Land Tribunal with respect to the By-law by filing with the Clerk of the Corporation of the Municipality of West Elgin, no later than the **22nd day of July 2021**, a notice of appeal setting out the objection to the by-law and the reasons in support of the objection, accompanied by the fee required by the Tribunal in the amount of \$1100.00 which must be in the form of a certified cheque or money order payable to the Ministry of Finance. An Appellant may request a reduction of the filing fee to \$400, if the Appellant is a private citizen or eligible community group. The request for a reduction in the fee must be made at the time of filing the appeal. If you wish to appeal, a copy of an appeal form is available from the Ontario Land Tribunal website at: <https://olt.gov.on.ca/tribunals/lpat/about-lpat/>

Only individuals, corporations and public bodies may appeal a zoning by-law to the Ontario Land Tribunal (formerly Local Planning Appeal Tribunal). A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or group on its behalf.

No person or public body shall be added as a party to the hearing of the appeal unless, before the By-law was passed, the person or body made oral submissions at a public meeting or written submissions to the Council, or, in the opinion of the Ontario Land Tribunal (Local Planning Appeal Tribunal), there are reasonable grounds to add the person or public body as a party.

This Notice and the By-law is available online at the Municipality's website, under the planning project file, at: <https://www.westelgin.net/en/business-and-development/current-planning-applications.aspx>

Dated at the Municipality of West Elgin this 2nd day of July 2021.

Bryan Pearce, HBA, CPT, MCIP, RPP
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Key Map (not to scale):



Application Sketch Submitted:

