



MUNICIPALITY OF  
**West Elgin**

**Notice of Public Meeting Concerning An  
Application for a Zoning By-law Amendment  
Pursuant to Sections 34 and 36 of the *Planning Act*, R.S.O 1990**

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

**TAKE NOTICE** that the Municipality of West Elgin has received a complete application for a Zoning By-law amendment.

**AND TAKE NOTICE** that the Council of the Municipality of West Elgin will hold a public meeting on **Thursday, June 24<sup>th</sup>, 2021 not before 9:30 a.m.**, to consider a proposed Zoning By-law amendment under Sections 34 and 36 of the *Planning Act*, R.S.O 1990. A virtual Public Meeting is being held due to the COVID-19 provincial emergency order.

**THE PURPOSE AND EFFECT** of this By-law is to consider the conversion of the existing church to multiple unit residential use, by rezoning 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 lands are legally described as Lots 1 and 2 and Block O, Plan 68 and known municipally as 257 Graham Road (see Key Map).

The subject lands are designated '**Residential**' in the Municipality of West Elgin Official Plan. The subject lands conform to the Municipality of West Elgin Official Plan.

**Providing Comments**

Any person may attend the virtual Public Meeting and/or make written or verbal representation either in support or in opposition to the proposed zoning by-law amendment.

If you wish to attend the virtual Public Meeting, please contact the Municipal Planner, by email or by phone (listed below) no later than 8:30 a.m. on June 24<sup>th</sup>, 2021 to receive an invitation to the hearing. Verbal representation for the virtual Public Meeting may be provided electronically or by phone. If you wish to participate in the virtual Public Meeting and you do not have internet access, wireless internet access is available to the public outside any Elgin County Public Library. Written submissions regarding this application must be submitted to the attention of the Municipal Planner by email or in-person to the Municipal Office drop box located to the right of the front door by no later than 8:30 a.m. on June 24<sup>th</sup>, 2021.

Please note that comments and opinions submitted on these matters, including the originator's name and address, become part of the public record and may be viewed by the general public

and may be published in a Planning Report, Council/Committee Agenda or Council/Committee Minutes.

If you rent your property to seven (7) or more tenants, please post a copy of this notice in a location on your property, which is visible to all the residents.

### **Appeals**

**IF A PERSON OR PUBLIC BODY** would otherwise have an ability to appeal the decision of Council of the Corporation of the Municipality of West Elgin to the Local Planning Appeal Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to Council of the Corporation of the Municipality of West 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 Council of the Corporation of the Municipality of West 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 Local Planning Appeal 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 Zoning By-law amendment, you must make written request to the undersigned.

### **Additional Information**

**Additional Information** relating to the proposed amendment is available between 8:30 a.m. and 4:30 p.m. at the Municipal Office from the Municipal Planner as well as the website at: <https://www.westelgin.net/en/business-and-development/current-planning-applications.aspx>

The information and material required under Sections 34(10.1) and 34(10.2) of the Planning Act have been provided and this shall serve as sufficient notice of same under Section 34 (10.4) of the Act.

**Dated at the Municipality of West Elgin** this 3<sup>rd</sup> day of June 2021.

**Jana Nethercott**  
Clerk  
Municipality of West Elgin

**Bryan Pearce, HBA, CPT, MCIP, RPP**  
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