



**Municipality of West Elgin**  
**Notice of Public Meeting Concerning An**  
**Application for a Zoning By-law Amendment**  
**Pursuant to Section 34 of the *Planning Act*, R.S.O 1990**

**Location:** All lands within the Municipality of West Elgin

**File:** D14 01-2022

**TAKE NOTICE** that the Council of the Municipality of West Elgin will hold a virtual public meeting on **Thursday, April 14<sup>th</sup>, 2022 not before 9:30 a.m.**, to consider a proposed Zoning By-law amendment.

**THE PURPOSE AND EFFECT** of this By-law is to consider and hear comments on the proposed Zoning By-law Amendment to the Municipality of West Elgin Comprehensive Zoning By-law 2015-36. Specifically, the proposed Zoning By-law Amendment will contain the following: 1) permit a Mobile Food Outlet in the Hamlet Commercial (C2) Zone; 2) modify the definition of Mobile Food Outlet; 3) modify the Recreational Vehicle Park (RVP) Zone by, i) permit Club as an accessory use to campground or trailer park, ii) permit laundry establishment, management office and washroom facilities as accessory uses, iii) permit mobile food outlet and retail store as secondary uses; 4) add regulations for a retail store in the RVP Zone; 5) add the definition Road Side Stands; 6) add regulations for road side stand; 7) delete and replace the definition for Established Building Line; 8) modifying the regulations for established building lines; 9) remove setbacks from County Roads for all settlement areas; and, 10) permit accessory uses, buildings and structures in the front yard and exterior side yards of all Agriculturally zoned properties.

**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 12:00 p.m. noon on April 13<sup>th</sup>, 2022 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 by no later than 12:00 p.m. noon on April 13<sup>th</sup>, 2022.

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 Ontario Land Tribunal (formerly 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 Ontario Land Tribunal (formerly 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: [www.westelgin.net/current-planning-applications](http://www.westelgin.net/current-planning-applications)

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 24<sup>th</sup> day of March, 2022.

**Jana Nethercott**  
Clerk  
Municipality of West Elgin

**Heather James, MES (Pl.), MCIP, RPP**  
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