



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**

Owner/Applicant: Peter Parezanovic and Parezanovic Farms Inc. (c/o Michael Parezanovic)

Location: Furnival Road

File: D14 02-2021

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 virtual public meeting on **Thursday, August 19th, 2021 not before 9:30 a.m.**, to consider a proposed Zoning By-law amendment under Section 34 of the *Planning Act*, R.S.O 1990.

THE PURPOSE AND EFFECT of this By-law is to consider rezoning the four rural residential lot creation severed parcels of Consent (Severance) Applications E16-21 to E19-21 that was recently conditionally approved by the County of Elgin Land Division Committee. The four severed parcels would be rezoned from the General Agricultural (A1) Zone to Rural Residential (RR) Zone, in order to create the zoning provisions for the proposed four rural residential lots, that are conditions of the consents (severances). The lands are legally described as North Part Lot 6, Concession 7; Part Lots 2 and 11, Plan 202, with no civic address (as the lands are vacant), being south of Downie Line and west of Furnival Road (see Key Map).

The portion of the subject lands, where the four severed parcels are located, are designated '**Rural 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 August 19th, 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 August 19th, 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 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: <https://www.westelgin.net/en/business-and-development/current-planning-applications.aspx>

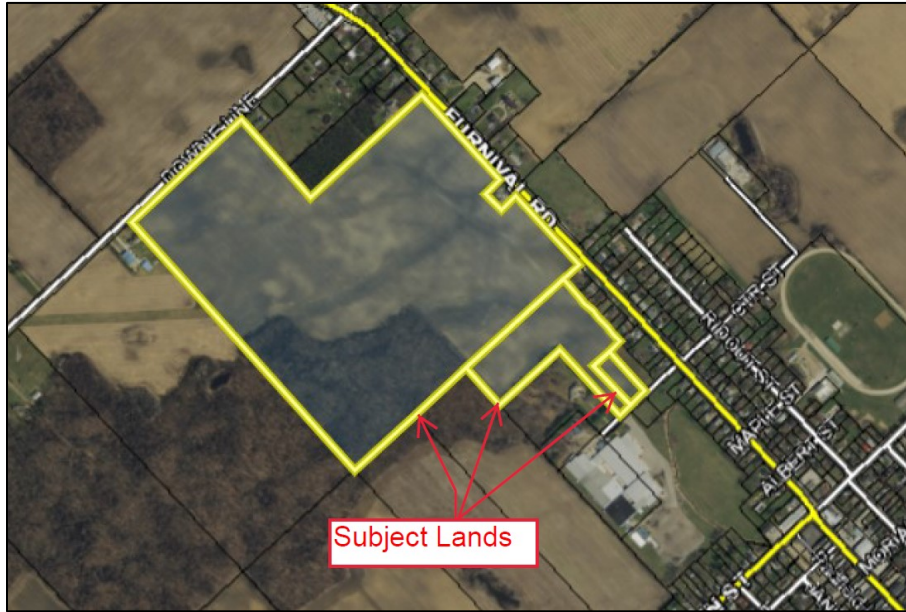
The information and material required under Sections 34(10.1) and 34(10.2) of the Planning Act have been provided and this shall serve as sufficient notice of same under Section 34 (10.4) of the Act.

Dated at the Municipality of West Elgin this 22nd day of July 2021.

Jana Nethercott
Clerk
Municipality of West Elgin

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



Submitted Sketch:

