



MUNICIPALITY OF
West Elgin

Notice of the Passing of a Zoning By-Law

Owner: Falkins Properties Inc. (c/o Dean Falkins)

Applicant/Agent: Ted Halwa

Location: 177 Victoria Street

File: D14 03-2021

Take Notice that the Council of the Corporation of the Municipality of West Elgin passed By-Law No. 2022-06 on the 10th day of February, 2022 under Section 34 of the Planning Act, R.S.O. 1990.

The subject lands are legally described as Lots 7 to 10 and Block G, Plan 154; and known municipally as 177 Victoria Street, as shown on the key map on the back of this notice.

THE PURPOSE AND EFFECT of this By-law was to consider the conversion of the existing former legion building and the addition to the existing building, with a proposed reduction to the side yard width, to facilitate the development of 18 residential apartment dwelling units, by rezoning the subject lands from Institutional (I) Zone to Residential Third Density Site-Specific Provision 2 (R3-2).

The Written and Oral Submissions are summarized in the Planning Report 2022-03 and in the Statutory Public Meeting portion of the Council Meeting minutes of February 10, 2022; 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 **3rd day of March, 2022**, 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, money order or credit card made payable to the Ministry of Finance and in Canadian funds. 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 (formerly 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: www.westelgin.net/current-planning-applications

Dated at the Municipality of West Elgin this 11th day of February, 2022.

Bryan Pearce, HBA, CPT, MCIP, RPP
Planner

Municipality of West Elgin

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Key Map (not to scale):



Submitted Excerpt of Conceptual Site Plan Drawing:

