



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

Applicant/Agent: Ted Halwa

Location: 177 Victoria Street

File: D14 03-2021

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, February 10th, 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 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 subject lands are legally described as Lots 7 to 10 and Block G, Plan 154; and known municipally as 177 Victoria Street (see Key Map).

The subject lands are designated '**Residential**' in the Municipality of West Elgin Official Plan. The designation permits a wide-range of residential unit types, including apartments, subject to detailed policies.

It is noted that a Planning Justification Report has been submitted in conjunction with this application; and will require a future submission of a site plan application to the Municipality.

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 February 9th, 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 February 9th, 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

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 19th day of January 2022.

Jana Nethercott
Clerk
Municipality of West Elgin

Bryan Pearce, HBA, CPT, MCIP, RPP
Planner
Municipality of West Elgin
22413 Hoskins Line
Rodney ON N0L 2C0
Phone: 519-785-0560
Cell: 519-280-1028
Fax: 519-785-0644
Email: planning@westelgin.net

Key Map (not to scale):



Submitted Excerpt of Conceptual Site Plan Drawing:

