



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

Owners/Applicants: Ron and Fran Downie
Location: 22034 Downie Line
File: D14 03-2022

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, April 28th, 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 a condition of Consent Application E37-21, by rezoning of the retained farmland parcel from General Agricultural (A1) Zone to Agricultural (A2) Zone, in order to prohibit a dwelling; and rezoning the severed surplus farm dwelling parcel from General Agricultural (A1) Zone to Restricted Agricultural (A3) Zone, in order to recognize the new surplus farm dwelling lot being created with restricted agricultural land use permissions. The subject lands are legally described as Eastern ½ and Southwest ¼ of Lot 5, Concession Gore Western Division; and known municipally as 22034 Downie Line (see Key Map).

The subject lands are designated '**Agricultural**' in the Municipality of West Elgin Official Plan. The designation permits agricultural uses, including single detached dwellings.

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 27th, 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 27th, 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

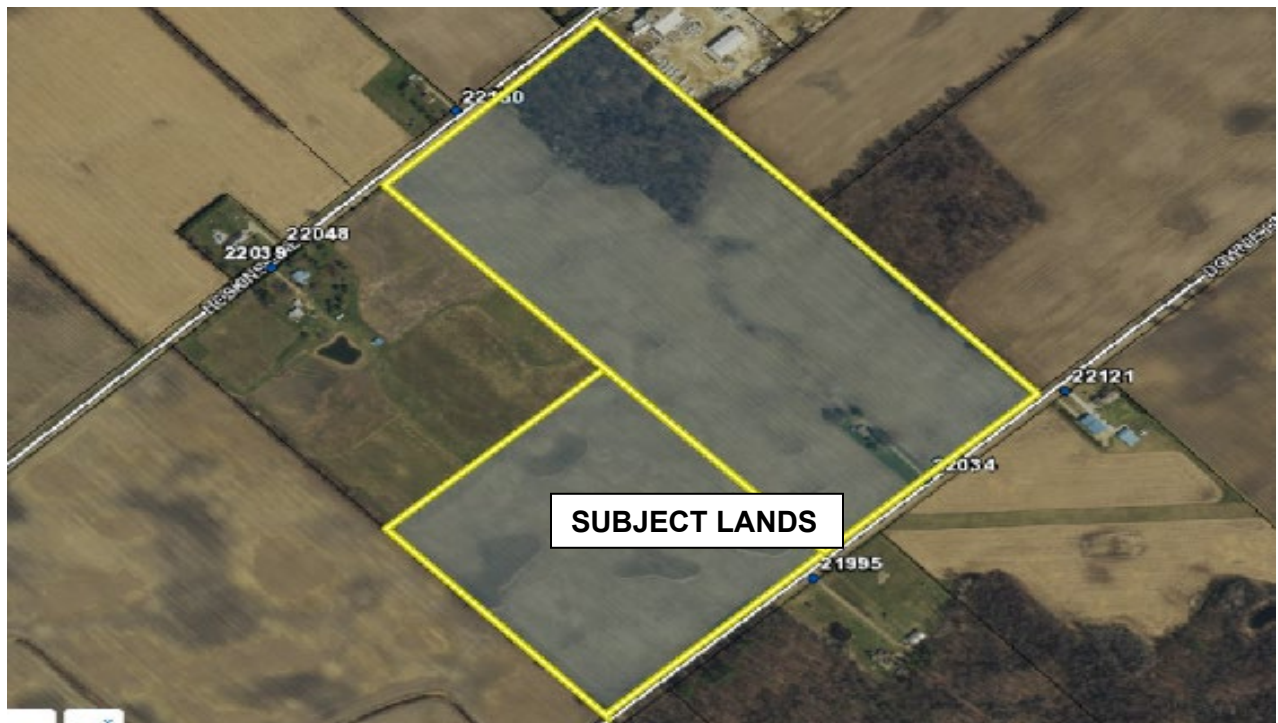
The information and material required under Sections 34(10.1) and 34(10.2) of the Planning Act have been provided and this shall serve as sufficient notice of same under Section 34 (10.4) of the Act.

Dated at the Municipality of West Elgin this 7th day of April 2022.

Jana Nethercott
Clerk
Municipality of West Elgin

Heather James, MES (Pl.), 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):



Zoning By-law Amendment Sketches – E37-21 Severed and Retained Parcels being subject to the Amendment:

