



**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**

File: D14 04-2020

TAKE NOTICE that the Council of the Municipality of West Elgin will hold a public meeting on **Thursday, October 8th, 2020 at 9:30 a.m.** in the West Elgin Recreation Centre, 135 Queen Street Rodney ON to consider a proposed Zoning By-law amendment under Section 34 of the *Planning Act*, R.S.O 1990. All those who attend the public meeting will be required to wear a mask (only those with medical illness will be exempted) and must follow social distancing requirements, as set out by the Province of Ontario.

The proposed amendment would affect only applicable lands within the Municipality of West Elgin.

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) updating and providing zone regulations for the Future Residential (FR) Zone; 2) providing zone regulations for the Future Development (FD) Zone; 3) expanding the Construction Uses section; 4) providing clarity to the Established Building Lines section; 5) deleting Schedule "H" and updating references to Minimum Distance Separation Formulae in accordance with Provincial guideline; 6) expanding the Interpretation section; 7) revising Multiple Zones section; and, 8) fixing mapping errors.

ANY PERSON may attend the public meeting and/or make a written or verbal representation either in support of, or in opposition to, the proposed amendment.

IF A PERSON OR PUBLIC BODY does not make oral submissions at a public meeting or make written submissions to the Municipality of West Elgin before the by-law is passed, the person or public body is not entitled to appeal the decision of the Council of the Corporation of the Municipality of West Elgin to the Local Planning Appeal Tribunal (LPAT).

IF A PERSON OR PUBLIC BODY that files an appeal of a decision of the Council of the Corporation of the Municipality of West Elgin in respect of the proposed zoning by-law does not make oral submissions at a public meeting or make written submissions to the Council of the Corporation of the Municipality of West Elgin before the proposed zoning by-law is adopted, the Local Planning Appeal Tribunal (LPAT) may dismiss all or part of the appeal.

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 relating to the proposed amendment is available between 8:30 a.m. and 4:30 p.m. Monday to Friday at the Municipal Office or by email from the Municipal Planner, Heather James at planning@westelgin.net. The proposed Zoning By-law Amendment can also be viewed online at www.westelgin.net (under News and Notices).

Dated at the Municipality of West Elgin this 17th day of September 2020.

Jana Nethercott, Clerk
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