



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: The Andersons Canada Limited c/o Dave Wellington

Agent: IBI Group c/o John Ariens

Location: 12098 Blacks Road

File: D14 06-2020

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 public meeting on **Thursday, November 26th, 2020 not before 1:00 p.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.

The proposed amendment would amend the **Farm Industrial (M2) Zone** as it applies to lands situated on the east side of Blacks Road, in the former Township of Aldborough.

THE PURPOSE AND EFFECT of this By-law is to facilitate the severance of an existing agricultural-related use (associated County of Elgin Land Division Consent File E 20/20). The lands are legally described as Concession 8, Part of Lot 1, in the geographic Township of Aldborough and known municipally as 12098 Blacks Road (see Key Map).

The proposed severed parcel (identified as Parcel B on the attached Key Map) will have an area of 6.229 ha (15.39 ac.), a frontage of 279.85 m (918.14 ft.) along the east side of Blacks Road and an irregular depth of 305.995 m (1,003.92 ft.) and is used for agricultural industrial use. The proposed severed parcel contains one (1) fertilizer barn, one (1) metal shed, one (1) metal barn, ten (10) tanks and one (1) weigh scale and is serviced by private water well and private septic system. The proposed severed parcel has an existing entrance on to Blacks Road.

The proposed retained parcel #1 (identified as Parcel A on the attached Key Map) will have an area of 4.94 ha (12.21 ac.), a frontage of 117.38 m (385.1 ft.) along the east side of Blacks Road and an irregular depth of 305.995 m (1,003.92 ft.). The proposed retained parcel #1 contains six (6) steel silos and four (4) concrete silos used for grain storage, two (2) buildings associated with grain storage, two (2) weight scales and with no services and is used for agricultural commercial/industrial use. The proposed retained parcel #1 has an existing entrance on to Blacks Road.

The proposed retained parcel #2 (identified as Parcel C on the attached Key Map) will have an area of 15.374 ha (37.99 ac.), a frontage of 501.3 m (1,644.69 ft.) and a depth of 305.995 m (1,003.92 ft.). The proposed retained parcel #2 is vacant with no services and is used for agricultural (cash crop) use. The proposed retained parcel #2 has no entrance.

The proposed severed parcel, retained parcel #1 and a portion of the retained parcel #2 will be rezoned from **Farm Industrial (M2) Zone** to **Site-Specific Farm Industrial (M2-3) Zone** to permit no side yard setback for any building or structure from an interior side lot line or a rear lot line where the abutting property is zoned M2 (as shown on the attached Sketch). The remainder of the lands will remain zoned General Agricultural (A1) Zone.

The subject lands are designated '**Agricultural**' in the Municipality of West Elgin Official Plan. The subject lands conform to the Municipality of West Elgin Official Plan.

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. at the Municipal Office from the Municipal Planner, Heather James. 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 5th day of November 2020.

Jana Nethercott, Clerk
Municipality of West Elgin
22413 Hoskins Line
Rodney, ON N0L 2C0

Telephone: (519) 785-0560
Fax: (519) 785-0644
Email: planning@westelgin.net

Key Map (not to scale)



Sketch

