



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:** Tony Santos  
**Applicants:** Randal and Janet Nagy  
**Agent:** Amy Dale, Solicitor (Gunn & Associates)  
**Location:** 24801 Pioneer Line  
**File:** D14 07-2020

**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 12<sup>th</sup>, 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.

The proposed amendment would amend the **Future Residential (FR) Zone** as it applies to lands legally described as Concession 9, Part of Lot 17, situated on the south side of Pioneer Line, in the former Township of Aldborough (see attached Key Map).

**THE PURPOSE AND EFFECT** of this By-law is to rezone a portion of the lands, +/- 1.20 ha (2.97 ac.) in area with a frontage of 20.11 m (66.0 ft.) and an irregular depth from **Future Residential (FR) Zone** to **Residential First Density (R1) Zone** to permit the construction of a single unit dwelling (see attached Sketch). The lands will be serviced with municipal water and private septic system with driveway access to Pioneer Line. The balance of the lands, 6.96 ha (17.2 ac.) will remain zoned **Future Residential (FR)** and will continue to be used for non-livestock agricultural and woodlot and wetland uses.

The subject lands are designated '**Residential**' and '**Wetland**', as shown on Schedule 'D' Village of West Lorne Land Use & Transportation Plan 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.

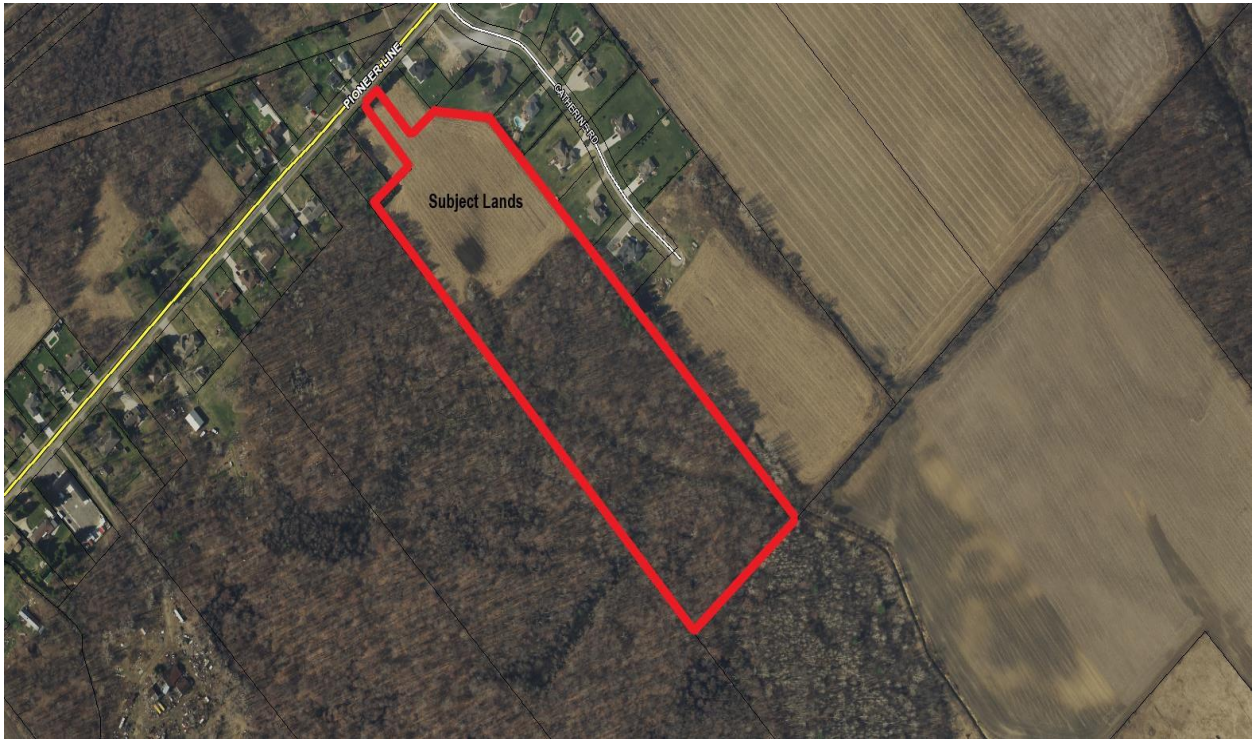
**Additional Information** relating to the proposed amendment is available between 8:30 a.m. and 4:30 p.m. at the Municipal Office or by email from the Municipal Planner, Heather James at [planning@westelgin.net](mailto:planning@westelgin.net). The information and material required under Sections 34(10.1) 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 22<sup>nd</sup> day of October 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](mailto:planning@westelgin.net)

Key Map (not to scale)



Sketch

