



Notice of the Passing of a Zoning By-Law

Owner: Arvai Developments Inc. (c/o Louis Arvai)
Applicant: Batory Planning & Management (c/o Christopher Langley)
Location: 196 Ridge Street
File: D14 07-2022

Take Notice that the Council of the Corporation of the Municipality of West Elgin passed By-Law No. 2022-36 on the 26th day of May 2022 under Section 34 of the Planning Act, R.S.O. 1990.

The subject lands are legally described as Part of Lot 64, Plan 199; and located at 196 Ridge Street, as shown on the key map on the back of this notice.

THE PURPOSE AND EFFECT of this By-law is to rezone the subject lands, 0.68 ha (1.68 ac.) in area with a frontage of 54.42 m (178.54 ft.) along Ridge Street from Residential First Density with Holding 1 (R1-H-1) to Residential Third Density Special Use Regulation 2 (R3-2) to permit a proposed four (4) building, twenty-two (22) unit townhouse development with a reduced minimum front yard depth from 7.5 m to 3 m; a reduced minimum side yard width from 6.0 m to 4.05 m; and, reduced minimum parking space length from 6.0 m to 5.49 m.

The Written and Oral Submissions are summarized in the Planning Report 2022-16 and in the Statutory Public Meeting portion of the Council Meeting minutes of May 26, 2022; and were considered as part of the effect on the decision-making process.

AND TAKE FURTHER NOTICE that any person or public body may appeal to the Ontario Land Tribunal with respect to the By-law by filing with the Clerk of the Corporation of the Municipality of West Elgin, no later than the **20th day of June, 2022**, a notice of appeal setting out the objection to the by-law and the reasons in support of the objection, accompanied by the fee required by the Tribunal in the amount of \$1100.00 which must be in the form of a certified cheque, money order or credit card made payable to the Ministry of Finance and in Canadian funds. An Appellant may request a reduction of the filing fee to \$400, if the Appellant is a private citizen or eligible community group. The request for a reduction in the fee must be made at the time of filing the appeal. If you wish to appeal, a copy of an appeal form is available from the Ontario Land Tribunal website at: <https://olt.gov.on.ca/tribunals/lpat/about-lpat/>

Only individuals, corporations and public bodies may appeal a zoning by-law to the Ontario Land Tribunal (formerly Local Planning Appeal Tribunal). A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or group on its behalf.

No person or public body shall be added as a party to the hearing of the appeal unless, before the By-law was passed, the person or body made oral submissions at a public meeting or written submissions to the Council, or, in the opinion of the Ontario Land Tribunal (formerly Local Planning Appeal Tribunal), there are reasonable grounds to add the person or public body as a party.

This Notice and the By-law is available online at the Municipality's website, under the planning project file, at: www.westelgin.net/current-planning-applications

Dated at the Municipality of West Elgin this 31st day of May 2022.

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