



MUNICIPALITY OF
West Elgin

Notice of the Passing of a Zoning By-Law

Owners/Applicants: Antonius and Petronella Veldman

Location: 26591 Downie Line

File: D14 08-2020

Take Notice that the Council of the Corporation of the Municipality of West Elgin passed By-Law No. 2020-95 on the 17th day of December 2020 under Section 34 of the Planning Act, R.S.O. 1990.

Only Individuals, Corporations and Public Bodies may appeal a zoning by-law to the *Local Planning Appeal Tribunal (LPAT)* in respect of the by-law by filing with the Clerk of the Municipality no later than the **7th day of January 2021**, a notice of appeal setting out the objection to the by-law and the reasons in support of the objection, accompanied by a fee of \$300.00 payable to the Minister of Finance. The appeal must be submitted on an 'Appellant Form' available at the LPAT website (www.elto.gov.on.ca).

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 the group on its behalf.

No Person or Public Body shall be added to the hearing of the appeal unless, before the by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the Council, or, in the opinion of the LPAT, there are reasonable grounds to add the person or public body as a party.

An Explanation of the purpose and effect of the by-law, describing the lands to which the by-law applies, and a key map showing the location of the lands to which the by-law applies, are attached. The complete by-law is available for inspection in my office during regular office hours.

Dated at the Municipality of West Elgin this 18th day of December 2020.

Jana Nethercott

Clerk

Municipality of West Elgin

22413 Hoskins Line

Rodney, Ontario N0L 2C0

Telephone: (519) 785-0560

Fax: (519) 783-0644

Email: planning@westelgin.net

Purpose and Effect

By-law No. 2020-95

The purpose of this By-law is to change the zoning of lands situated on the south side of Downie Line, being Concession 7, Part of Lot 24, municipally known as 26591 Downie Line, from the **General Agricultural (A1) Zone** to **Restricted Agricultural (A3) Zone** for the severed parcel and from **General Agricultural (A1) Zone** to **Agricultural (A2) Zone** for the retained parcel on Map 43, Schedule "A" in the Municipality of West Elgin Comprehensive Zoning By-law 2015-36.

The proposed severed parcel will have an area of 0.741 ha (1.83 ac.), a frontage of 45.07 m (147.85 ft.) along the south side of Downie Line and an irregular depth of 103.82 m (340.6 ft.). The proposed severed parcel contains a single detached dwelling and shed with municipal water and private septic system and will be used for non-farm residential use (see Sketches #1 and #2).

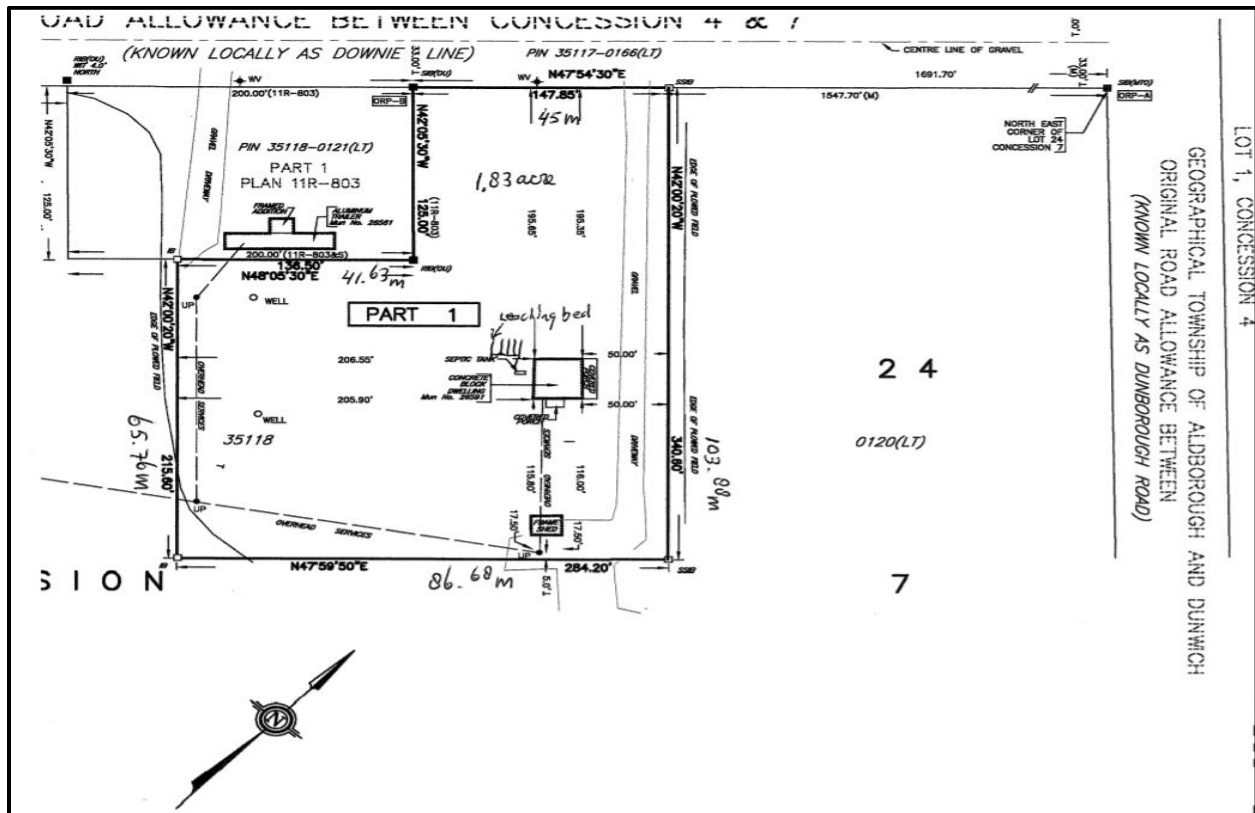
The proposed retained parcel will have an area of 39.5 ha (97.6 ac.), a frontage of 499.0 m (1,637.14 ft.) along the south side of Downie Line and an irregular depth of 667.5 m (2,189.96 ft.). The proposed retained parcel is vacant with no services and will be used for agricultural use (see Sketch #2).

The subject lands are designated '**Agricultural**' in the Municipality of West Elgin Official Plan. The By-law is in conformity with the Municipality of West Elgin Official Plan.

Key Map



Sketch #1



Sketch #2

