



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**

**Owners/Applicants:** Antonius and Petronella Veldman

**Location:** 26591 Downie Line

**File:** D14 08-2020

**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, December 17<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 **General Agricultural (A1) Zone** as it applies to lands situated on the south side of Downie Line, in the former Township of Aldborough.

**THE PURPOSE AND EFFECT** of this By-law is to facilitate the severance of a surplus farm dwelling (associated County of Elgin Land Division Consent File E 34/20). The lands are legally described as Concession 7, Part of Lot 24, in the geographic Township of Aldborough and known municipally as 26591 Downie Line (see Key Map).

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 (340.60 ft.). The proposed severed parcel contains a habitable residential dwelling and shed and is serviced with municipal water and private septic system (identified on the attached Sketches #1 and 2). The proposed severed parcel will be rezoned from **General Agricultural (A1) Zone** to **Restricted Agricultural (A3) Zone**.

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 is used for agricultural use (identified on the attached Sketch #2). The proposed retained parcel will be rezoned from **General Agricultural (A1) Zone** to **Agricultural (A2)**.

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 26<sup>th</sup> day of November 2020.

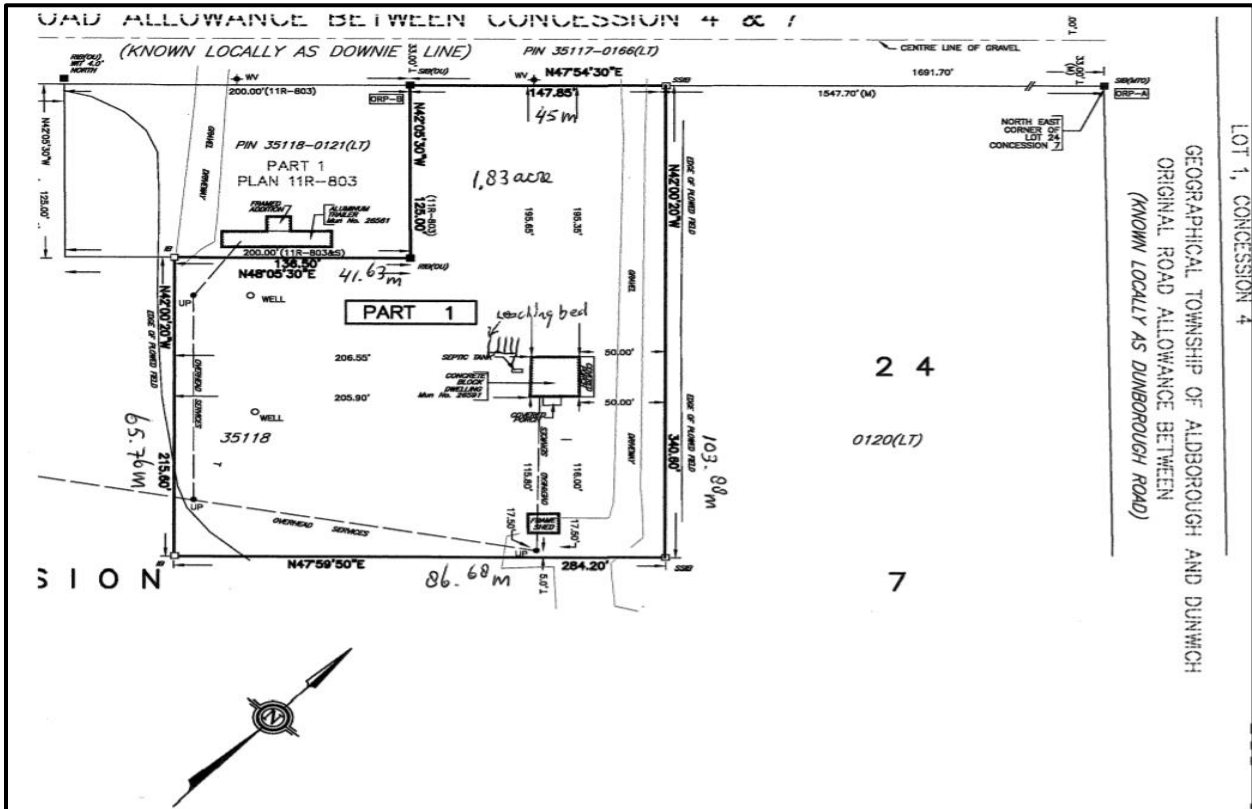
**Jana Nethercott, Clerk**  
**Municipality of West Elgin**  
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### Key Map (not to scale)



### Sketch #1



Sketch #2

