



Notice of Refusal of a Zoning By-Law Amendment Application

Owner: 571419 Ontario Limited

Applicant: Mike Miller

Location: Part of Lot 6, Concession 10, Thomson Line

File: D14 08-2022

Take Notice that the Council of the Corporation of the Municipality of West Elgin refused a Zoning By-law Amendment application file no. D14 08-2022 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 6, Concession 10; and located at the northwest corner of Furnival Road and Thomson Line, as shown on the key map on the back of this notice.

THE PURPOSE AND EFFECT of this Zoning By-law Amendment application was to rezone the subject lands from Agricultural (A2) Zone to General Agricultural (A1) Zone, in order to permit a single unit dwelling and other A1 Permitted Uses.

RATIONALE SUPPORTING REFUSAL is that the application is not consistent with the Provincial Policy Statement, does not conform to the County of Elgin Official Plan and does not conform to the Municipality of West Elgin Official Plan.

The Written and Oral Submissions are summarized in the Planning Report 2022-17 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 decision 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 decision 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 the decision 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 Zoning By-law Amendment application was refused, 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 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.

**Heather James, MES (Pl.), MCIP, RPP
Planner**

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Key Map (not to scale):



Zoning By-law Amendment Sketch:

