



Notice of the Passing of a Zoning By-Law

Owner: Orford Sand and Gravel Limited (c/o Don Sykes)
Agent: Pillon Abbs Inc (c/o Tracey Pillon-Abbs)
Location: Southwest corner of Graham and Jane Streets
File: D14 09-2022

Take Notice that the Council of the Corporation of the Municipality of West Elgin passed By-Law No. 2022-37 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 18, Concession 8 (being Part 7 on RP 11R-9329); and located at the southwest corner of Graham and Jane Streets, 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 (Zoning By-law Amendment Sketch, outlined in yellow), 5,850.0 m² (1.45 ac.) in area with a frontage of 34.17 m (112.11 ft.) along Graham Road from Open Space (OS) to Residential Third Density Holding 8 (R3-H-8) to permit a future residential townhouse development. The H-8 Applies to parcels of land where a site plan agreement is considered necessary to ensure orderly and appropriate development. Removal of the H-8 symbol contingent upon a public review prior to entering into a site plan agreement with the Municipality in accordance with the provisions of the Planning Act.

The Written and Oral Submissions are summarized in the Planning Report 2022-18 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 **21st 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 1st day of June 2022.

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

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Key Map (not to scale):



Zoning By-law Amendment Sketch:

