



**Municipality of West Elgin Notice of
Notice of Public Meeting &
Complete Application Concerning An
Application for a Zoning By-law Amendment
Pursuant to Section 34 of the *Planning Act*, R.S.O 1990**

**Applicant: Vergeer Investment Group Inc.
Location: 172 & 174 Jane St.
File: D14 2-2025**

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:

WHEN: Thursday, May 8th, 2025, not before 4:00 p.m.;

WHERE: West Elgin Community Complex – 160 Main St. West Lorne;

PURPOSE: to consider a proposed Zoning By-law amendment.

THE PURPOSE AND EFFECT of this By-law is to correct the zoning of the subject properties by rezoning them from Residential Second Density (R2) Zone to Residential Third Density (R3) Zone. The subject parcels under the former Town of Rodney Zoning By-law were located within the R3 zone which permits the current fourplexes. This change in the zoning was not intended and the municipality had agreed to correct the zoning at the time of its next housekeeping amendment. However, there are no current plans for such an amendment as such a standalone amendment is being brought forward to correct the zoning.

Providing Comments

Any person may attend the Public Meeting and/or make written or verbal representation either in support or in opposition to the proposed zoning by-law amendment.

If you wish to attend the Public Meeting, we would ask that you contact the Municipal Planner, by email or by phone (listed below) no later than 12:00 p.m. on May 7th, 2025 as seating is limited. Written submissions regarding this application must be submitted to the attention of the Municipal Planner by email by no later than 12:00 p.m. noon on May 7th, 2025.

Please note that comments and opinions submitted on these matters, including the originator's name and address, become part of the public record, and may be viewed by the general public and may be published in a Planning Report, Council/Committee Agenda or Council/Committee Minutes.

If you rent your property to seven (7) or more tenants, please post a copy of this notice in a location on your property, which is visible to all the residents.

Appeals

IF A PERSON OR PUBLIC BODY would otherwise have an ability to appeal the decision of Council of the Corporation of the Municipality of West Elgin to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to Council of the Corporation of the Municipality of West Elgin before the by-law is passed, the person or public body is not entitled to appeal the decision.

IF A PERSON OR PUBLIC BODY does not make oral submissions at a public meeting or make written submissions to Council of the Corporation of the Municipality of West Elgin before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

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

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 as well as the website at:
www.westelgin.net/current-planning-applications

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 17th day of April 2025.

Robert Brown, H Ba, MCIP, RPP
Planner
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KEY MAP

