



MUNICIPALITY OF  
**West Elgin**

## **Notice of the Passing of a Zoning By-Law**

**Owner/Applicant: Vergeer Investment Group Inc.**

**Location: 172/174 Jane St**

**File: D14 2-2025**

**Take Notice** that the Council of the Corporation of the Municipality of West Elgin passed By-Law No. 2025-23 on the 8<sup>th</sup> day of May 2025 under Section 34 of the Planning Act, R.S.O. 1990.

The subject lands are legally described as Lot 36, Plan 202, Parts 2 & 3, RP 11R 4932, and locally known at 172 & 174 Jane St. as shown on the key map on the back of this notice.

**THE PURPOSE AND EFFECT** of this By-law was to consider a zoning amendment to correct the zoning on the property that was not accurately transferred from the former Rodney Zoning By-law to the current West Elgin Zoning. The amendment will rezone the subject lands from Residential Second Density (R2) Zone to Residential Third Density (R3) Zone to permit the existing fourplexes.

The Written and Oral Submissions are summarized in the Planning Report 2025-08 and in the Statutory Public Meeting portion of the Council Meeting minutes of May 8, 2025; 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 **4<sup>th</sup> day of June, 2025**, 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. 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, 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](http://www.westelgin.net/current-planning-applications)

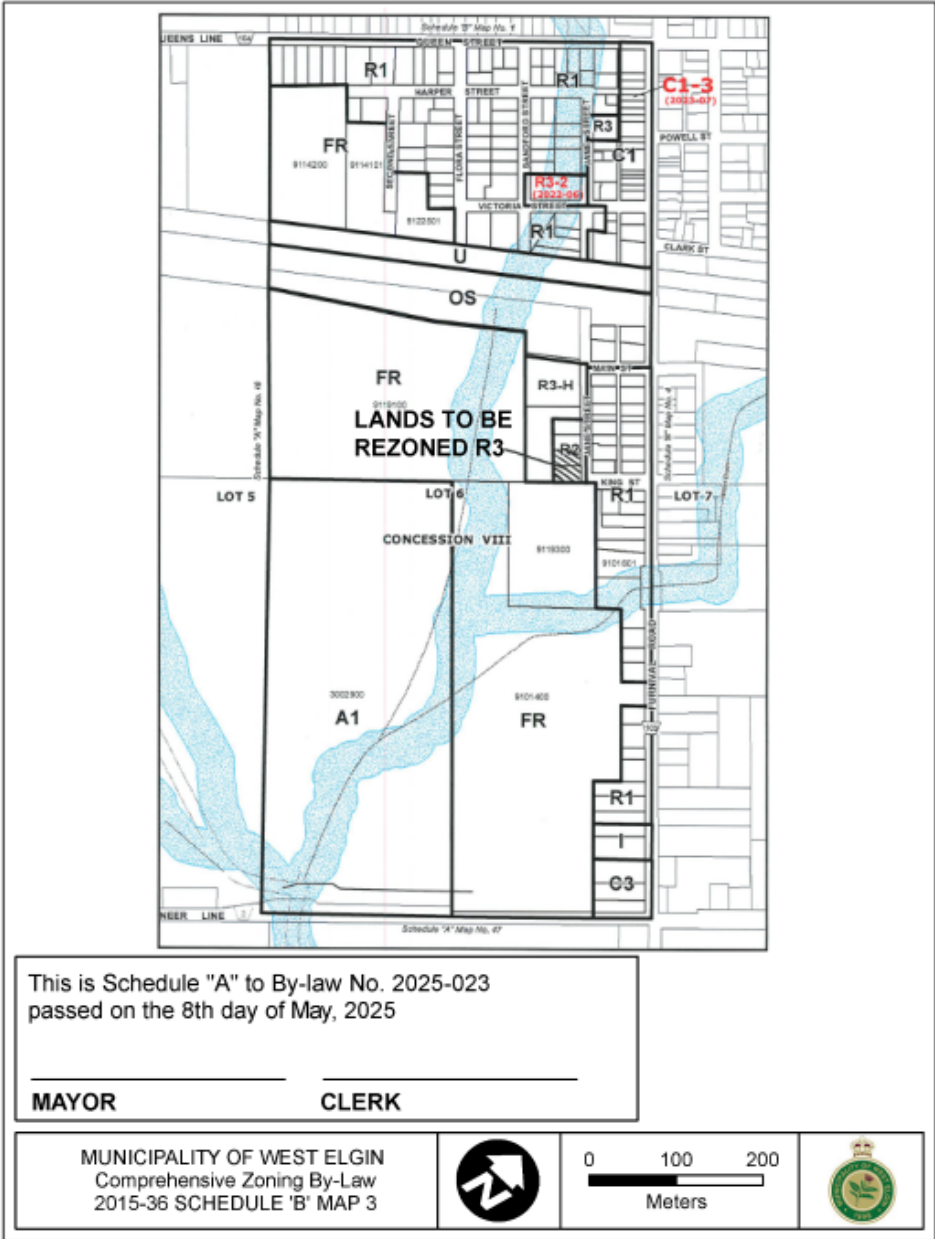
**Dated at the Municipality of West Elgin this 14<sup>th</sup> day of May 2025.**

**Robert Brown, H. Ba, MCIP, RPP**  
**Planner**  
**Municipality of West Elgin**  
**22413 Hoskins Line**  
**Rodney, Ontario N0L 2C0**  
**Telephone: 519-785-0560**  
**Fax: 519-783-0644**  
**Email: [planning@westelgin.net](mailto:planning@westelgin.net)**

Key Map (not to scale):



Zoning By-law Amendment Schedule A:



This is Schedule "A" to By-law No. 2025-023  
passed on the 8th day of May, 2025

MAYOR

CLERK

MUNICIPALITY OF WEST ELGIN  
Comprehensive Zoning By-Law  
2015-36 SCHEDULE 'B' MAP 3



0 100 200  
Meters

