



**Municipality of West Elgin Notice of
Intention to Remove a Holding
Symbol**
**Pursuant to Section 36(4) of the *Planning Act*, R.S.O
1990**

Owner: 2740305 Ontario Ltd.
Location: VL SS Jane St.
File: D14 3-2023

TAKE NOTICE that the Municipality of West Elgin has received a complete application to amend Comprehensive Zoning By-law 2015-36 for the removal of a Holding (H) Symbol. The amendment is being considered under the requirements of Section 36(4) of the Planning Act, R.S.O. 1990 c.P.13 and applicable regulations. The purpose of this notice is to inform you of the intent and to invite you to hear Council's decision on this matter.

AND TAKE NOTICE that the Council of the Municipality of West Elgin will hold a public meeting:

WHEN: Thursday, February 8th, 2023, not before 4:00 p.m.;

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

THE PURPOSE AND EFFECT of this By-law is to consider amendment of the current Residential Third Density – Holding (R3 H-8) to Residential Third Density (R3). In May of 2022 the zoning on the property was amended from Open Space to Residential to permit residential development. The H-8-Holding symbol was included in the amendment. Condition for removal of the H-8 is the circulation and public review of the attached site plan detailing the proposed townhouse development.

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 February 7th, 2024 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 February 7th, 2024.

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

There is no opportunity to appeal a decision regarding an amending by-law to remove a holding symbol made by the Corporation of the Municipality of West Elgin to the Ontario Land Tribunal.

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

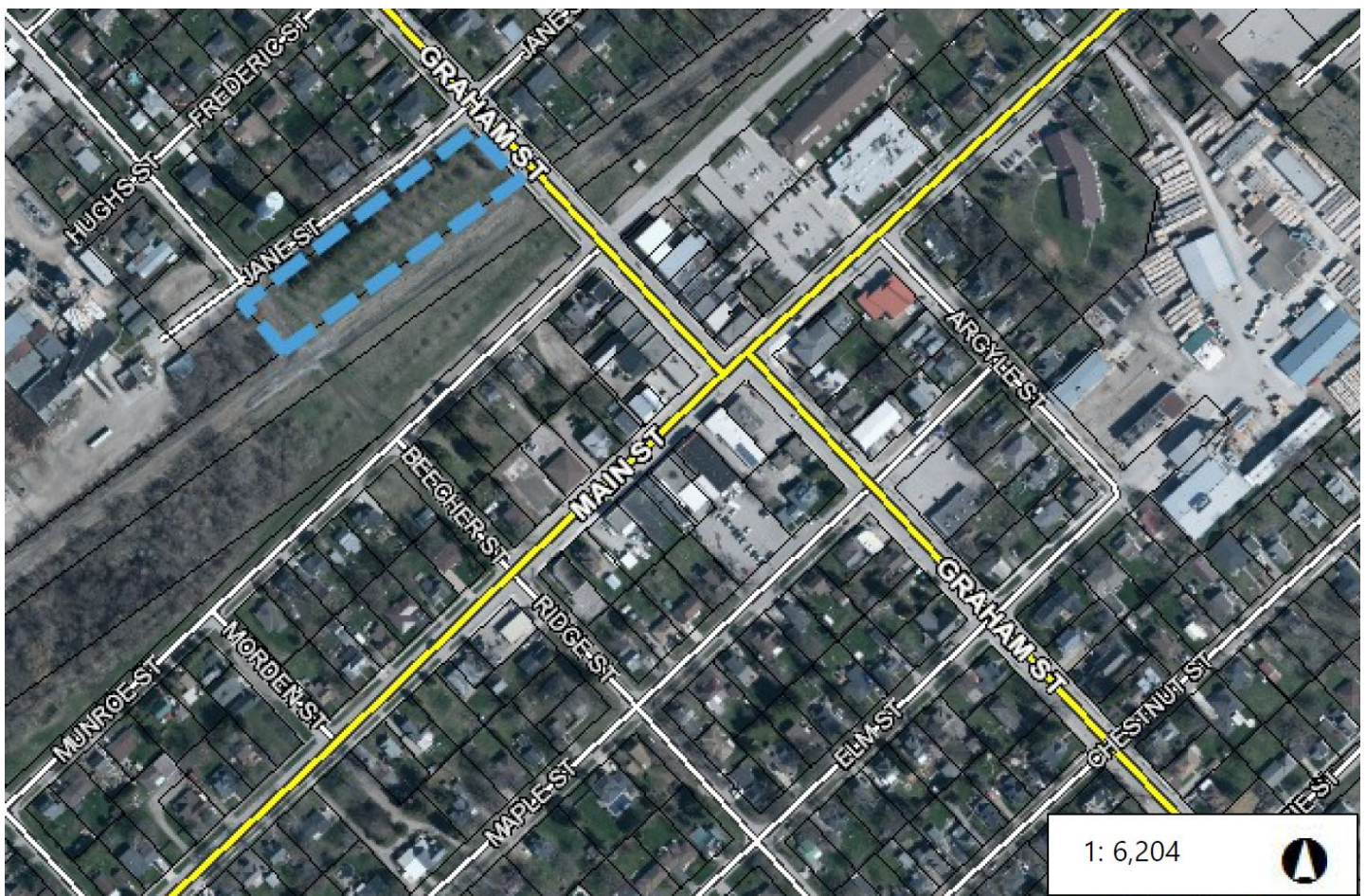
Larger versions of the site plan information are available at the Municipal Office or via e-mail request to the Planner.

Dated at the Municipality of West Elgin this 25th day of January 2024.

Clerk
Municipality of West Elgin

Robert Brown H. Ba, MCIP, RPP
Planner
Municipality of West Elgin
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Rodney ON N0L 2C0
Phone: 519-785-0560
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Email: planning@westelgin.net

Key Map (not to scale):



SITE PLAN

LOT 18, CONCESSION 8

COUNTY OF ELGIN

TOWN OF WEST LORNE

MUNICIPALITY OF WEST ELGIN

NOTE:
DRAWING IS FOR INFORMATION ONLY. THE ASSUMED SETBACKS, BUILDING LOCATIONS, CURVES, LOCATIONS OF BUILDINGS, AND OTHER INFORMATION SHOWN HEREIN ARE FOR INFORMATION ONLY. THE DRAWING HAS NOT BEEN PREPARED OR REVIEWED BY A PROFESSIONAL ENGINEER OR ARCHITECT.

ZONING REGULATIONS FOR THE PROPERTY, ZONING DATA SHEET

BY-LAW RESTRICTIONS	REQUIRED (PROPOSED ZONE)	AS SHOWN ON PLAN
(a) Use	Residential - R3	Residential - R3
(b) Lot Area (m ²) Min	1600 m ²	5409.5 m ²
(c) Lot Frontage (m) Min	30.5m	162.1 m
(d) Lot Depth (m) Min	7.5m	7.5m
(e) Floor Area (m ²) Min	10.5m	9.7m
(f) Floor Area (m ²) Max	10.5m	22.4m
(g) Floor Area (m ²) Min	10.5m	10.7m
(h) Floor Area (m ²) Max	10.5m	10.7m
(i) Lot Coverage (%) Max	30%	34.4%
(j) Lot Coverage (%) Min	30%	34.4%
(k) Lot Coverage (%) Min	30%	34.4%
(l) Lot Coverage (%) Min	30%	34.4%
(m) Lot Coverage (%) Min	30%	34.4%
(n) Lot Coverage (%) Min	30%	34.4%
(o) Lot Coverage (%) Min	30%	34.4%
(p) Lot Coverage (%) Min	30%	34.4%
(q) Lot Coverage (%) Min	30%	34.4%
(r) Lot Coverage (%) Min	30%	34.4%
(s) Lot Coverage (%) Min	30%	34.4%
(t) Lot Coverage (%) Min	30%	34.4%
(u) Lot Coverage (%) Min	30%	34.4%
(v) Lot Coverage (%) Min	30%	34.4%
(w) Lot Coverage (%) Min	30%	34.4%
(x) Lot Coverage (%) Min	30%	34.4%
(y) Lot Coverage (%) Min	30%	34.4%
(z) Lot Coverage (%) Min	30%	34.4%

