



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

**Owner/Applicant: Marsh Line Development
(Creek's Edge)
Location: V/L North Side of Marsh Line
File: D14 3-2025**

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 22nd 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 consider a site-specific zoning amendment. The subject parcel is a vacant 6.71 ha (16.5 ac.) lot. The applicant has an approved draft plan of subdivision for a total of 66 residential building lots. The current zoning on the property was approved in December of 2023 but limits the permitted use to single detached dwellings. The applicant is requesting a further amendment to the zoning to add semi-detached dwellings as an additional permitted use on six of the larger lots including 1, 27, 28, 36, 46 and 66. Site-specific regulations would also need to be established to permit the lots to be eventually split into individual freehold lots. The zoning on the remaining lots in the subdivision would remain unchanged. The proposed amendment would add an additional six dwelling units to the current 66 lots on the approved plan. No change would be necessary to the plan of subdivision as the existing lot fabric will not change. The 6 subject lots would be split via Part Lot Control at a later date once construction of the semi-detached dwellings is started.

The subject lands are designated '**Residential**' in the Municipality of West Elgin Official Plan.

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 21st, 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 21st, 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. Information is as posted to 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 2nd day of May 2025.

**Clerk
Municipality of West Elgin**

**Robert Brown H. Ba, MCIP, RPP
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Key Map (not to scale):



