



MUNICIPALITY OF
West Elgin

Notice of the Passing of a Zoning By-Law

Owner/Applicant: Marsh Line Development

Location: VL NS Marsh Line

File: D14 3-2025

Take Notice that the Council of the Corporation of the Municipality of West Elgin passed By-Law No. 2025-26 on the 22nd day of May 2025 under Section 34 of the Planning Act, R.S.O. 1990.

The subject lands are legally described as Part Lot 18, Concession 9, and locally known at VL NS Marsh Line 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 rezone up to 6 of the existing plan lots within the proposed plan of subdivision to permit semis detached dwellings/semi-detached dwelling units within the existing Residential First Density Special Regulation 9 (R1-9) Zone and establish the necessary regulations to permit the semi-detached dwellings to be subdivided into individual semi-detached dwelling units.

The Written and Oral Submissions are summarized in the Planning Report 2025-11 and in the Statutory Public Meeting portion of the Council Meeting minutes of May 22, 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 **16th day of June, 2024**, 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/>

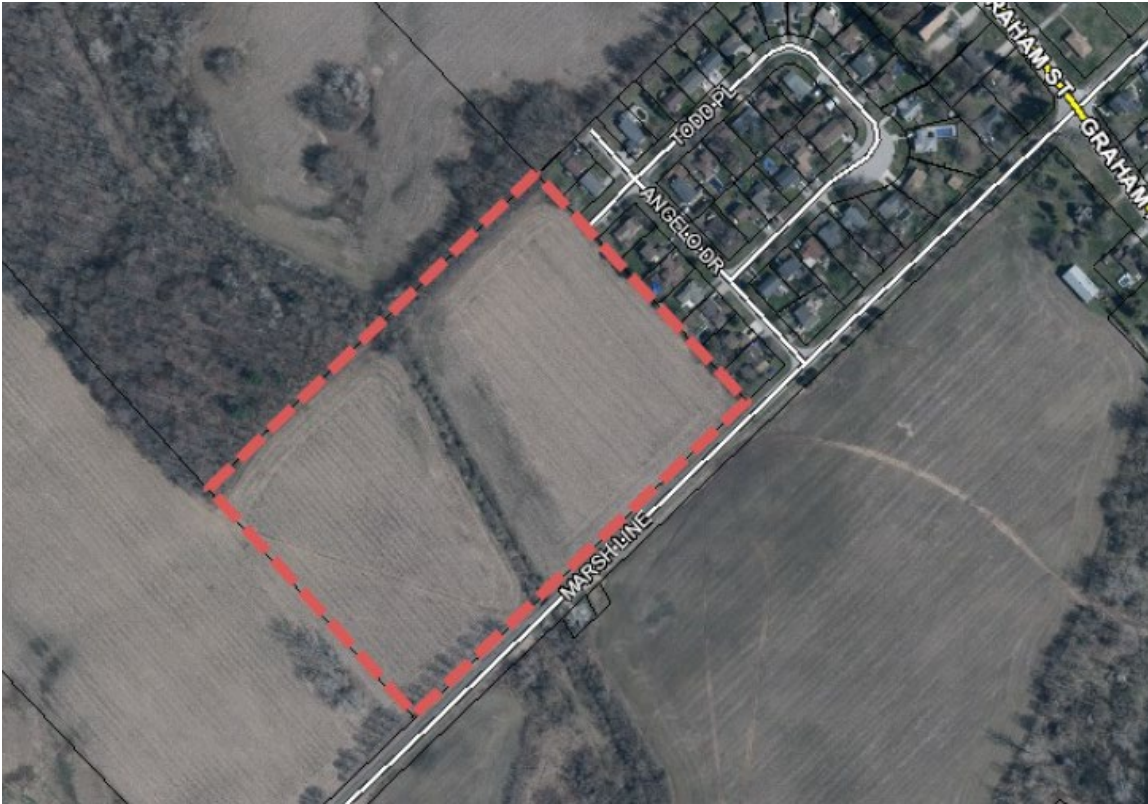
Only individuals, corporations and public bodies may appeal a zoning by-law to the Ontario Land Tribunal. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or group on 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

Dated at the Municipality of West Elgin this 28th 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



Lots Impacted by Zoning Amendment:

