



**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: Tyler Arvai
Owner: Thames Valley District School Board
Location: 145 Graham St.
File: D14 3-2026**

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, February 26th, 2026, 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 amend the current Institutional (I) Zone to permit the existing school building on the site to be retrofitted to provide worker housing for a local manufacturing business. There are no significant changes proposed to the exterior of the building. The existing parking and drive aisle to the south of the building will be reconfigured to accommodate a turnaround area for the transportation of workers and maintain required parking. A change of use permit will be required to undertake internal updates related to compliance with building code and to ensure that the living areas are compliant with requirements of the Southwestern Public Health unit. The current proposal is for up to 65 workers. Total occupancy will be determined by a combination of Building Dept, Fire Dept. and Health Unit requirements.

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 25th, 2026 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 25th, 2026.

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.

NOTICE OF PASSING all persons receiving this notice of public meeting will receive a copy of the notice of passing anyone not receiving a notice of public meeting wishing to receive a notice of passing of the Zoning By-law amendment, 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 30th day of January 2026.

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

