



**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**

**Owners: Geoff Stewart & Jesse Buis
Location: 25130 Argyle Line
File: D14 7-2025**

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, December 18th, 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 two items: i) a condition of Consent Application E-9/25 which required that lands to be severed and conveyed as a lot addition to 25130 Argyle Line (receiving lot) be rezoned to match the zoning of the receiving lot, and ii) to consider a site-specific zoning amendment to permit the owner of the receiving lot at 25130 Argyle Line to operate a small trucking business, limited to a specific number of trucks, on the newly enlarged lot as shown on the attached key map. This application was originally presented to Council at the October 9th meeting. At the time there were a number of concerns raised that required further clarification and information resulting in the deferral of the application to a future meeting.

The applicant and their planning consultant have reviewed the concerns and developed a revised request for the operation of the business. The revised plan would involve the relocation of the trailers used in the business to another location in Middlesex Centre that permits the use. Only the individual tractor units (4) total would be parked on site at 25130 Argyle. This would reduce trips to and from the site and significantly reduce noise from trailer hookups and the operation of the refrigeration units. The revised zoning amendment would temporarily rezone (limited to a two-year term) the existing lot only to permit the parking of up to four (4) tractors (no trailers) used by the business. Upon expiration of the temporary zoning the existing lot will return to the current A3 zoning. The lot addition land will also be rezoned to permit the original proposal which includes the parking of both trucks and trailers on the lot (limited to four) however the zoning will include the H, Holding provision that will require the applicant to develop a parking area and driveway to the rear of the existing outbuilding on the lot addition lands and submit for site plan approval.

The subject lands are designated '**Agricultural**' 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 December 17th, 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 December 17th, 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 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 28th day of November 2025.

Robert Brown, H Ba, MCIP, RPP
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KEY MAP

