



MUNICIPALITY OF
West Elgin

Notice of the Refusal of a Zoning By-Law

Owner: Geoff Stewart & Jesse Buis

Applicant: Geoff Stewart

Location: 25130 Argyle Line

File: D14 7-2025

Take Notice that the Council of the Corporation of the Municipality of West Elgin **refused** By-Law No. 2025-58 on the 18th day of December 2025 under Section 34 of the Planning Act, R.S.O. 1990.

The subject lands are legally described as Part of Lot 21, Concession 3 on the north side of Argyle Line as shown on the key map on the back of this notice.

THE PURPOSE AND EFFECT of this By-law was to consider approval of a zoning by-law amendment to rezone lot addition lands created by consent File E9-25 from Agricultural (A2) Zone to Holding – Restricted Agricultural Special Regulation 12 (H-A3-12) Zone and rezone the receiving lot from Restricted Agricultural (A3) Zone to Temporary Restricted Agricultural Special Regulation 11 (T-A3-11) Zone.

The Written and Oral Submissions were included in or are attached to the September 9, 2025 Planning Report 2025-22 & Supplementary Planning Report 2025-30 and in the Statutory Public Meeting portion of the Council Meeting minutes of December 18, 2025; and were considered as part of the effect on the decision-making process. Council was of the opinion that the requested rezoning was not consistent with Provincial Planning Statement and did not conform to the policies of the County of Elgin Official Plan or West Elgin Official Plan and did not adequately address potential impacts created by the proposed use of the subject lands for a small scale trucking business limited to four trucks.

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 **12th day of January, 2026**, 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/the-ontario-land-tribunal/>

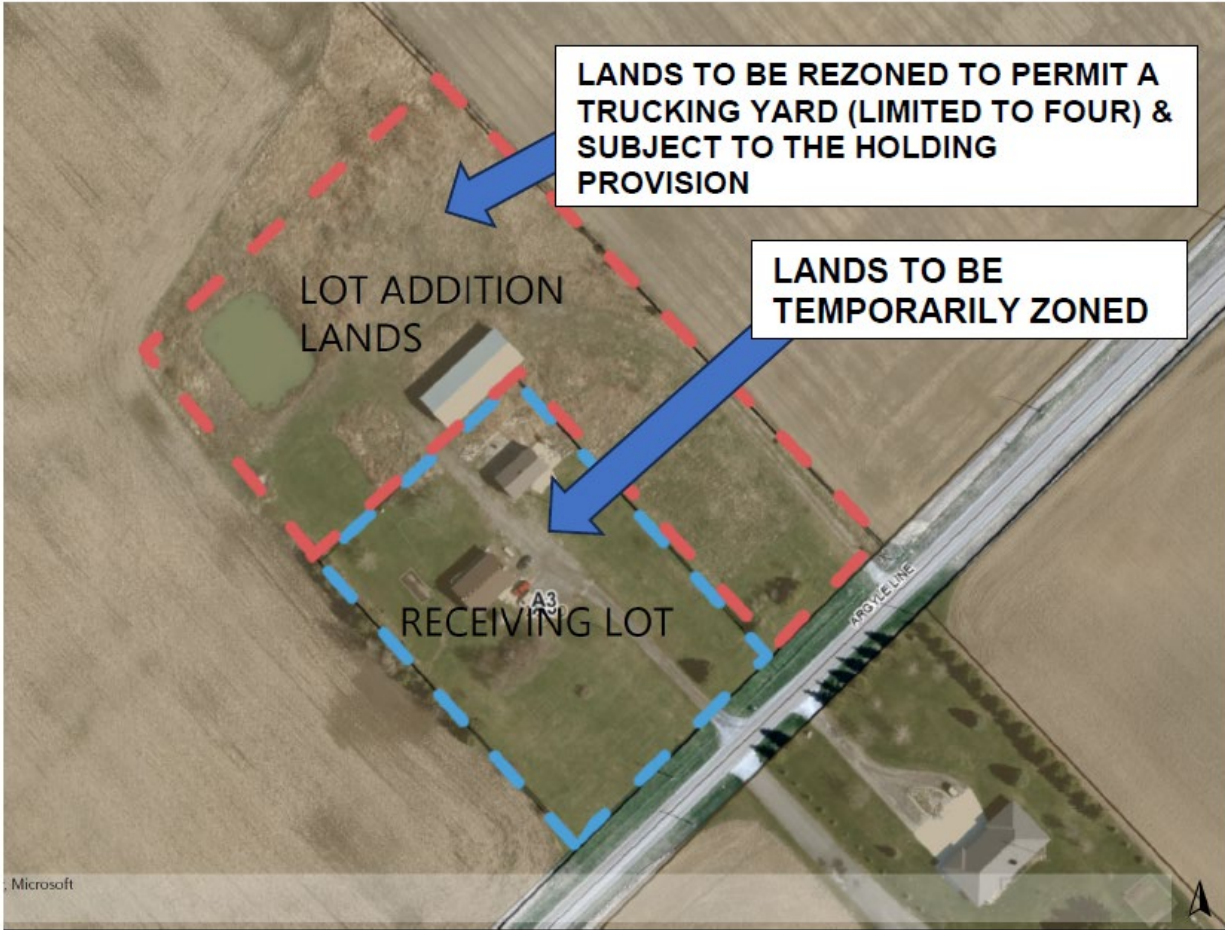
No person or public body shall be added as a party to the hearing of the appeal unless, before the By-law was refused, the person or body made oral submissions at a public meeting or written submissions to the Council, or, in the opinion of the Ontario Land Tribunal, there are reasonable grounds to add the person or public body as a party.

This Notice 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 22nd day of December 2025.

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



Zoning By-law Amendment Schedule A:

