



MUNICIPALITY OF  
**West Elgin**

## **Notice of the Passing of a Zoning By-Law**

**Owner: Dennis Zylstra**  
**Applicant: David Buurma**  
**Location: 13904 Graham Road**  
**File: D14 8-2025**

**Take Notice** that the Council of the Corporation of the Municipality of West Elgin passed By-Law No. 2025-52 on the 25<sup>th</sup> day of September 2025 under Section 34 of the Planning Act, R.S.O. 1990.

The subject lands are legally described as Part Lot 22, Concession 2 ED, and locally known at 13904 Graham Road 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 as a condition of consent approval to rezone the retained farmland parcel from General Agricultural (A1) Zone to Agricultural (A2) Zone, in order to prohibit a dwelling; and rezoning the severed surplus farm dwelling parcel from General Agricultural (A1) Zone to Restricted Agricultural (A3-10) Zone, in order to recognize the new surplus farm dwelling lot being created for residential use and recognize reduced side yards and increased lot coverage.

The Written and Oral Submissions are summarized in the Planning Report 2025-20 and in the Statutory Public Meeting portion of the Council Meeting minutes of September 25, 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 **22<sup>nd</sup> day of October, 2025**, 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/>

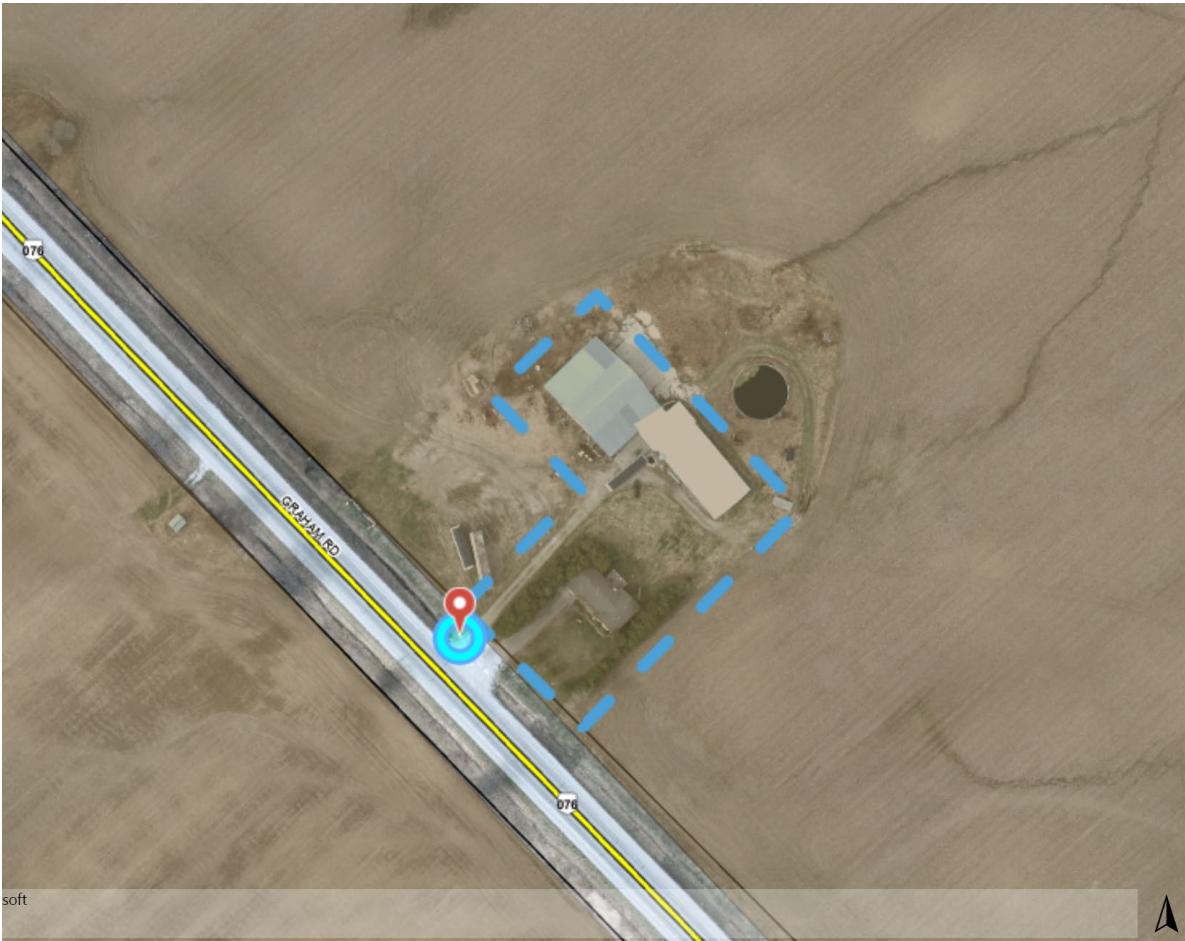
No person or public body shall be added as a party to the hearing of the appeal unless, before the by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the council or, in the opinion of the Tribunal, there are reasonable grounds to add the person 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](http://www.westelgin.net/current-planning-applications)

**Dated at the Municipality of West Elgin this 3<sup>rd</sup> day of October 2025.**

**Robert Brown, H. Ba, MCIP, RPP**  
**Planner**  
**Municipality of West Elgin**  
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Key Map (not to scale):



Zoning By-law Amendment Schedule A:

