



**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: Michael Davis (Siv-ik Planning & Design
Inc.)
Owner: Arvai Developments Inc.
Location: 194 Ridge Street
File: D14 06-2026**

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, June 25th, 2026, not before 4:00 p.m.;

WHERE: Rodney Recreation Centre – 135 Queen Street, Rodney;

PURPOSE: to consider a proposed Zoning By-law amendment.

THE PURPOSE AND EFFECT of this Zoning By-law Amendment is to rezone the subject lands from the Residential First Density (R1) Zone and Future Residential (FR) Zone to a Site-Specific Third Density (R3-114) Zone for Block A and a Site-Specific Residential Third Density (R3-115) Zone for Block B.

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 June 24th, 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 June 24th, 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 3rd day of June 2026.

Diana Morris, RPP, MCIP
Senior Planner
Municipality of West Elgin
22413 Hoskins Line
Rodney, ON, NOL 2C0
Phone: 519-785-0560
Email: planning@westelgin.net

KEY MAP



Zoning By-Law Amendment Application 2026-06: 194 Ridge Street, West Lorne

Township Roads Amendment Location Parcels Municipal Drainage