



MUNICIPALITY OF  
**West Elgin**

**Notice of Public Hearing Concerning An  
Application for a Minor Variance  
Pursuant to Section 45 of *the Planning Act*, R.S.O 1990**

**Location:** 24156 Marsh Line

**Owner:** Al Zhen Chen

**Applicant:** Ron Lin

**Agent:** Ted L. Halwa, Planner

**File:** D13 02-2020

Please be advised that the Municipality of West Elgin Committee of Adjustment will hold an online public hearing to consider the above noted minor variance application. An online public hearing is being held due to the prohibition of the gathering of more than five (5) people due to the COVID-19 provincial emergency order.

**Thursday, June 11<sup>th</sup>, 2020 at 2:00 p.m.**

You are being notified of this application because your name appears on the assessment roll for properties within 60 metres (196.85 feet) of the subject lands or you are an agency requiring notice.

**Property Information**

The subject lands are situated on the north side of Marsh Line within the former Township of Aldborough being Concession 9 Part of Lot 14 (being Part 1 on RP 11R-6283) and known municipally as 24156 Marsh Line. The parcel currently contains a single unit dwelling, two barns and shed and is used for non-farm residential use. The subject lands are zoned Restricted Agricultural (A3) in the Municipality of West Elgin Comprehensive Zoning By-law 2015-36.

**Purpose and Effect**

The owner is proposing to construct a greenhouse with an area of 2,322.58 m<sup>2</sup> (25,000.0 ft.<sup>2</sup>) to grow cannabis or vegetables on the subject lands. The purpose of the application is to seek relief from the following sections of the Municipality of West Elgin Comprehensive Zoning By-law 2015-36: 1) Section 5.1.1 Table 5-1 subsection 3, which states the maximum lot coverage is 20%; and, 2) Section 4.1 f) Accessory Uses, Buildings and Structures which states an accessory building or use shall not exceed ten (10) per cent coverage of the total lot area. The owner is proposing: 1) a maximum lot coverage of 32% for all existing buildings and the proposed greenhouse; and, 2) a proposed maximum lot coverage of 26.5% for all accessory buildings (existing two barns and shed and proposed greenhouse).

The location of the subject lands are shown on Schedule "A", attached to this notice. The variance, if granted, would be subject to such conditions, as the Committee of Adjustment deems necessary or reasonable in the circumstances.

**Providing Comments**

Any person may attend the online public hearing and/or make written or verbal representation either in support or in opposition to the proposed minor variance. If you wish to attend the online public hearing,

please contact the Municipal Planner, Heather James by email or by phone (listed below) no later than 8:30 a.m. on June 11<sup>th</sup>, 2020 to receive an invitation to the hearing. Verbal representation for the online public hearing may be provided electronically or by phone. If you wish to participate in the online public hearing and you do not have internet access, wireless internet access is available to the public outside any Elgin County Public Library. Written submissions regarding this application must be submitted to the attention of the Municipal Planner by email or in-person to the Municipal Office drop box located to the right of the front door by no later than 8:30 a.m. on June 11<sup>th</sup>, 2020.

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 Agenda or Council 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 of the residents.

### **Appeals**

If a person or public body does not make oral submissions at the online public hearing or make written submissions to the Municipality of West Elgin Committee of Adjustment before the minor variance is granted, the person or public body is not entitled to appeal the decision of the Municipality of West Elgin to the Local Planning Appeal Tribunal.

If a person or public body does not make oral submissions at the online public hearing or make written submissions to the Municipality of West Elgin Committee of Adjustment before the minor variance is granted, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeals Tribunal unless, in the opinion of the Local Planning Appeals Tribunal, there are reasonable grounds to do so.

### **Additional Information**

Additional information related to the minor variance may be obtained by contacting the Municipal Planner by email or by phone between the hours of 8:30 a.m. and 4:30 p.m. (Monday to Friday).

**Dated at the Municipality of West Elgin** this 28<sup>th</sup> day of May, 2020.

**Jana Nethercott,  
Secretary-Treasurer of the  
Committee of Adjustment**

**Municipality of West Elgin**  
22413 Hoskins Line, P.O. Box 490  
Rodney, ON N0L 2C0  
Telephone: (519) 785-0560  
Fax: (519) 785-0644  
Email: [planning@westelgin.net](mailto:planning@westelgin.net)

# Schedule 'A'

