



**Municipality of West Elgin Notice of  
Complete Application and Public  
Meeting Concerning an  
Application for Zoning By-law Amendment  
Pursuant to Section 34 of the  
*Planning Act*, R.S.O 1990**

**Owner/Applicant: Uniek Holdings Inc.  
Location: 176 Munroe Street  
File: D14 17-2023**

**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, April 25<sup>th</sup>, 2024, 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 the zoning amendment is to permit a five (5) unit townhouse dwelling and establish site-specific zoning regulations for the subject site. An outline of the proposed development is included with this notice.

**Providing Comments**

Any person may attend the virtual 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 April 24<sup>th</sup>, 2024 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 April 24<sup>th</sup>, 2024.

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. Information is as posted to the website at: [www.westelgin.net/current-planning-applications](http://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 5<sup>th</sup> day of April 2024.

**Robert Brown H. Ba, MCIP, RPP**  
Planner  
Municipality of West Elgin  
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Rodney ON N0L 2C0  
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### **Key Map (not to scale):**



