



**Municipality of West Elgin Notice of
Public Meeting Concerning An
Application for a Zoning By-law Amendment
Pursuant to Section 34 of the *Planning Act*, R.S.O 1990
&
Notice of Complete Application Concerning an
Application for Draft Plan of Subdivision
Pursuant to Section 51(19.4) of the *Planning Act*,
R.S.O. 1990**

**Owner/Applicant: KLM Holdings
Location: VL SS Queen's Line
Zoning File: D14 2-2023
Draft Plan of Subdivision File:34T-WE2301**

TAKE NOTICE that the Municipality of West Elgin has received a complete application for a Zoning By-law Amendment and Draft Plan of Subdivision.

AND TAKE NOTICE that the Council of the Municipality of West Elgin will hold a public meeting:

WHEN: Thursday, September 12th, 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 & Plan of Subdivision

The applicant is proposing a 28 lot subdivision, including two blocks for townhouse development on a cul-du-sac with a connection to the existing end of Harper St. The subject lands are designated '**Residential Area**' in the Municipality of West Elgin Official Plan and within the Rodney Settlement Area.

THE PURPOSE AND EFFECT of this By-law is to consider a zoning amendment from Residential First Density Zone One (R1) and Future Residential (FR) to a site-specific Residential First Density Zone (R1) permitting single detached dwellings on Lots 1 to 28 and site-specific Residential Third Density Zone (R3) to permit townhouses on Block 29 and 30. In addition to the permitted uses the amending by-law will establish site-specific regulations.

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 September 11th, 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 September 11th, 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. **LARGER COPIES OF THE ATTACHED PLAN ARE ALSO AVAILABLE AT THE MUNICIPAL OFFICE FOR PICK-UP.** Information is as posted to the website at: www.westelgin.net/current-planning-applications

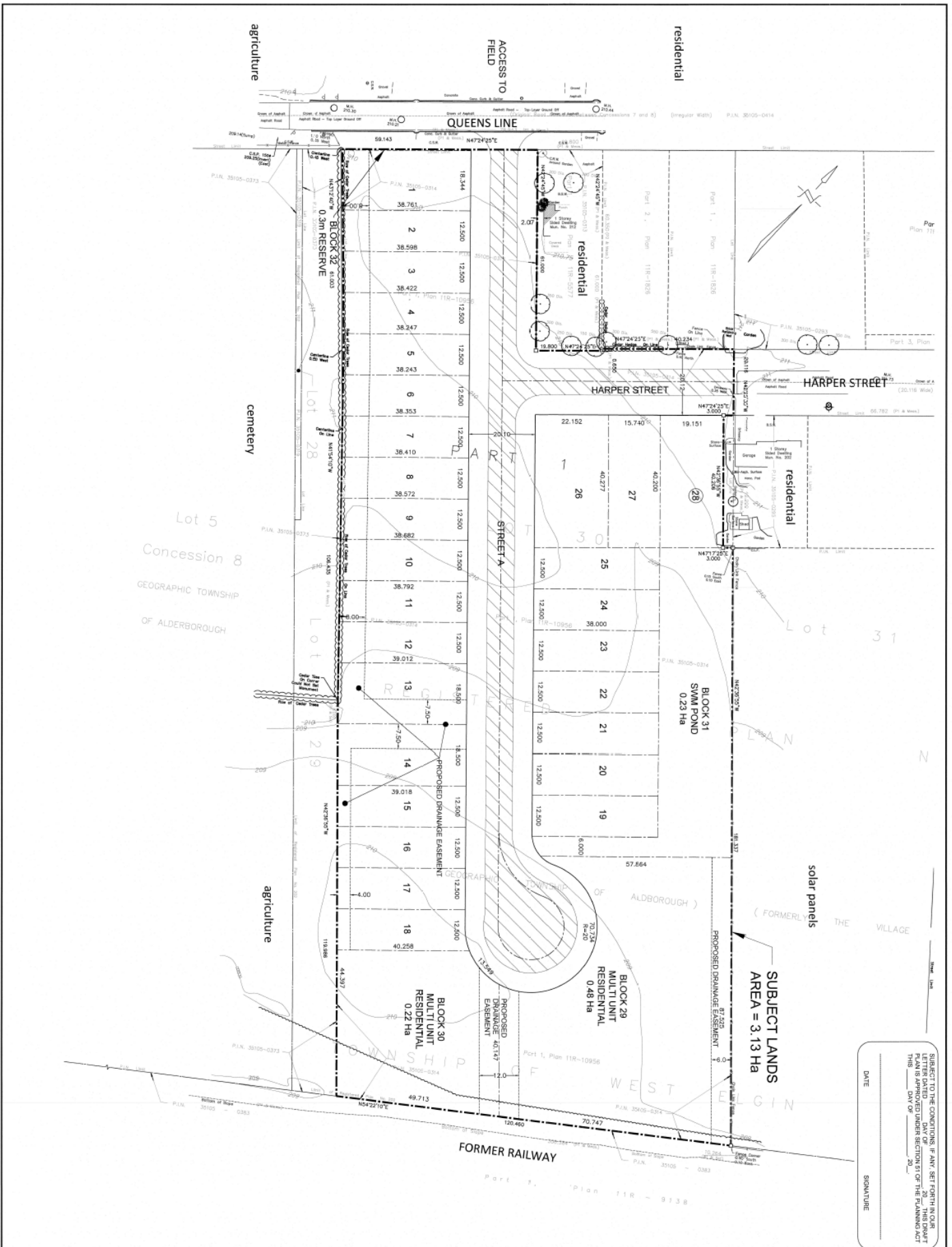
The information and material required under Sections 34(10.1) and 34(10.2) of the Planning Act have been provided and this shall serve as sufficient notice of same under Section 34 (10.4) of the Act.

Dated at the Municipality of West Elgin this 23rd day of August 2024.

Robert Brown H. Ba, MCIP, RPP
Planner
Municipality of West Elgin
22413 Hoskins Line
Rodney ON N0L 2C0
Phone: 519-785-0560
Fax: 519-785-0644
Email: planning@westelgin.net

Key Map (not to scale):



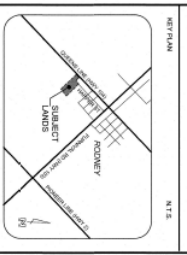


SUBJECT TO THE CONDITIONS, IF ANY, SET FORTH IN OUR LETTER PATED _____ DAY OF _____ 2024. THIS DRAFT PLAN IS NOT A FINAL PLAN AND IS NOT TO BE USED FOR CONSTRUCTION.

DATE: _____ SIGNATURE: _____

DRAFT PLAN OF SUBDIVISION

PART OF LOT 30, REGISTERED PLAN 202 (FORMERLY THE VILLAGE OF ROSEYRIN IN THE MUNICIPALITY OF WEST ELGIN COUNTY OF ELGIN)



OWNER'S CERTIFICATE

I, the undersigned, being the owner of the land described in the above plan, do hereby certify that the information contained in the above plan is true and correct to the best of my knowledge and belief.

DATE: June 5, 2024

SIGNATURE: _____

REQUIREMENTS UNDER SECTION 51 (1) OF THE PLANNING ACT, 1980

1. The plan must be submitted to the Planning Board for approval.

2. The plan must be accompanied by a copy of the zoning by-law amendment.

3. The plan must be accompanied by a copy of the subdivision agreement.

LAND USE SCHEDULE	AREA IN Ha	PERCENT
LOW DENSITY RESIDENTIAL	1.32	46.5
MULTI-UNIT RESIDENTIAL	0.70	22.4
BLOCK 29 & 30	0.23	7.3
SWM POND BLOCK 31	0.23	7.3
STREET A & HARPER STREET AND RESERVE BLOCK 32	0.28	21.7
TOTAL SITE AREA	3.13	100

CLIENT

KLM HOLDINGS

APPROVED BY

QUEENS LINE SUBDIVISION

RODNEY

DESIGNED BY	PROJECT NO.
DRAWN BY	22-700
CHECKED BY	
APPROVED BY	
DATE	
SCALE OF DRAWING	1