



MUNICIPALITY OF
West Elgin

Notice of the Passing of a Zoning By-Law

Owner: KLM Holdings
Applicant: Monteith Brown Planning Consultants Inc.
Location: 22003 Queens Line
File: D14 2-2023

Take Notice that the Council of the Corporation of the Municipality of West Elgin passed By-Law No. 2024-64 on the 12th day of September 2024 under Section 34 of the Planning Act, R.S.O. 1990.

The subject lands are legally described as Part of Lot 30, Plan 202, Pt. 2, RP 11R 5577, Pts. 1 & 2, RP 11R 10735 & Pt. 1, RP 11R 10956, and locally known as 22003 Queens Line 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 to rezone the subject lands from Future Residential (FR) & Residential First Density (R1) to a site-specific Residential Second Density Special Use Regulation 2 (R2-2) and Residential Third Density Special Use Regulation 7 (R3-7) to permit the development of twenty-eight lots for single detached dwellings and two blocks for townhouses.

The Written and Oral Submissions are summarized in the Planning Report 2024-27 and in the Statutory Public Meeting portion of the Council Meeting minutes of September 12, 2024; and were considered as part of the effect on the decision-making process.

AND TAKE FURTHER NOTICE that if you are eligible to appeal to the Ontario Land Tribunal with respect to the By-law the appeal must be filed with the Clerk of the Corporation of the Municipality of West Elgin, no later than the **9th day of October, 2024**, 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, registered charity or a non-profit ratepayers' association. The request for a reduction in the fee must be made at the time of filing the appeal. If you wish to appeal, a guide is available at the Ontario Land Tribunal website: <https://olt.gov.on.ca/guides-videos>

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 body made oral submissions at a public meeting or written submissions to the Council, or, in the opinion of the Ontario Land 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

Dated at the Municipality of West Elgin this 20th day of September 2024.

Robert Brown, H. Ba, MCIP, RPP
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Key Map (not to scale):



Zoning By-law Amendment Schedule A:

