



**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**

**Applicant: AGinvest Farmland IV Inc.**

**Location: 19911 Pioneer Line**

**File: D14 5-2024**

**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, July 18<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 this By-law is to consider a condition of Consent Application E-36/24, by rezoning of the severed surplus farm dwelling parcel from Agricultural (A1) Zone to Restricted Agricultural (A3) Zone, in order to recognize the new surplus farm dwelling lot being created with limited agricultural use permissions. The retained farm parcel will be rezoned to prohibit future dwellings. The subject lands are legally described as Part of Lot A, Concession 9; and known municipally as 19911 Pioneer Line (see Key Map).

The subject lands are designated '**Agricultural**' in the Municipality of West Elgin Official Plan. The designation permits agricultural uses, including single detached dwellings.

**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 July 17<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 July 17<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 as well as 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 28<sup>th</sup> day of June 2024.

**Robert Brown, H Ba, MCIP, RPP**  
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### **KEY MAP**

