



MUNICIPALITY OF
West Elgin

Notice of the Passing of a Zoning By-Law

Applicant: AGinvest Farmland IV Inc.

Location: 19911 Pioneer Line

File: D14 5-2024

Take Notice that the Council of the Corporation of the Municipality of West Elgin passed By-Law No. 2024-53 on the 18th day of July 2024 under Section 34 of the Planning Act, R.S.O. 1990.

The subject lands are legally described as Part of Lot A, Concession 9, in the southeast corner of the intersection of MacPherson Road and Pioneer 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 as a condition of consent approval to rezone the retained farmland parcel from General Agricultural (A1) Zone to Agricultural Special Regulation 1 (A2-1) Zone, in order to prohibit a dwelling and recognize the existing side yard setbacks of a shed and grain storage; and rezoning the severed surplus farm dwelling parcel from General Agricultural (A1) Zone to Restricted Agriculture Special Regulation 9 (A3-9) Zone, in order to recognize the new surplus farm dwelling lot being created for residential use and reduce the required westerly side yard setback.

The Written and Oral Submissions are summarized in the Planning Report 2024-17 and in the Statutory Public Meeting portion of the Council Meeting minutes of July 18, 2024; and were considered as part of the effect on the decision-making process.

AND TAKE FURTHER NOTICE that any person or public body may appeal to the Ontario Land Tribunal with respect to the By-law by filing with the Clerk of the Corporation of the Municipality of West Elgin, no later than the **13th day of August, 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 or eligible community group. The request for a reduction in the fee must be made at the time of filing the appeal. If you wish to appeal, a copy of an appeal form is available from <https://olt.gov.on.ca/the-ontario-land-tribunal/>

Only individuals, corporations and public bodies may appeal a zoning by-law to the Ontario Land Tribunal. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or group on its behalf.

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 24th day of July 2024.

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Key Map (not to scale):



Zoning By-law Amendment Schedule A:

