



Municipality of West Elgin
Notice of Public Meeting Concerning
An Application for a Minor Variance
Pursuant to Section 34 of the *Planning Act*, R.S.O 1990

Owners: Arvai Investments Inc./ Louis Arvai
Location: 22295 Hoskins Line
File: D13 2026-01

TAKE NOTICE that the Municipality of West Elgin has received a complete application for a Minor Variance.

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

WHEN: Thursday, April 23rd, 2026, not before 4:00 p.m.;

WHERE: West Elgin Community Complex – 160 Main St. West Lorne;

PURPOSE: to consider a proposed Minor Variance.

THE PURPOSE AND EFFECT of this application to seek relief from Section 20.1 General Industrial Zone to permit an increase in the maximum building height from 12.0 m to 15.0 m. In addition, relief is requested to increase the maximum lot coverage from 40% to 45%. Further relief is sought to reduce the required side yard width from 4.5 m to 3.0 m. The subject lands are legally described as Part of Lot 6, CON GORE WD, and municipally known as 22295 Hoskins Line.

The subject lands are designated within the **Rural Employment Area** in the Municipality of West Elgin Official Plan.

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 Minor Variance.

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 23th, 2026 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 23th, 2026.

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.

NOTICE OF PASSING all persons receiving this notice of public meeting will receive a copy of the notice of passing anyone not receiving a notice of public meeting wishing to receive a notice of passing of the Zoning By-law amendment, 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:

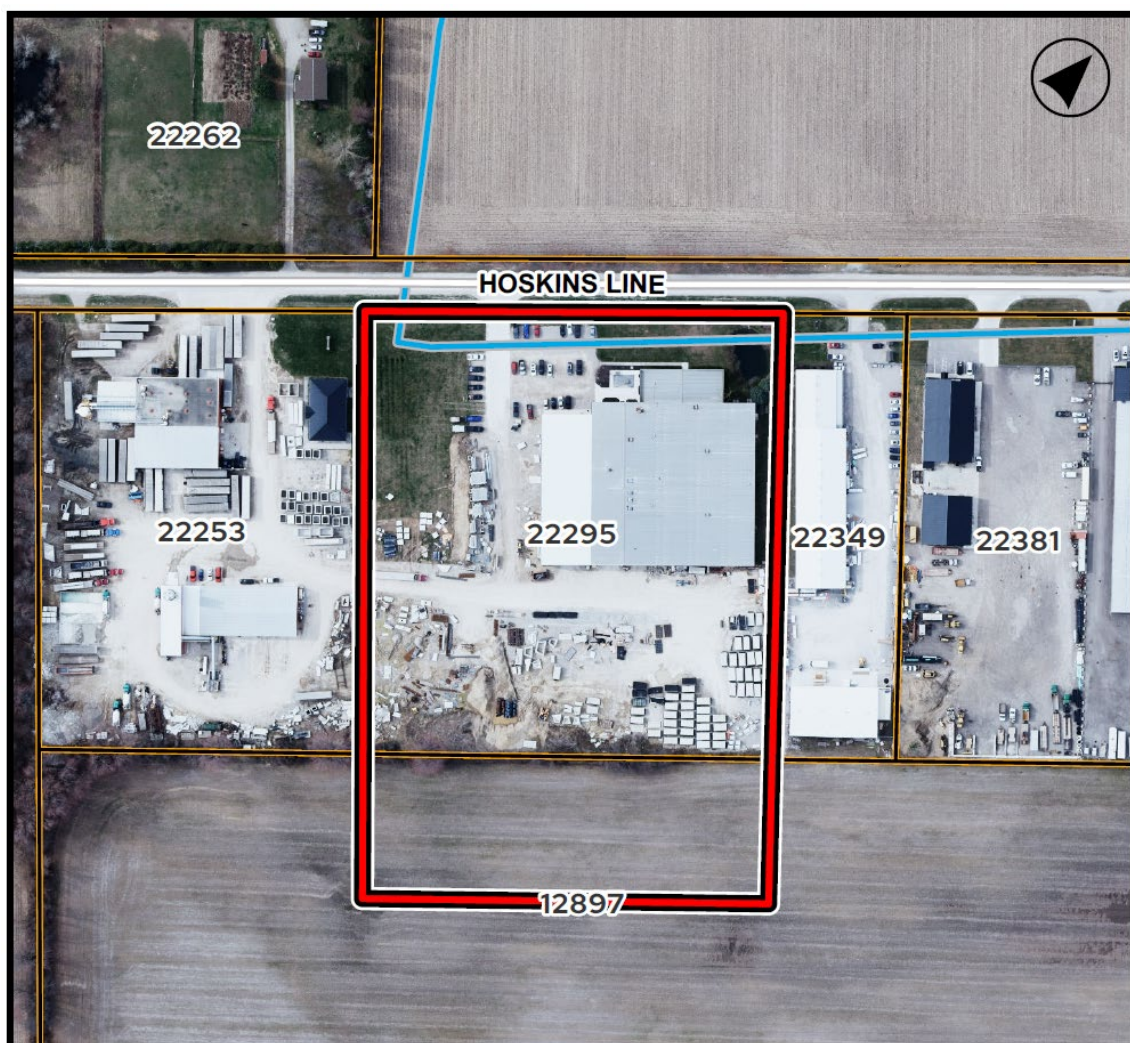
www.westelgin.net/current-planning-applications

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 24th day of March 2026.

Evan McKinstry, Junior Planner
Municipality of West Elgin
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KEY MAP- Application No. D 13 2026-01 (22295 Hoskins Line)



Minor Variance Application D 13 2026-01: 22295 Hoskins Line, West Elgin

