



THE MUNICIPALITY OF CENTRAL ELGIN

OFFICIAL PLAN AMENDMENT APPLICATION

REQUIREMENTS FOR A COMPLETE APPLICATION:

Note: Until the Municipality of Central Elgin has received the information and material requested herein (as required under subsections (4) and (5) of Section 22 and any fee under Section 69(1) of the Planning Act), the application will be deemed incomplete and the time periods referred to in sections 22(6.4) and 22(7) of the Act will not begin. Please ensure your submission includes:

OFFICE USE ONLY
Date Stamp – Date Received:

Fee Paid: [] Yes [] No

- The completed application form and declarations as required under subsection 22 (4) (5) of the Planning Act.
Application Fee made payable to "The Municipality of Central Elgin" Application Fee Amount: \$ \$3,120.00
A Letter of Authorization from the Owner (with dated, original signature) OR completion of the Owner's Authorization on page 6, if the Owner is not filing the application.
Other information identified through Pre-consultation.

PLEASE LIST THE REPORTS OR STUDIES THAT ACCOMPANY THIS APPLICATION (supply two copies of each):

Note: This section applies to all reports that may have been identified as a result of any pre-application consultation meeting as studies required for a complete application.

Planning Justification Report
[Blank lines for listing reports]

About Pre-Consultation

Prior to submitting this application for an Official Plan Amendment to the Municipality of Central Elgin, a proponent is encouraged to consult with relevant staff. Pre-application consultation is intended to facilitate early discussions between the proponent and staff pertaining to the application, and to allow staff to assist in determining the specific reports, studies and information that may be required to be submitted together with the application form as part of a complete application.

THIS APPLICATION PACKAGE MUST BE SUBMITTED TO:
Municipality of Central Elgin Telephone: 519-631-4860
450 Sunset Drive, St. Thomas N5R 5V1 Facsimile: 519-631-4036

Personal information is collected under the authority of the Planning Act and will be used only for the purposes of considering and reviewing your application.



THE MUNICIPALITY OF CENTRAL ELGIN
OFFICIAL PLAN AMENDMENT APPLICATION

I/We hereby apply, as outlined in this application, to the Council of the Corporation of the Municipality of Central Elgin pursuant to the provisions of the Planning Act, for an amendment to the Official Plan.

1. Name of applicant: Stephen Cornwell per Cyril J. Demeyere Ltd. (CJDL)
Address: P.O. Box 460, 251 Broadway Tillsonburg
Telephone (home): 226-888-9911 (business) 519-668-1000
E-Mail: _____

2. Is the applicant the owner of the land? Yes No If no, please provide:
Name of owner: Michael Mescia
Address: 200 Village Walk Blvd. Suite 104, London,
Telephone (home): _____ (business) (519) 439-3882
E-Mail: mmescia@domusdev.com
Date Lands Acquired: _____

3. Name of Agent (if any): _____
Address: _____
Telephone: (home): _____ (business) _____
E-Mail: _____

4. Location of Property ("subject lands"):
Registered Plan No.: 117 Lot No.(s): 25
Concession No.: North of Lake Erie Lot No.(s): _____
Reference Plan No.: _____ Part No.(s): _____
Municipal Address: 396 Edith Cavell Blvd.

5. Dimensions of the subject lands:
Frontage (m): 20.6 on Edith Cavell Blvd Street/Road/Highway
Depth (m): 160
Area (m²): 2,396

6. Municipality of Central Elgin Official Plan:
Designation of the subject lands: Residential
Permitted uses of the designation: Residential

7. Current applicable Zoning By-law: Port Stanley Zoning By-law
Current applicable zone: Open Space 3 (OS3)

8. What is the purpose of the requested amendment? See attached Planning Justification Report

9. Does the proposed amendment change, replace or delete a policy in the Official Plan? Yes No
If yes, what is the policy to be changed, replaced or deleted? Section 2.3.6.1(e)(ii)

Please provide text of the proposed amendment (add additional pages if required):
Notwithstanding anything in this document to the contrary, for lands known as 396 and 398 Edith Cavell
Boulevard, detached additional residential units may be located in the front yard.

10. Does the proposed amendment change or replace a designation in the Official Plan? Yes No
If yes, what is the designation to be changed or replaced? _____

11. Does the proposed amendment change or replace a schedule in the Official Plan? Yes No
If yes, what is the schedule to be changed or replaced? _____

12. What land use(s) would the proposed amendment authorize? Front yard additional dwelling units.

13. Is the purpose of this application to implement an alteration to the boundary of an area of settlement or to implement a new area of settlement? Yes No If Yes, what are the current policies regarding alteration or establishment of new settlement areas? _____

14. Is the purpose of this application to remove land from an area of employment? Yes No
If Yes, what are the current policies regarding removing land from an area of employment?

15. Potable water will be supplied to the subject lands through:
 Publicly owned and operated piped water system.
 Privately owned and operated individual or communal well.
 Lake or other water body.
 Other means. Explain: _____

16. Sewage disposal will be supplied to the subject lands through:
- Publicly owned and operated sanitary sewage system.
 - Privately owned and operated individual or communal septic system.
 - A privy.
 - Other means. Explain: _____
17. If sanitary sewage disposal is to be supplied through a privately owned and operated individual or communal septic system, and more than 4500 litres of effluent will be produced per day as a result, the following reports must be provided with this application:
- A servicing options report; and
 - A hydrogeological report.
18. Please indicate if the subject lands or any lands within 120 metres of it is also the subject of any of the following matters under the Planning Act:
- | | | |
|---|---|---|
| (a) For approval of a plan of subdivision under Section 51. | <input type="checkbox"/> Subject lands | <input type="checkbox"/> Lands within 120m. |
| (b) For approval of a consent under Section 53. | <input checked="" type="checkbox"/> Subject lands | <input type="checkbox"/> Lands within 120m. |
| (c) For a zoning by-law amendment under Section 34. | <input checked="" type="checkbox"/> Subject lands | <input type="checkbox"/> Lands within 120m. |
| (d) For approval of a minor variance under Section 45. | <input type="checkbox"/> Subject lands | <input type="checkbox"/> Lands within 120m. |
| (e) For an official plan amendment under Section 22. | <input checked="" type="checkbox"/> Subject lands | <input type="checkbox"/> Lands within 120m. |
| (f) For approval of a site plan under Section 41. | <input type="checkbox"/> Subject lands | <input type="checkbox"/> Lands within 120m. |
| (g) A Minister's Zoning Order under Section 47. | <input type="checkbox"/> Subject lands | <input type="checkbox"/> Lands within 120m. |

For any applicable, please provide the following (add additional pages if necessary):

File No.: E46-25 Status: Approved with conditions.
 Approval Authority: Elgin County
 Legal Description: _____
 Address: 396 Edith Cavell Boulevard
 Purpose of the Application: Lot creation.
 Effect on Requested Amendment: No direct effect.

File No.: _____ Status: _____
 Approval Authority: _____
 Legal Description: _____
 Address: _____
 Purpose of the Application: _____
 Effect on Requested Amendment: _____

19. Is this application for an official plan amendment consistent with policy statements issued under Section 3(1) of the Planning Act? Yes No Explain: See attached Planning Justification Report
- _____
- _____

20. Has there been an industrial or commercial use, or an orchard, on the subject land or adjacent lands?
 Yes No Unknown If yes, specify the use(s): _____
- _____
- _____

| | Yes | No | Unknown |
|---|--------------------------|-------------------------------------|--------------------------|
| Has the grading of the subject land been changed by adding earth or other material(s)? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Has a gas station been located on the subject land or adjacent land at any time? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Has there been petroleum or other fuel stored on the subject land or adjacent land? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Is there reason to believe the subject land may have been contaminated by former uses on the site or adjacent site? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| What information did you use to determine the answers to the above questions on former uses? | <u>Owner knowledge</u> | | |

(i) If Yes to any of the above, an inventory of previous uses of the subject land or, if appropriate, of the adjacent land(s), is needed. Is the inventory of previous uses attached? Yes No
 If the inventory is not attached, why not? _____

(ii) If Yes to any of the above, was an Environmental Site Assessment (ESA) conducted under the *Environmental Assessment Act* or has a Record of Site Condition (RSC) been filed? Yes No
 If no, why not? Explain on a separate page, if necessary. _____

21. This application must be filed with the **Central Elgin Planning Office, 9 Mondamin Street, St. Thomas, Ontario, N5P 2T9** or with the **Municipality of Central Elgin, 450 Sunset Drive, St. Thomas, Ontario, N5R 5V1**, and must be accompanied by the application fee of **\$801.75**.

PLEASE MAKE CHEQUES PAYABLE TO “THE MUNICIPALITY OF CENTRAL ELGIN”

DECLARATION:

I, Stephen Cornwell of the City of Woodstock, County of Oxford do solemnly declare that all above statements contained in all of the exhibits transmitted herewith are true, and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of the Canada Evidence Act.

Declared before me at the _____ Town of Tillsonburg

In the County of Oxford

this 24th

day of April A.D. 2020

Karla Cyr
 A Commissioner, etc.

[Signature]
 Signature of Owner or Authorized Agent

Karla Suzanne Cyr, a Commissioner, etc.,
Province of Ontario,
for Cyril J. Demeyere Limited.
Expires March 21, 2028.

OWNER'S AUTHORIZATION:

THIS MUST BE COMPLETED BY THE OWNER IF THE OWNER IS NOT FILING THE APPLICATION

Note: If there are multiple Owners, an authorization letter from each Owner (with dated, original signature) is required OR each Owner must sign the following authorization.

I, (we) Michael Mesica, being the Applicant(s) and/or registered Owner(s) of the subject lands, hereby authorize Stephen Cornwell (per CJDL) to prepare and submit an Application for an Official Plan amendment.

Signature

23 April 2026
Day Month Year

Municipal Freedom of Information Declaration:

In accordance with the provisions of the Planning Act, it is the policy of the Municipality of Central Elgin to provide public access to all development applications and supporting documentation.

In submitting this development application and supporting documentation, I Stephen Cornwell (please print name) the Owner Applicant Authorized Agent, hereby acknowledge the above-noted policy and provide my consent, in accordance with the provisions of the Municipal Freedom of Information and Protection of Privacy Act, that the information on this application and any supporting documentation provided by myself, my agents, consultants and solicitors, will be part of the public record and will also be available to the general public.

I hereby authorize the Municipality of Central Elgin to post a "Possible Land Use Change" sign and allow municipal staff to access to the subject lands for purposes of evaluation of the subject application.

[Signature] 24 April 2026
Signature Day Month Year