



THE MUNICIPALITY OF CENTRAL ELGIN

OFFICIAL PLAN AMENDMENT APPLICATION

Form OPA-1/2014

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: \$ 830.50**
- ☒ 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 (MBPC, 2025); Traffic Impact Study (Paradigm, 2024); Geotechnical Study (LDS, 2023); Environmental Impact Study (MTE, 2024); Stage 1-2 Archaeological Study (LEC, 2021); Preliminary Servicing Report & SWM Report (DevEng, 2024).

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:

Central Elgin Planning Office

9 Mondamin Street, St. Thomas, Ontario N5P 2T9

Telephone: 519-633-2560

Facsimile: 519-633-6581

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: Monteith Brown Planning Consultants (c/o Patrick Matkowski)
Address: 302-219 Oxford Street West, London, Ontario, N6H 1S5
Telephone (home): _____ (business) 519-686-1300
E-Mail: pmatkowski@mbpc.ca

2. Is the applicant the owner of the land? ☐ Yes ☒ No If no, please provide:
Name of owner: WASTELL DEVELOPMENTS INC,
Address: 5-1895 BLUE HERON DRIVE, LONDON ON N6H 5L9
Telephone (home): _____ (business) (519) 850-0020
E-Mail: julian@wastell.ca
Date Lands Acquired: 2014-08-29

3. Name of Agent (if any): Monteith Brown Planning Consultants (c/o Patrick Matkowski)
Address: _____
Telephone: (home): _____ (business) _____
E-Mail: _____

4. Location of Property ("subject lands"):
Registered Plan No.: _____ Lot No.(s): Part Lot 2
Concession No.: 2 Lot No.(s): _____
Reference Plan No.: _____ Part No.(s): _____
Municipal Address: _____

5. Dimensions of the subject lands:
Frontage (m): 247 on East Road (County Road 23) Street/Road/Highway
Depth (m): +/- 343 (max)
Area (m²): 8.23 hectares

6. Municipality of Central Elgin Official Plan:
Designation of the subject lands: Residential, Natural Heritage, Natural Hazard
Permitted uses of the designation: See Planning Justification Report.

7. Current applicable Zoning By-law: Township of Yarmouth Zoning By-law No. 1998
Current applicable zone: 'Open Space Zone 2, Special Zone 53' ('OS2-53')

8. What is the purpose of the requested amendment? A site-specific special policy is being sought for Blocks 33 to 37 in the proposed Draft Plan, that provides relief from subsection 4.3.2c)7. of the CEOP. See Planning Justification Report for more details.

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? N/A

Please provide text of the proposed amendment (add additional pages if required): N/A

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? N/A

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? N/A

12. What land use(s) would the proposed amendment authorize? Mixed-Density Residential, SWM Facility

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? N/A

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?
N/A

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 checked="" type="checkbox"/> Subject lands | <input type="checkbox"/> Lands within 120m. |
| (b) For approval of a consent under Section 53. | <input 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 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.: N/A Status: Filed Concurrently
Approval Authority: _____
Legal Description: _____
Address: _____
Purpose of the Application: _____
Effect on Requested Amendment: _____

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 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): N/A

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. Storm drainage will be supplied to the subject lands through:

- ☒ Publicly owned and operated storm sewer system.
☐ Privately owned and operated storm sewer system.
☐ Ditches and swales.
☐ Other means. Explain: _____

19. Has the subject lands ever been the subject of any of the following matters under the Planning Act:

(a) For approval of a plan of subdivision under Section 51. ☐ Yes ☒ No

File No.: _____ Status: _____

(b) For approval of a consent under Section 53. ☐ Yes ☐ No

File No.: _____ Status: _____

(c) For approval of zoning under Section 34. ☐ Yes ☐ No

File No.: _____ Status: _____

(d) A Minister's Zoning Order under Section 47. ☐ Yes ☐ No

O. Reg. No.: _____ Status: _____

20. Is this application for a zoning by-law amendment consistent with policy statements issued under Section 3(1) of the Planning Act? ☒ Yes ☐ No Explain: See Section 4.1 (Provincial Planning Statement) of the submitted Planning Justification Report.

21. 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? Confirmation with the proponent.

(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? N/A

(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. N/A

22. This application must be accompanied by a digital sketch, in metric, showing as applicable:
- ✓ The boundaries and dimensions of the subject lands;
 - ✓ The location, size and type of all existing and proposed buildings and structures on the subject land, indicating their distance from the front lot line, rear lot line and side lot lines;
 - ✓ The approximate location of all natural and artificial features (i.e. buildings, railways, roads, watercourses, drainage ditches, rivers or streams, wetlands, wooded areas, wells and septic tanks) that,
 - (i) are located on the subject land and on land that is adjacent to it; and
 - (ii) in the applicant's opinion, may affect the application.
 - ✓ The current uses of land that is adjacent to the subject land;
 - ✓ The location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public traveled road, a private road or a right of way;
 - ✓ If access to the subject lands will be by water only, the location of the parking and docking facilities to be used; and
 - ✓ The location and nature of any easement affecting the subject land.
23. 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, Patrick Matkowski of Monteith Brown Planning Consultants
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

City of London
In the County of Middlesex
this 14th
day of March A.D. 2025


A Commissioner, etc.


Signature of Owner or Authorized Agent

Kristin Dawn Lefave
a Commissioner, etc., Province of Ontario
for Monteith Brown Planning Consultants Ltd.
Expires June 8, 2026

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) WASTELL DEVELOPMENTS INC., being the Applicant(s) and/or registered Owner(s) of the subject lands, hereby authorize Monteith Brown Planning Consultants to prepare and submit an Application for a Zoning By-law Amendment.

pal. 
Signature
30 04 2025
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 Patrick Matkowski (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.

 14-Mar-2025
Signature Day Month Year