



THE MUNICIPALITY OF CENTRAL ELGIN

ZONING BY-LAW AMENDMENT APPLICATION

Form ZBA-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 (10.1) and (10.2) of Section 34 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 34(10.7) and 34(11) 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 34 (10.1) (10.2) of the Planning Act.
1 digital copy of sketch/plan showing EXISTING and PROPOSED building(s) and structure(s) on subject lands, where applicable.
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 7, 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 a Zoning By-law Amendment to the Municipality of Central Elgin, a proponent is required 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. Has pre-consultation occurred?: [x] Yes [ ] No

Date of Pre-Consultation: November 5, 2020
Staff Contact: Kevin McClure - Planner, Central Elgin

THIS APPLICATION PACKAGE MUST BE SUBMITTED TO:
Central Elgin Planning Office Telephone: 519-633-2560
9 Mondamin Street, St. Thomas, Ontario N5P 2T9 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

ZONING BY-LAW 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 Zoning By-law.

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 [x] No If no, please provide:

Name of owner: WASTEEL DEVELOPMENTS INC.
Address: 5-1895 BLUE HERON DR, LONDON ON N6H 5L9
Telephone (home): (business) 519 850-0020
E-Mail: julian@wasteel.ca
Date Lands Acquired: 2019-08-29

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. Name and address of mortgagee, holders of charges, or other encumbrances:
N/A

6. Municipality of Central Elgin Official Plan:
Designation of the subject lands: Residential, Natural Heritage, Natural Hazard
Explain how this application conforms to the Official Plan (add additional pages if necessary):
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 present use(s) of the subject lands? Agricultural Field

How long has this use(s) continued on the subject lands? Unknown

9. What is the proposed use(s) of the subject lands? Residential

Nature and extent of rezoning requested: It is proposed that the subject lands be re-zoned FROM 'OS2-53' TO 'Residential Zone 1, Special Provision' ('R1-(\*)'), 'Residential Zone 2, Special Provision' ('R2-(\*)' and 'R2-(\*\*)'), and 'Open Space Zone 3, Special Provision 19' ('OS3-19'). See Planning Justification Report for more details.

Reason(s) for the requested rezoning: To Permit Mixed-Density Residential Development. See Planning Justification Report for more details.

10. Dimensions of the subject lands:  
Frontage (m): 247 on East Road (County Road 23) Street/Road/Highway  
Depth (m): +/- 343 (max)  
Area (m<sup>2</sup>): 8.23 hectares

11. Access to the subject lands is provided by:  
 A Provincial highway or municipal road that is maintained year-round or other public road;  
 A right of way; or  
 By water (Please provide a description of the parking/docking facilities to be used and the approximate distance of these facilities from the subject lands and the nearest public road):

12. 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, please provide details of the official plan or official plan amendment that deals with the matter:

13. Is the purpose of this application to remove land from an area of employment?  Yes  No  
If Yes, please provide details of the official plan or official plan amendment that deals with the matter:

14. Particulars of all existing and proposed structures on the subject lands (as applicable - add additional pages if necessary):

<u>EXISTING</u>	<u>BUILDING 1</u>	<u>BUILDING 2</u>	<u>BUILDING 3</u>
Building type:	N/A _____		
Length (m):	_____		
Width (m):	_____		
Height (m):	_____		
No. of storeys:	_____		
Ground floor area (m <sup>2</sup> ):	_____		
Gross floor area (m <sup>2</sup> ):	_____		
Parking area (m <sup>2</sup> ):	_____		
Setback, front lot line (m):	_____		
Setback, rear lot line (m):	_____		
Setback, side lot line (m):	_____		
Setback, side lot line (m):	_____		
Date constructed:	_____		

<u>PROPOSED</u>	<u>BUILDING 1</u>	<u>BUILDING 2</u>	<u>BUILDING 3</u>
Building type:	** SEE PLANNING JUSTIFICATION REPORT ** _____		
Length (m):	_____		
Width (m):	_____		
Height (m):	_____		
No. of storeys:	_____		
Ground floor area (m <sup>2</sup> ):	_____		
Gross floor area (m <sup>2</sup> ):	_____		
Parking area (m <sup>2</sup> ):	_____		
Setback, front lot line (m):	_____		
Setback, rear lot line (m):	_____		
Setback, side lot line (m):	_____		
Setback, side lot line (m):	_____		

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: \_\_\_\_\_

	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 Client.

(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

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, 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

Kristin Lefave  
 A Commissioner, etc.

[Signature]  
 Signature of Owner or Authorized Agent

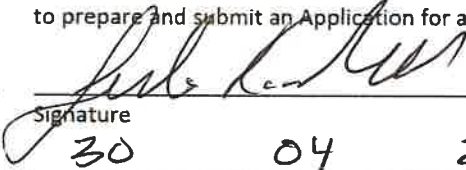
Kristin Dawn Lefave  
 a Commissioner, etc., Province of Ontario  
 for Monteith Brown Planning Consultants Ltd.  
 Expires June 8, 2026

**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 an Official Plan amendment.

*PRR* .   
Signature  
30      04      2025  
Day                  Month                  Year

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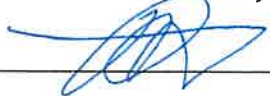
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**Municipal Freedom of Information Declaration:**

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.

  
Signature  
14-Mar-2025  
Day                  Month                  Year