



THE MUNICIPALITY OF CENTRAL ELGIN

ZONING BY-LAW 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 (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:
December 19/25
Fee Paid: [X] 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: \$2,800
- 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.

\$ 830.50

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.

Blank lines for listing reports or studies.

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: October 14, 2025
Staff Contact: Jeremy Siddall and Paull Hicks

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

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: Daniel Taylor  
Address: 42599 Ferguson Line, St Thomas, ON N5P 3T1  
Telephone (home): 519-872-3137 (business)  
E-Mail: dantaylor5533@gmail.com

2. Is the applicant the owner of the land?  Yes  No If no, please provide:  
Name of owner: Same as applicant  
Address:  
Telephone (home): (business)  
E-Mail:  
Date Lands Acquired:

3. Name of Agent (if any): Pillon Abbs Inc., c/o Tracey Pillon-Abbs, RPP  
Address: 23669 Prince Albert Road, Chatham, On N7M 5J7  
Telephone: (home): 226-340-1232 (business)  
E-Mail: tracey@pillonabbs.ca

4. Location of Property ("subject lands"):  
Registered Plan No.: Lot No.(s):  
Concession No.: 9 Lot No.(s): South Part Lot 15  
Reference Plan No.: Part No.(s):  
Municipal Address: 44558 Talbot Line

5. Name and address of mortgagee, holders of charges, or other encumbrances:  
None

6. Municipality of Central Elgin Official Plan:  
Designation of the subject lands: Agricultural  
Explain how this application conforms to the Official Plan (add additional pages if necessary):  
The OP permits surplus dwellings on agricultural lands

7. Current applicable Zoning By-law: Township of Yarmouth  
Current applicable zone: Open Space (OS1)

8. What is the present use(s) of the subject lands? Rural residential and agricultural uses

How long has this use(s) continued on the subject lands? >25 years

9. What is the proposed use(s) of the subject lands? no proposed uses

Nature and extent of rezoning requested: a site specific zoning amendment is proposed to change the zoning from OS1 to OS1-XX as a condition of consent to sever.

Reason(s) for the requested rezoning: the ZBA will result in the retained lands being prohibited from any future development

10. Dimensions of the subject lands:  
Frontage (m): 138.178 m approx on Talbot Line Street/Road/Highway  
Depth (m): irregular  
Area (m<sup>2</sup>): 18.057 ha

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:	Single detached dwelling	Shed	Shed
Length (m):	_____	_____	_____
Width (m):	_____	_____	_____
Height (m):	_____	_____	_____
No. of storeys:	2 storey	1 storey	1 storey
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):	SEE ATTACHED DRAFT REFERENCE PLAN		
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:	_____	_____	_____
Length (m):	_____	_____	_____
Width (m):	_____	_____	_____
Height (m):	_____	_____	_____
No. of storeys:	_____	NONE	_____
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: \_\_\_\_\_

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: Concurrent application
- (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: \_\_\_\_\_

4.3.3 - permits surplus dwellings lots in agricultural areas

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? \_\_\_\_\_

(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. \_\_\_\_\_

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 **Municipality of Central Elgin, 450 Sunset Drive, St. Thomas, Ontario, N5R 5V1**, and must be accompanied by the application fee of **\$2,800**.

**PLEASE MAKE CHEQUES PAYABLE TO "THE MUNICIPALITY OF CENTRAL ELGIN"**

**DECLARATION:**

I, \_\_\_\_\_ Daniel Taylor \_\_\_\_\_ of \_\_\_\_\_ Municipality of Central Elgin \_\_\_\_\_ 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 \_\_\_\_\_ Municipality \_\_\_\_\_ of \_\_\_\_\_ Chatham-Kent \_\_\_\_\_ In

the County of \_\_\_\_\_ Province of Ontario \_\_\_\_\_

this \_\_\_\_\_<sup>22nd<sup>th</sup></sup> \_\_\_\_\_ day of \_\_\_\_\_<sup>December</sup> \_\_\_\_\_ A.D. \_\_\_\_\_ 2025 \_\_\_\_\_

X \_\_\_\_\_ Signature of Owner or Authorized Agent

\_\_\_\_\_  
A Commissioner, etc.

ELECTRONICALLY

Tracey Lynn Cecilia Pillon-Abbs, a Commissioner, etc.,  
Province of Ontario, for Pillon Abbs Inc.  
Expires August 4, 2026

**DELANY LYNN LEITCH, Deputy Clerk  
for The Corporation of the Municipality  
of Central Elgin. A Commissioner for  
taking Affidavits in the County of Elgin  
in the Province of Ontario.**

**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) Daniel Taylor, being the Applicant(s) and/or registered Owner(s) of the subject lands, hereby authorize Pillon Abbs Inc. to prepare and submit an Application for a Zoning By-law Amendment.

  
Signature

22-Nov-2025

Day

Month

Year

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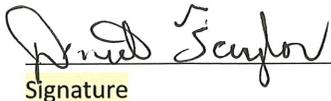
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**Municipal Freedom of Information Declaration:**

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 Daniel Taylor (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

22-Nov-2025

Day

Month

Year