



**MUNICIPALITY OF CENTRAL ELGIN
NOTICE OF AN APPLICATION AND PUBLIC MEETING NOTICE
PROPOSED ZONING BY-LAW AMENDMENT (ZBA 03-26)
410 Sunset Drive
Norman Lyndale Settlement Area, Central Elgin**

TAKE NOTICE that:

- a) pursuant to Subsection 34(10.7) (a) of the *Planning Act*, R.S.O. 1990, as amended, an application has been made by Zelinka Priamo Ltd. c/o Taylor Whitney, for approval of a proposed Zoning By-law Amendment. Access to the information and material provided under subsections (10.1) and (10.2) of the *Planning Act* in support of the application is available for public access, and
- b) a Public Meeting, pursuant to Subsection 34(12) of the *Planning Act*, R.S.O. 1990, as amended, will be held by the Council of the Municipality of Central Elgin on the **11th day of May, 2026 at 6:00 P.M.**, to consider a proposed amendment to the Yarmouth Consolidated Zoning By-Law 1998. The purpose of the Public Meeting is to provide any person that attends an opportunity to make representation with respect to the zoning proposal. The meeting will be conducted in person in the Council Chambers, Elgin County Administration Building, 450 Sunset Drive, St. Thomas and by Zoom Webinar. Should you choose to attend by ZOOM, detailed instructions to join the Zoom meeting can be found at: <https://www.centralelgin.org/en/building-and-development/current-planning-applications.aspx>

PURPOSE AND EFFECT:

The applicant is proposing a site-specific Zoning By-law Amendment to add back-to-back townhouse use as an additional permitted use under the R1-88 Zone to facilitate the future development of the subject property. The proposed development consists of residential townhouses in two (2) phases, as follows:

- **Phase 1:** A total of 40 new townhouse units, including four (4) blocks, each consisting of seven (7) units, for a total of twenty-eight (28) two-storey townhouses, and twelve (12) three-storey back-to-back townhouses;
- **Phase 2:** A six-storey mixed-use apartment building.

A mixed-use apartment building and townhouses are permitted uses under the *R1-88 Zone*. However, the Township of Yarmouth Zoning By-law does not contemplate or define “back-to-back townhouses.” Therefore, a Zoning By-law Amendment is required.

The subject property is currently zoned *R1-88* under the Township of Yarmouth Zoning By-law No. 1998, as amended, and is designated *Residential* in the Municipality of Central Elgin Official Plan and as a *Tier 1 Settlement Area* in the Elgin County Official Plan. The applicable Official Plan Amendment and Zoning By-law Amendment were approved through an Ontario Land Tribunal (OLT) decision.

ANY PERSON OR PUBLIC BODY may attend the Public Meeting and/or make written or verbal representation either in support of, or in opposition to the proposed Zoning By-law Amendment.

If a specified person or public body would otherwise have an ability to appeal the decision of the Council of the Municipality of Central Elgin to the Ontario Land Tribunal but the specified person or public body does not make oral submissions at a public meeting or make written submissions to the Municipality of Central Elgin before the by-law is passed, the specified person or public body is not entitled to appeal the decision.

If a specified person or public body does not make oral submissions at a public meeting, or make written submissions to the Municipality of Central Elgin before the by-law is passed, the specified 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.

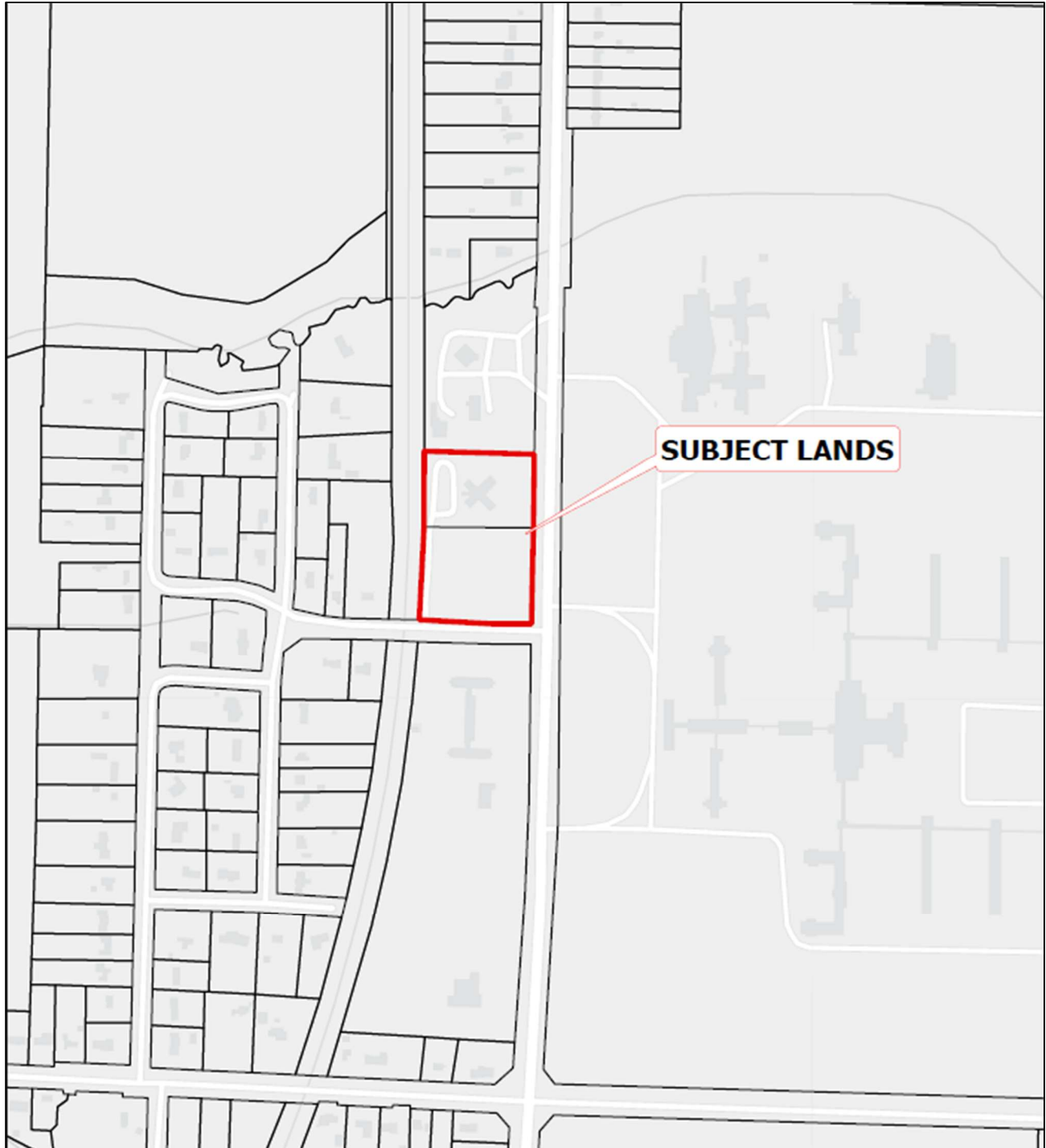
If you wish to be notified of the decision of the Council of the Municipality of Central Elgin on the proposed zoning by-law amendment, you must make a written request to the undersigned.



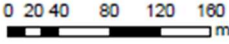
PUBLIC ACCESS TO INFORMATION relating to the proposed Zoning By-law Amendment may be accessed on the Municipality's website <https://www.centralelgin.org/en/businessdevelopment/current-planning-applications.aspx> under

'Current Planning Applications'

DATED at the Municipality of Central Elgin, this 21th day of April 2026.

Emerald Austerberry
Secretary-Treasurer, Committee of Adjustment
Municipality of Central Elgin
450 Sunset Drive, 1st Floor
St. Thomas, Ontario
N5R 5V1
(519) 631-4860, Ext. 242



<p style="text-align: center;">Location Map Zoning By-Law Amendment File No. ZBA 03/26</p>		<p>Date: 15/04/2026 File No. ZBA 03/26</p>
<p style="text-align: center;">410 Sunset Drive, St Thomas CON 6 PT LOT 3 RP 11R4446;PARTS 1 TO 4 440 Sunset Drive, St Thomas YARMOUTH CON 6 PT LOT 3 RP;11R4446 PARTS 5 AND 6 PT;PART 8 RP 11R9314 PARTS 2;AND 3</p>		<p style="text-align: center;">Scale: 1:5,000</p>  <p>DISCLAIMER: This drawing is neither a legally recorded map or a survey and is not intended to be used as one</p>

