

**MUNICIPALITY OF CENTRAL ELGIN
NOTICE OF PASSING
CONCERNING PROPOSED ZONING BY-LAW AMENDMENT**

42496 Water Tower Line

TAKE NOTICE that the Council of the Corporation of the Municipality of Central Elgin passed By-law No. 2831 on the 10th day of October, 2023 pursuant to Section 34(18) of the Planning Act, R.S.O. 1990 as amended.

The subject lands are located on the North Side of Water Tower Line, between Wellington Road and Turner Road, have approximately 508 metres (1,665 feet) of frontage and are approximately 79.17 hectares (195.63 acres) in lot area (see Key Map). Municipally known as 42496 Water Tower Line, they may be legally described as Range 1, North Edgeware, Part of Lot 2, Municipality of Central Elgin.

The lands were subject to an Elgin County Land Division Committee application (LDC Application No. E93-22) for the purpose of creating a lot for a residence that was surplus to a farm operation through farm consolidation. The applicant requested to sever a 0.48 hectare parcel of land with 79.5 metres of frontage onto Water Tower Line. The retained lands would be approximately 31.56 hectares with 428 metres of frontage.

The purpose of the zoning by-law amendment application is to rezone the subject lands to satisfy a condition required by the Municipality and the County of Elgin Land Division Committee. The effect of the application is to zone the retained lands to only permit farm uses and accessory uses and prohibit the construction of a dwelling on the property. Further, the severed parcel of land would be restricted to a rural residential use, home occupations and accessory uses. This is a general requirement for any residence surplus to a farming operation consent application within a prime agricultural area.

In coming to its decision, Council considered the planning report prepared by staff. There were no written submissions, and no one appeared at the public meeting to speak to this matter.

AND TAKE NOTICE that any person or public body may appeal to the Ontario Land Tribunal with respect to the By-law by filing with the Clerk of the Corporation of the Municipality of Central Elgin, not later than the 3rd day of November, 2023 a notice of appeal, setting out the reasons for the appeal, and must be accompanied by the fee required by the Tribunal.

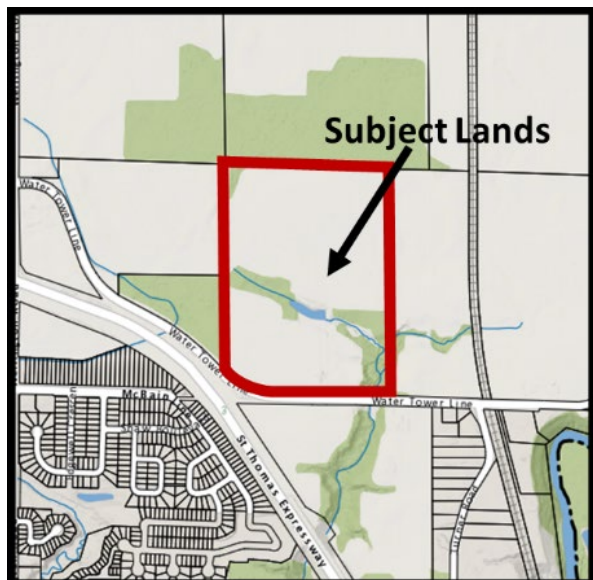
Only individuals, corporations and public bodies may appeal a by-law to the Ontario Land Tribunal. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or group on its behalf.

No person or public body shall be added as a party to the hearing of the appeal unless, before the by-law was passed, the person or public body made oral submissions at a public meeting or written submission to the council or, in the opinion of the Ontario Land Tribunal, there are reasonable grounds to add the person or public body as a party.

The complete By-law is available for inspection daily, from Monday to Friday, during regular office hours, at the Clerk's Office.

ADDITIONAL INFORMATION relating to the proposed Zoning By-law Amendment is available for inspection daily, Monday to Friday, 9:00 A.M. to 4:00 P.M. at the Municipal Offices and at the Central Elgin Planning Office, 9 Mondamin Street, St. Thomas.

Key Map:



DATED at the Municipality of Central Elgin, this 12th day of October, 2023.

Delany Leitch, Deputy Clerk
Municipality of Central Elgin
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N5R 5V1
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