

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

**4799 Hawk Cliff Road**

**TAKE NOTICE** that the Council of the Corporation of the Municipality of Central Elgin passed By-law No. 2025-019 on the 14<sup>th</sup> day of April, 2025 pursuant to Section 34(18) of the Planning Act, R.S.O. 1990 as amended.

The subject lands are located on the south side of Dexter Line and west of Hawk Cliff Road. They have approximately 322 metres of frontage and are approximately 32 hectares in lot area (see Key Map). Municipally known as 4799 Hawk Cliff Road, they may be legally described as Concession 1, Part Lot 6 and Lot 7, RP 11R-9889, Part 1, Municipality of Central Elgin.

The lands were subject to an Elgin County Land Division Committee application (LDC Application No. E4-25) to create a lot for a residence that is surplus to a farm operation through farm consolidation, and to merge the retained lands with the parcel of land that abuts the property to the south. The applicant intends to sever an approximately 0.40-hectare parcel of land with 49.19 metres of frontage onto Dexter Line. The retained lands would be approximately 31.58 hectares with 980 metres of frontage on Dexter Line.

To satisfy the conditions of the consent approval, a zoning by-law amendment is required to prohibit the construction of a new residential dwelling on the retained lands.

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 an appeal to the Ontario Land Tribunal in respect to all or part of this Zoning By-law may be made by filing a notice of appeal with the City Clerk either via the Ontario Land Tribunal e-file service (first-time users will need to register for a My Ontario Account) at <https://olt.gov.on.ca/e-file-service> by selecting Municipality of Central Elgin as the Approval Authority or by mail (450 Sunset Drive, St. Thomas, N5R 5V1) no later than 4:30 p.m. on May 7, 2025.

The filing of an appeal after 4:30 p.m., in person or electronically, will be deemed to have been received the next business day. The appeal fee of \$1,100 can be paid online through e-file or by certified cheque/money order to the Minister of Finance, Province of Ontario. If you wish to appeal to the Ontario Land Tribunal (OLT) or request a fee reduction for an appeal, forms are available from the OLT website at [www.olt.gov.on.ca](http://www.olt.gov.on.ca). If the e-file portal is down, you can submit your appeal to [info@centralelgin.org](mailto:info@centralelgin.org).

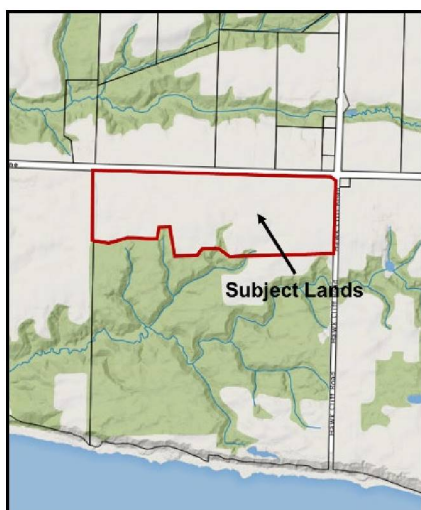
Only a specified person, a public body, the registered owner, or the Minister may appeal a by-law to the Ontario Lands Tribunal.

No specified person or public body shall be added as a party to the hearing of the appeal unless, before the by-law was passed, the specified person or public body made oral submissions at a public meeting or written submission to the council or, in the opinion of the Ontario Lands 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 17<sup>th</sup> day of April, 2025.

Delany Leitch, Deputy Clerk  
Municipality of Central Elgin  
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St. Thomas, Ontario  
N5R 5V1  
(519) 631-4860, Ext. 286