

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

**8415 HOBSON ROAD**

**TAKE NOTICE** that the Council of the Corporation of the Municipality of Central Elgin passed By-law No. 2026-08 on the 9<sup>th</sup> day of February, 2026 pursuant to Section 34(18) of the Planning Act, R.S.O. 1990 as amended.

**Purpose & Effect –** The purpose of the Zoning By-law Amendment is to fulfill a condition of approval for a surplus farm dwelling severance affecting the lands municipally known as 9415 Hobson Road in the former Township of Yarmouth. The subject property is zoned OS1 Zone in the Zoning By-law and designated Agricultural in the Municipality of Central Elgin Official Plan, and a zoning amendment is required to prohibit any future residential use on the retained agricultural lands, consistent with Provincial and local policies governing surplus farm dwelling severances.

The effect of the proposed amendment is to rezone the retained farm parcel from its current zoning to an agricultural zone that prohibits residential dwellings, thereby preventing the establishment of any new residential use on the retained farm while allowing continued agricultural use of the lands. The amendment will also recognize the existing dwelling on the severed parcel as a surplus farm residence and ensure the severed lot remains appropriately zoned for residential use.

This Zoning By-law Amendment implements the approved consent application E-38/25, which severed the surplus farm dwelling and required the rezoning of the retained farm parcel as A condition of consent approval.

In coming to its decision, Council considered the planning report prepared by Staff, correspondence received, and discussion during the public meeting held on December 8, 2025.

**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 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 **March 2<sup>nd</sup>, 2026**.

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).

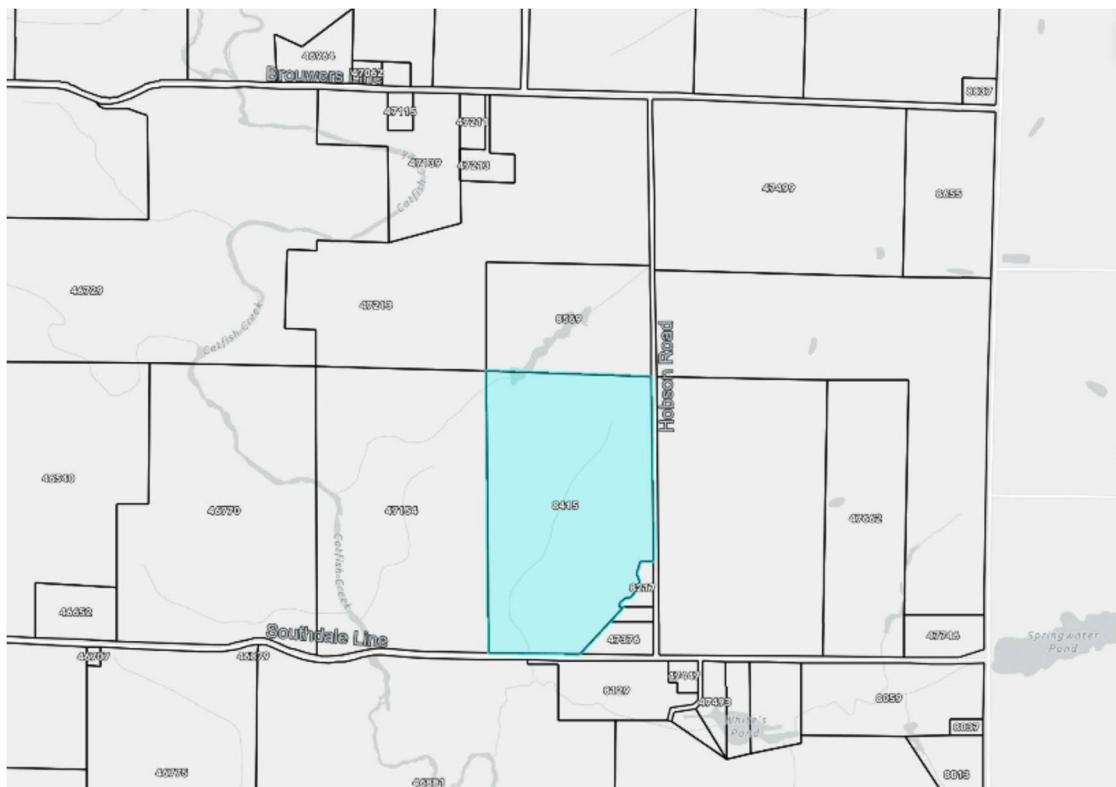
Only a specified person, a public body, the registered owner, or the Minister may appeal a by-law to the Ontario Lands Tribunal.

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 Office, 450 Sunset Drive St. Thomas.

**Key Map:**



**DATED** at the Municipality of Central Elgin, this 10th day of February 2026.

Emerald Austerberry

Planning Coordinator

Municipality of Central Elgin

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N5R 5V1

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