



THE MUNICIPALITY OF CENTRAL ELGIN

## OFFICIAL PLAN AMENDMENT APPLICATION

Form OPA-1/2014

### REQUIREMENTS FOR A COMPLETE APPLICATION:

Note: Until the Municipality of Central Elgin has received the information and material requested herein (as required under subsections (4) and (5) of Section 22 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 22(6.4) and 22(7) of the Act will not begin.** Please ensure your submission includes:

**OFFICE USE ONLY**  
**Date Stamp – Date Received:**

**Fee Paid:** ☐ Yes ☐ No

- ☒ The completed application form and declarations as required under subsection 22 (4) (5) of the *Planning Act*.
- ☒ **Application Fee made payable to “The Municipality of Central Elgin”. Application Fee Amount: \$ 750.00**
- ☒ A Letter of Authorization from the Owner (with dated, original signature) **OR** completion of the Owner’s Authorization on page 6, **if the Owner is not filing the application.**
- ☒ Other information identified through Pre-consultation.

### 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.*

Planning Justification Report

Geotechnical Report

Environmental Impact Study (EIS)

Subwatershed Study

Traffic Impact Study

### About Pre-Consultation

Prior to submitting this application for an Official Plan Amendment to the Municipality of Central Elgin, a proponent is encouraged 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.

### THIS APPLICATION PACKAGE MUST BE SUBMITTED TO:

Central Elgin Planning Office

9 Mondamin Street, St. Thomas, Ontario N5P 2T9

Telephone: 519-633-2560

Facsimile: 519-633-6581

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

OFFICIAL PLAN 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 Official Plan.

1. Name of applicant: Monteith Brown Planning Consultants (c/o Jay McGuffin)  
Address: 610 Princess Avenue, London, Ontario, N6B 2B9  
Telephone (home): \_\_\_\_\_ (business) 519-686-1300  
E-Mail: jmcguffin@mbpc.ca
2. Is the applicant the owner of the land? ☐ Yes ☒ No If no, please provide:  
Name of owner: Municipality of Central Elgin (APS with Wastell Developments Inc.)  
Address: \_\_\_\_\_  
Telephone (home): \_\_\_\_\_ (business) \_\_\_\_\_  
E-Mail: \_\_\_\_\_  
Date Lands Acquired: \_\_\_\_\_
3. Name of Agent (if any): Monteith Brown Planning Consultants (c/o Jay McGuffin)  
Address: \_\_\_\_\_  
Telephone: (home): \_\_\_\_\_ (business) \_\_\_\_\_  
E-Mail: \_\_\_\_\_
4. Location of Property ("subject lands"):  
Registered Plan No.: \_\_\_\_\_ Lot No.(s): \_\_\_\_\_  
Concession No.: 2 Lot No.(s): \_\_\_\_\_  
Reference Plan No.: 11R-9074 Part No.(s): 2, 5-10  
Municipal Address: 4980 Sunset Drive
5. Dimensions of the subject lands:  
Frontage (m): 222.8m on Sunset Drive (County Road 4) Street/Road/Highway  
Depth (m): +/- 43 m  
Area (m<sup>2</sup>): 7536m2
6. Municipality of Central Elgin Official Plan:  
Designation of the subject lands: Commercial-Industrial, Natural Heritage  
Permitted uses of the designation: hotel-motel business, automotive service, automotive dealership, gas bars, business offices, eating establishments, and home and auto supply stores; passive open space, walking/biking trails, conservation uses, forest and resource management uses, etc.
7. Current applicable Zoning By-law: Township of Yarmouth  
Current applicable zone: Site-Specific Business Zone 3, Holding (hB3-32)

8. What is the purpose of the requested amendment? To Re-Designate the easterly portion of the subject lands from 'Natural Heritage' to 'Commercial-Industrial' as it applies to the westerly portion of the property (designation proposed to be extended for the property in its entirety). Site Specific Special Policy to Seek relief from subsection 4.3.1d) of the current OP and subsection 4.4.1d) of the adopted OP along with additional permitted uses.
9. Does the proposed amendment change, replace or delete a policy in the Official Plan? ☒ Yes ☐ No
- If yes, what is the policy to be changed, replaced or deleted? Notwithstanding subsection 4.3.1d) of the current OP and subsection 4.4.1d) of the adopted OP.
- Please provide text of the proposed amendment (add additional pages if required): \_\_\_\_\_  
See Planning Justification Report  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_
10. Does the proposed amendment change or replace a designation in the Official Plan? ☒ Yes ☐ No
- If yes, what is the designation to be changed or replaced? 'Natural Heritage' to 'Commercial-Industrial'
11. Does the proposed amendment change or replace a schedule in the Official Plan? ☒ Yes ☐ No
- If yes, what is the schedule to be changed or replaced? Schedule 'G'
12. What land use(s) would the proposed amendment authorize? Those uses permitted in the 'Commercial-Industrial' Designation, along with additional general commercial uses. See Planning Justification Report.
13. 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, what are the current policies regarding alteration or establishment of new settlement areas? \_\_\_\_\_
14. Is the purpose of this application to remove land from an area of employment? ☐ Yes ☒ No If Yes, what are the current policies regarding removing land from an area of employment? \_\_\_\_\_
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. Please indicate if the subject lands or any lands within 120 metres of it is also the subject of any of the following matters under the Planning Act:
- |   |  |   |
|---|--|---|
| (a) For approval of a plan of subdivision under Section 51. | <input type="checkbox"/> Subject lands | <input type="checkbox"/> Lands within 120m. |
| (b) For approval of a consent under Section 53.             | <input type="checkbox"/> Subject lands | <input type="checkbox"/> Lands within 120m. |
| (c) For a zoning by-law amendment under Section 34.         | <input type="checkbox"/> Subject lands | <input type="checkbox"/> Lands within 120m. |
| (d) For approval of a minor variance under Section 45.      | <input type="checkbox"/> Subject lands | <input type="checkbox"/> Lands within 120m. |
| (e) For an official plan amendment under Section 22.        | <input type="checkbox"/> Subject lands | <input type="checkbox"/> Lands within 120m. |
| (f) For approval of a site plan under Section 41.           | <input type="checkbox"/> Subject lands | <input type="checkbox"/> Lands within 120m. |
| (g) A Minister's Zoning Order under Section 47.             | <input type="checkbox"/> Subject lands | <input type="checkbox"/> Lands within 120m. |

For any applicable, please provide the following (add additional pages if necessary):

File No.: \_\_\_\_\_ Status: \_\_\_\_\_

Approval Authority: \_\_\_\_\_

Legal Description: \_\_\_\_\_

Address: \_\_\_\_\_

Purpose of the Application: \_\_\_\_\_

Effect on Requested Amendment: \_\_\_\_\_

File No.: \_\_\_\_\_ Status: \_\_\_\_\_

Approval Authority: \_\_\_\_\_

Legal Description: \_\_\_\_\_

Address: \_\_\_\_\_

Purpose of the Application: \_\_\_\_\_

Effect on Requested Amendment: \_\_\_\_\_

19. Is this application for an official plan amendment consistent with policy statements issued under Section 3(1) of the Planning Act? ☒ Yes ☐ No Explain: The Amendment is Consistent with Policy Section 1.1.3.1, 1.1.3.2, 1.1.3.3, 2.1.1, 3.1.1., 1.3.1, 1.7.1, 2.1, and 3.1 of the Provincial Policy Statement.
- See Planning Justification Report for more information.

20. 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): Vacant Commercial Building on the property.
- Previous use of the building is known.

	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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Has there been petroleum or other fuel stored on the subject land or adjacent land?	<input checked="" type="checkbox"/>	<input 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? Information provided by the client, the Municipality, or the County.

(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? Not requested by Municipality. Information on use of subject lands and adjacent lands discussed in Planning Justification Report.

(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. Municipality did not make this a requirement for complete application.

21. This application must be filed with the **Central Elgin Planning Office, 9 Mondamin Street, St. Thomas, Ontario, N5P 2T9** or with the **Municipality of Central Elgin, 450 Sunset Drive, St. Thomas, Ontario, N5R 5V1**, and must be accompanied by the application fee of **\$750.00**.

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

**DECLARATION:**

I, Jay McGuffin of City of London  
 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 City of London  
 In the County of Middlesex  
 this 28th  
 day of November A.D. 2022

Anand Desai  
 A Commissioner, etc.

[Signature]  
 Signature of Owner or Authorized Agent

**Anand Prakash Desai**  
 a Commissioner, etc., Province of Ontario  
 for **Monteith Brown Planning Consultants Ltd.**  
 Expires April 29, 2025

**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) \_\_\_\_\_, being the Applicant(s) and/or registered Owner(s) of the subject lands, hereby authorize \_\_\_\_\_ to prepare and submit an Application for an Official Plan amendment.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Day

\_\_\_\_\_  
Month

\_\_\_\_\_  
Year

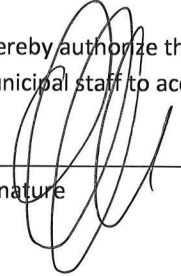
**\*\* SEE AUTHORIZATION AS AGENT \*\***

**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 Jay McGuffin (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

28<sup>th</sup>  
Day

NOVEMBER  
Month

2022  
Year