

**MUNICIPALITY OF CENTRAL ELGIN  
NOTICE OF AN APPLICATION AND PUBLIC MEETING  
CONCERNING A PROPOSED ZONING BY-LAW AMENDMENT**

**42489 Southdale Line**

**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 Doug Tarry Limited for approval of a proposed Zoning By-law Amendment. Access to the information and material provided under subsections (10.1) and (10.2) 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 **23<sup>rd</sup> day of October, 2023 at 6:50 P.M.** to consider a proposed amendment to the Township of Yarmouth Zoning By-law 1998. The purpose of the Public Meeting is to afford 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>

The subject lands are located on the south side of Southdale Line, west of the Port Stanley Terminal Rail line in the Community of Norman Lyndale. They have 21.94 metres of frontage on Southdale line and have a total lot area of approximately 0.2 hectares. They may be legally described as Registered Plan No. 263, Lot 3 and Part of Lot 4 in the Municipality of Central Elgin.

The lands were subject to an Elgin County Land Division Committee application (LDC Application No. E32-23) for the purpose of creating a new lot for residential use that fronts on to White Tail Path. The existing lot at 42489 Southdale Line is approximately 0.2 hectares in area. Through the LDC application, an approximately 0.07-hectare parcel was severed of the rear of the subject lands to facilitate residential development along White Tail Path, which is part of the Eagle Ridge Subdivision to the south.

The purpose of the amendment is to satisfy the condition required by the Municipality and the County of Elgin Land Division Committee decision. The effect of the amendment would be to apply the existing site-specific residential zoning in the Eagle Ridge Subdivision on the newly created lot.

**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 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 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 person or public body is not entitled to appeal the decision.

If a 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 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'

**Key Map:**



**DATED** at the Municipality of Central Elgin, this 2<sup>nd</sup> day of October, 2023.

Delany Leitch, Deputy Clerk  
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