

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

Belmont Estates Phase 6, Village of Belmont

TAKE NOTICE that the Council of the Corporation of the Municipality of Central Elgin passed By-law No. 2648 on the 12th day of October, 2021 pursuant to Section 34(18) of the Planning Act, R.S.O. 1990 as amended.

The subject lands are located south of Seventh Avenue and west of Snyders Avenue in the Community of Belmont. They have approximately 296 metres (971 feet) of frontage on to Seventh Avenue and are approximately 19.7 hectares (48.68 acres) in lot area (see Key Map). The lands may be legally described as Concession 7 North, Part of Lot 1, Registered Plan 33R8653, Former Village of Belmont, now Municipality of Central Elgin.

The application is in relation to Draft Plan of Subdivision File No. 34T-CE1902 and is proposing to rezone the area identified in the Key Map to permit the construction of a range of residential dwelling uses, an institutional use, and an open space use. Specifically, the applicants are proposing to rezone the lands to permit the development of 158 single-detached lots, 17 semi-detached lots (34 units), 4 townhouse blocks (16 units), a dual-zoned residential/institutional block that fronts on to Seventh Avenue, and an Open Space (OS) zone for stormwater management purposes. A site-specific dual residential/institutional zone is proposed for the block fronting on the Seventh Avenue to allow for flexibility for residential development should the Thames Valley District School Board not acquire the lands to build a new school.

In coming to its decision, Council took into consideration, the planning reports prepared by staff, the submissions made by the applicant and the written and oral comments received by the public.

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 5th day of November, 2021 a notice of appeal, setting out the reasons for the appeal, and must be accompanied by the fee required by the Tribunal.

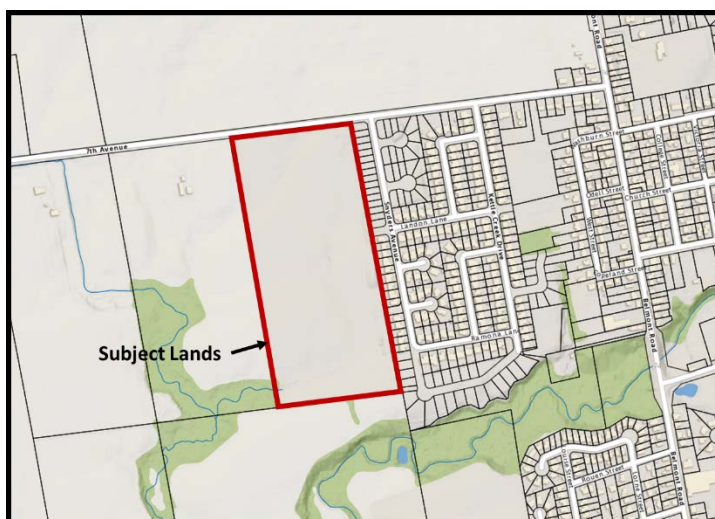
Only individuals, corporations and public bodies may appeal a by-law to the Ontario Land Tribunal. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or group on its behalf.

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 16th day of October, 2021.

Dianne Wilson, Deputy Clerk
Municipality of Central Elgin
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St. Thomas, Ontario
N5R 5V1
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