

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

37719 Lake Line

TAKE NOTICE that the Council of the Corporation of the Municipality of Central Elgin passed By-law No. 2766 on the 27th day of February, 2023 pursuant to Section 34(18) of the Planning Act, R.S.O. 1990 as amended.

The subject lands are located south of Lake Line, west of the Carlow Road in the Community of Port Stanley and have a total lot area of approximately 12.8 hectares (31.63 acres). They may be legally described as Part of Clergy Reserve Lot "D", North of the Lake Road, and Part of James Begg Lots 14 & 15, Registered Plan No. 20 (MIDD), and Part of Road Allowance Between Lots 14 & 15, North of the Lake Road, and All of Lot "T", Registered Plan No. 39, in the Municipality of Central Elgin. The lands are shown on the Key Map.

The purpose of the application is to rezone the lands to permit an associated Draft Plan of Subdivision (File No. 34T-CE2101) that has been submitted to the County of Elgin. The effect of the amendment would be to change the existing zoning on the lands to allow for the development of 97 residential units comprised of 70 single-detached lots, 9 semi-detached lots (18 units) and 2 townhouse lots (9 units). Specifically, the lands are to be rezoned Open Space to reflect the natural heritage and natural hazard features on the site and a residential zone to permit the single-detached and semi-detached development, as well as a site-specific zone for the townhouse units.

In coming to its decision, Council considered the planning report prepared by staff and the comments raised by the public at the public meeting with respect to conversion of natural heritage and natural hazard lands; flood plain and safety; proposed density and access; and, environmental impacts and climate change.

AND TAKE NOTICE that any person or public body may appeal to the Local Planning Appeals 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 24th day of March, 2023 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 Local Planning Appeal 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 Local Planning Appeal 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.

DATED at the Municipality of Central Elgin, this 4th day of March, 2023.

Key Map (not to scale):



Dianne Wilson, Deputy Clerk
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