

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

**45714 Edgeware 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 Yorkland Farms Ltd. 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 **27<sup>th</sup> day of March, 2023 at 6:40 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 north side of Edgeware Line, west of Belmont Road, have approximately 575 metres (1,886 feet) of frontage and are approximately 40.2 hectares (99.3 acres) in lot area (see Key Map). Municipally known as 45714 Edgeware Line, they may be legally described as Range 1 North of Edgeware Road, Lot 16, Municipality of Central Elgin.

The lands were subject to an Elgin County Land Division Committee application (LDC Application No. E73-22) for the purpose of creating a lot for a residence that was surplus to a farm operation through farm consolidation. The applicant requested to sever a 0.58-hectare parcel of land with 60.9 metres of frontage onto Edgeware Line. The retained lands would be approximately 39.6 hectares with 514 metres of frontage. To satisfy the condition required by the Municipality and the County of Elgin Land Division Committee decision that would prohibit the retained lands from constructing a new residential dwelling a zoning by-law amendment is required.

**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.

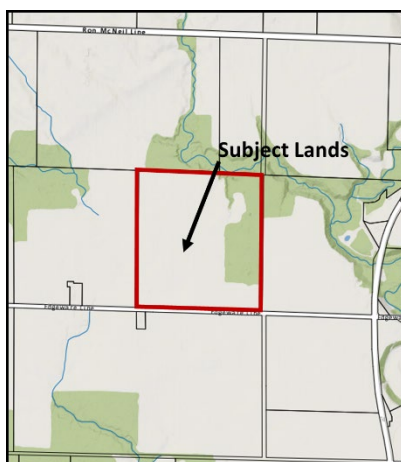
If a person or public body would otherwise have an ability to appeal the decision of the Council of the Municipality of Central Elgin to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Municipality of Central 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 4<sup>th</sup> day of March, 2023.

Dianne Wilson, Deputy Clerk  
Municipality of Central Elgin  
450 Sunset Drive, 1st Floor  
St. Thomas, Ontario  
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