

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

**216 Centennial Avenue**

**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 Knutson Development Consultants Inc. on behalf of Len Graat, 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 **13th day of April, 2026 at 6:00 P.M.** to consider a proposed amendment to the Port Stanley Consolidated Zoning By-Law 1507. 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>

**PURPOSE AND EFFECT:** The purpose of the proposed Zoning By-law Amendment is to rezone the subject lands, known municipally as 216 Centennial Avenue in the former Township of Yarmouth, to permit the future creation of eight (8) freehold residential lots accessed by a private road. The portion of the property containing the existing dwelling and accessory structure is not included in the proposed development and will remain unchanged. The subject lands are zoned R1 Zone in part and OS2 in part in the Township of Yarmouth Zoning By-law No. 1998, as amended and designated as Residential in the Municipality of Central Elgin Official Plan and a Tier 1 Settlement Area in the Elgin County Official Plan.

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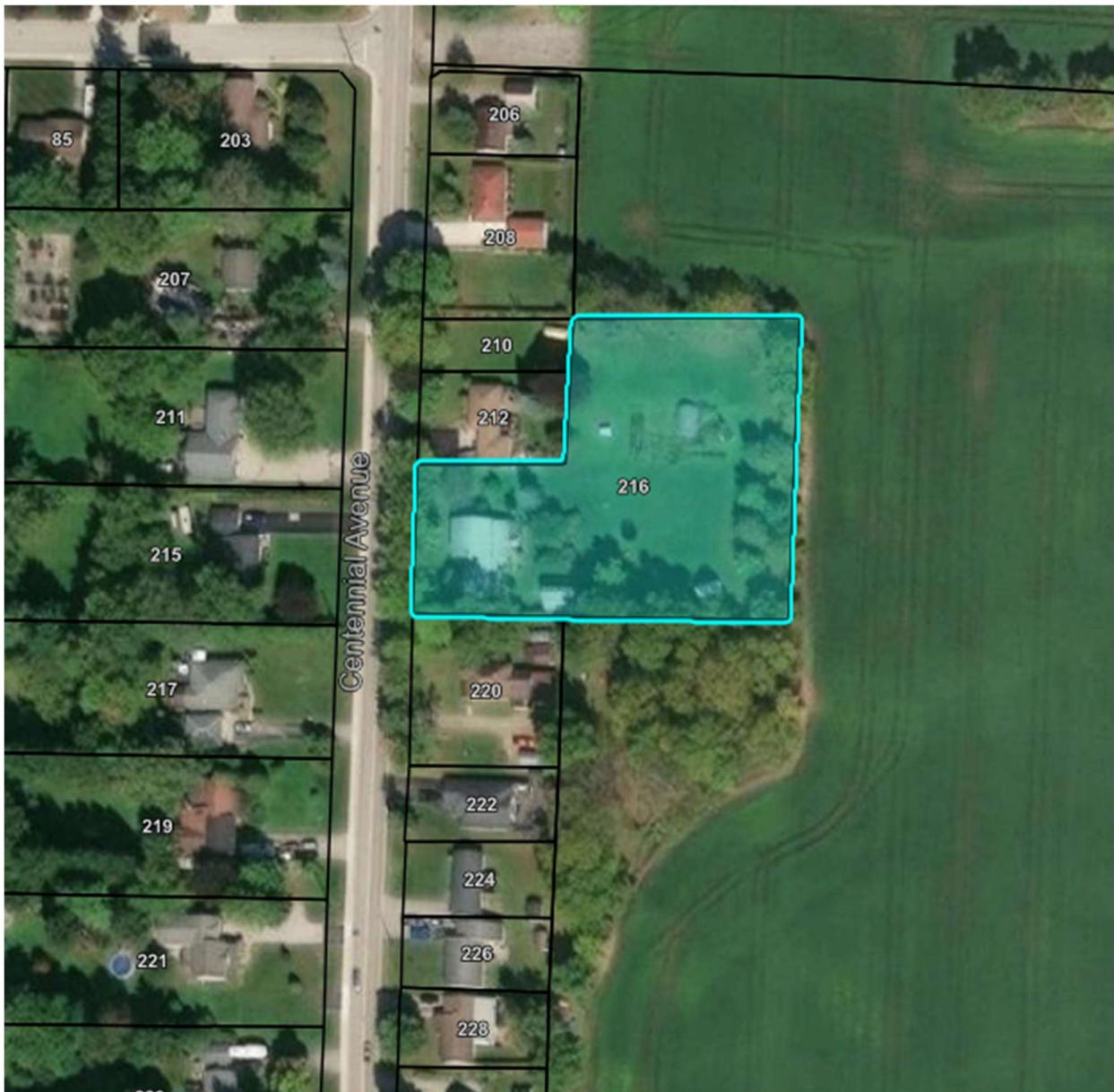
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**PUBLIC ACCESS TO INFORMATION** relating to the proposed Zoning By-law Amendment may be accessed on the Municipality's website <https://www.centralelgin.org/en/businessdevelopment/current-planning-applications.aspx> under 'Current Planning Applications'

**Key Map: 216 Centennial Avenue**



**Subject Site**

**DATED** at the Municipality of Central Elgin, this 24<sup>th</sup> day of March, 2026.

Emerald Austerberry  
Secretary-Treasurer, Committee of Adjustment  
Municipality of Central Elgin  
450 Sunset Drive, 1st Floor  
St. Thomas, Ontario  
N5R 5V1  
(519) 631-4860, Ext. 242

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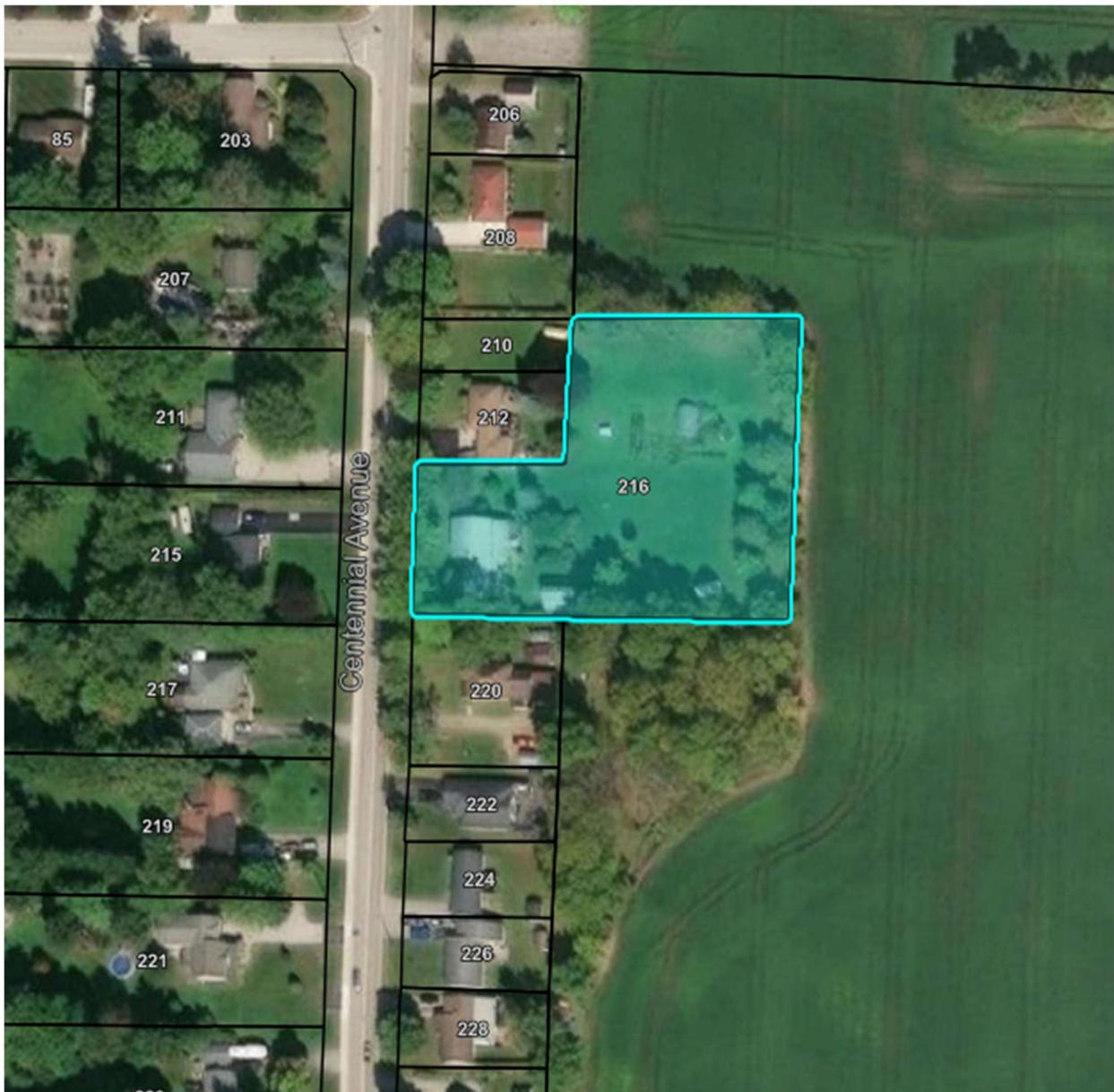
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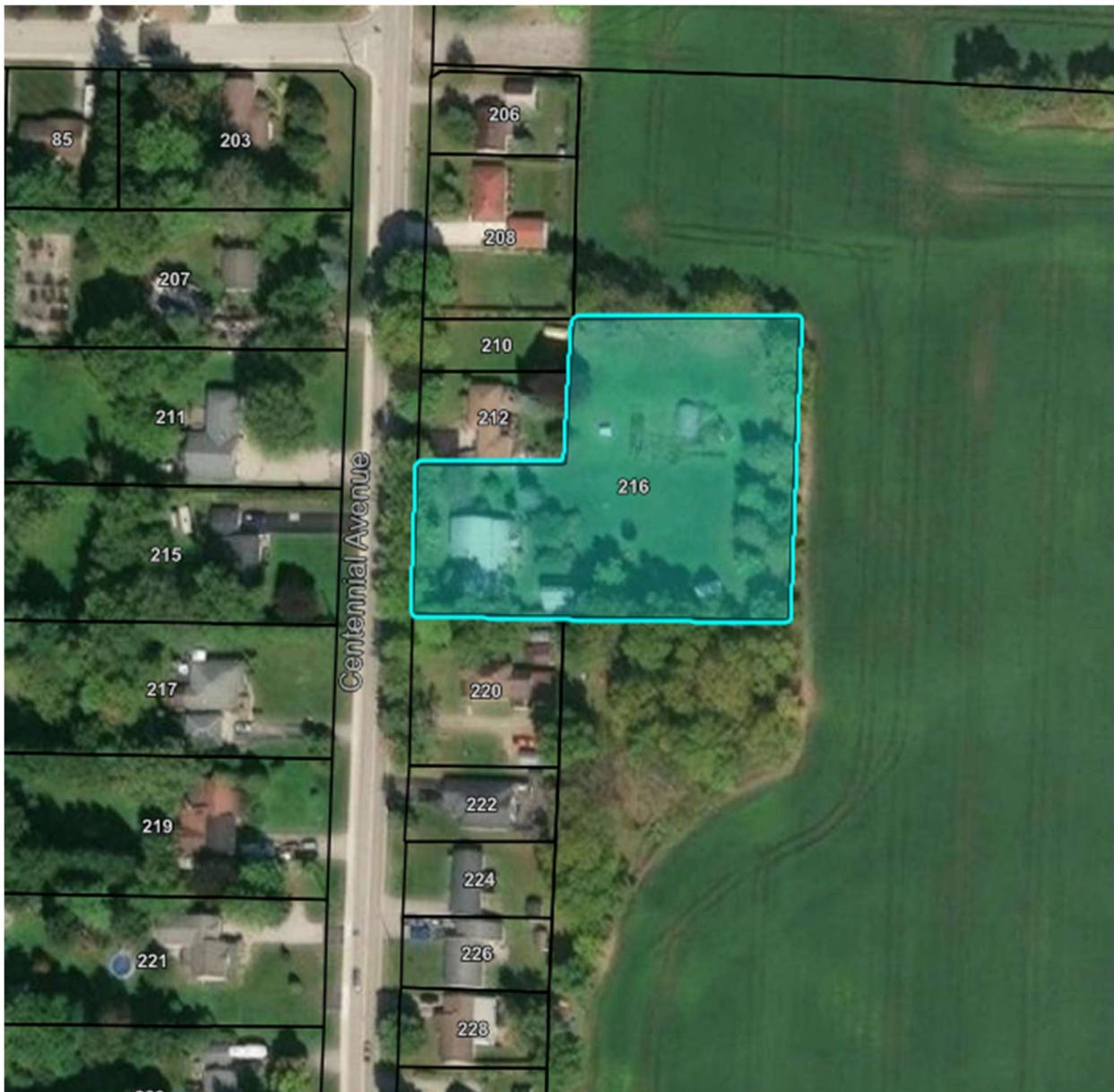
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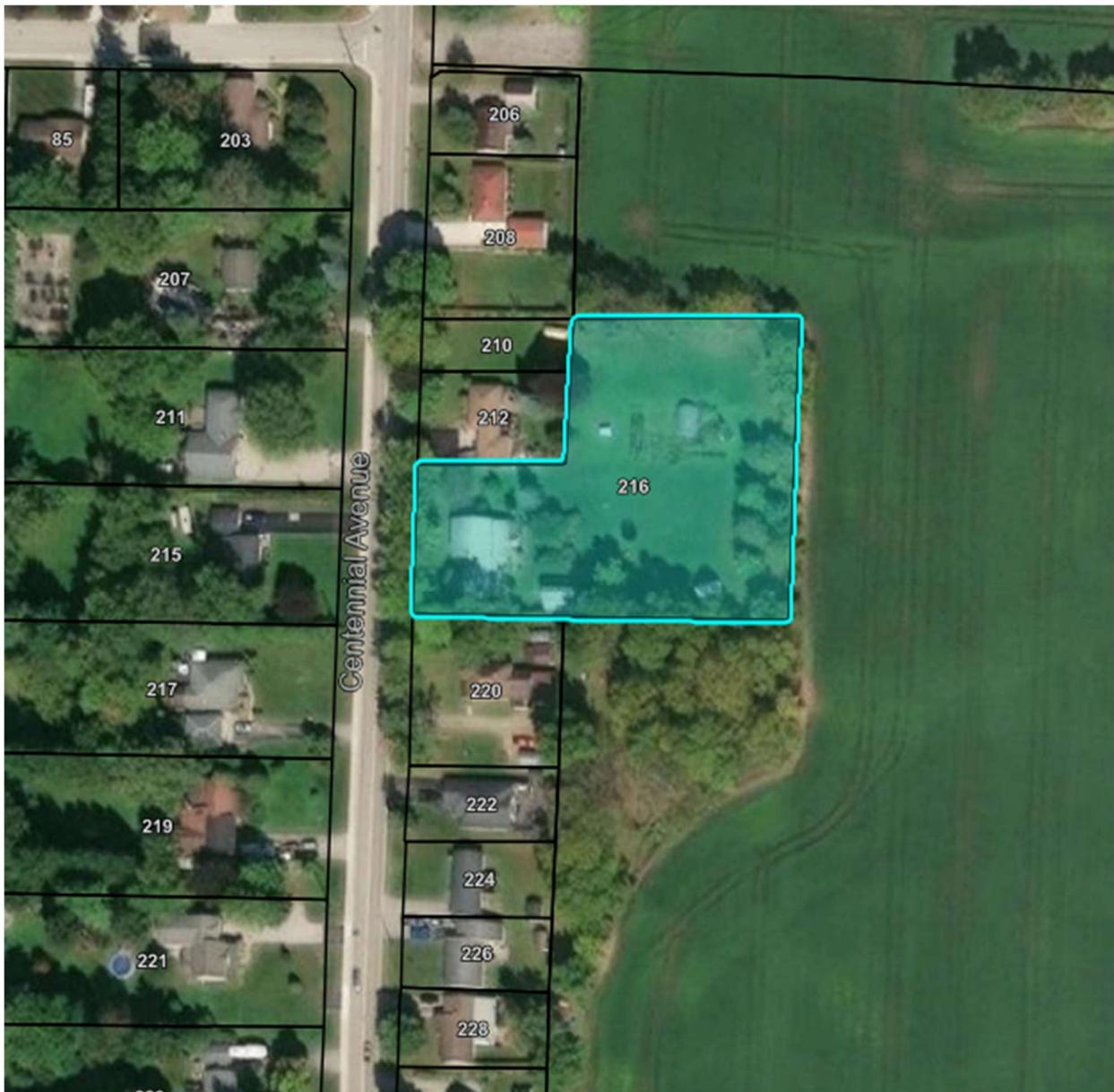
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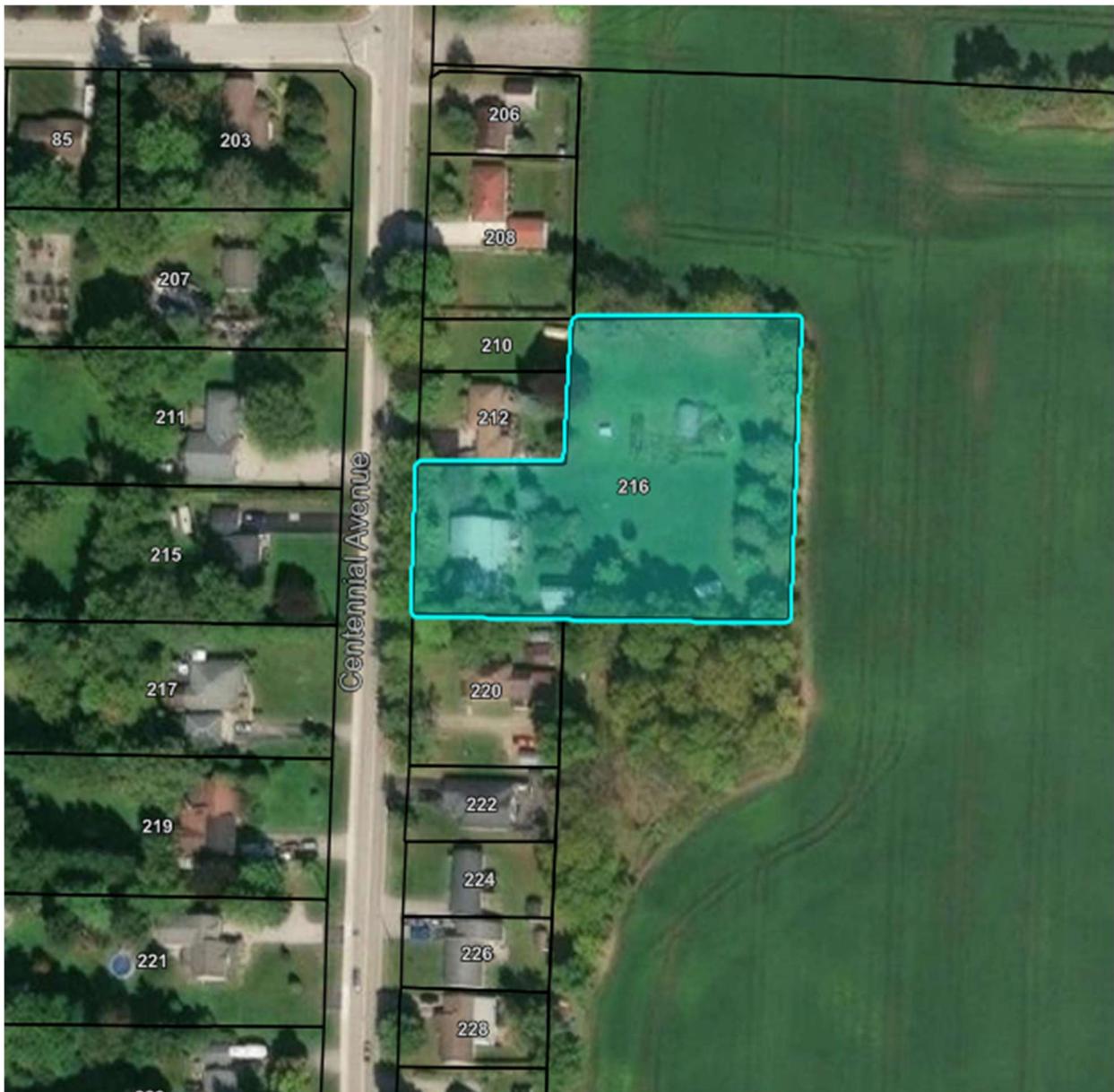
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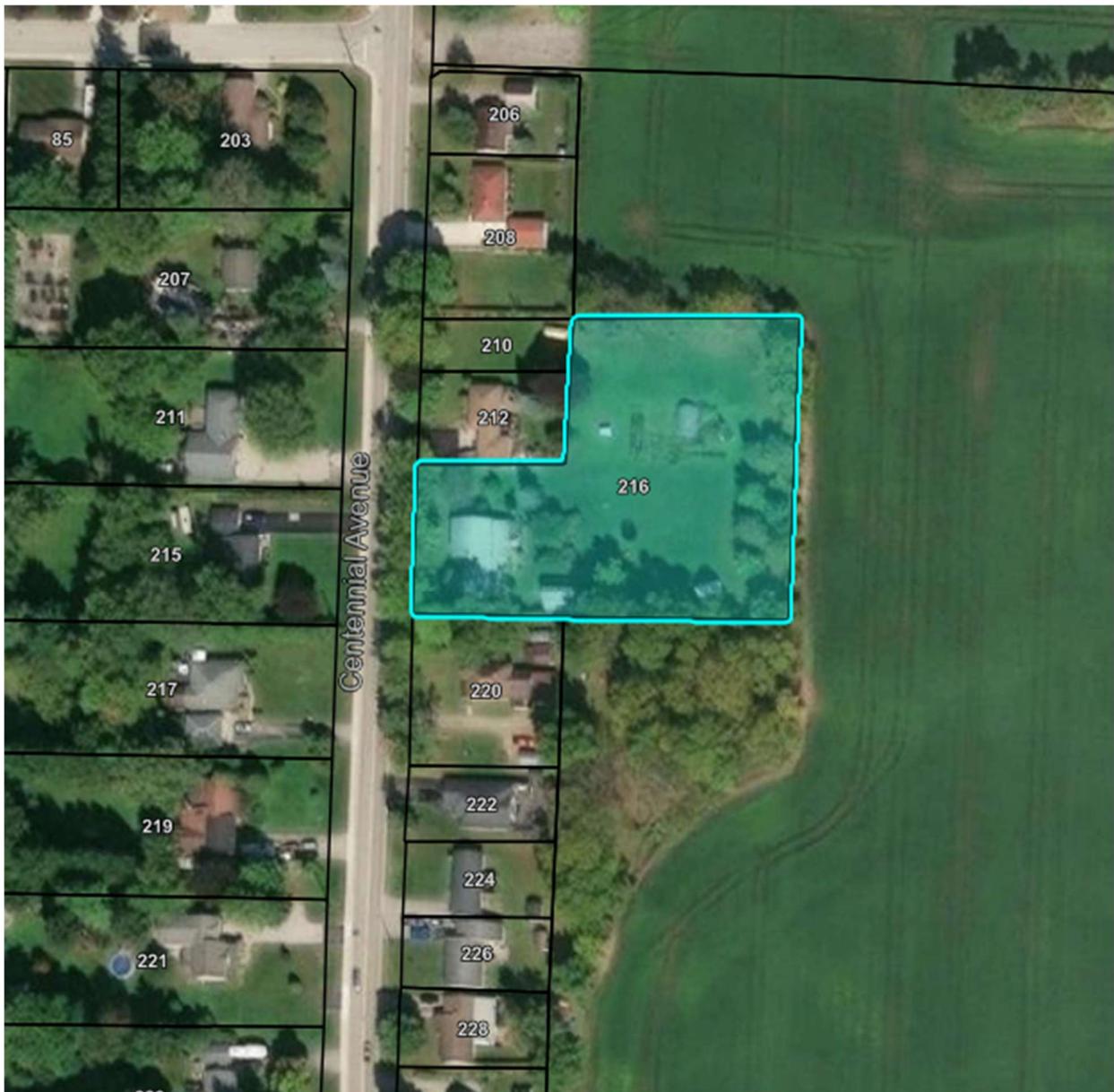
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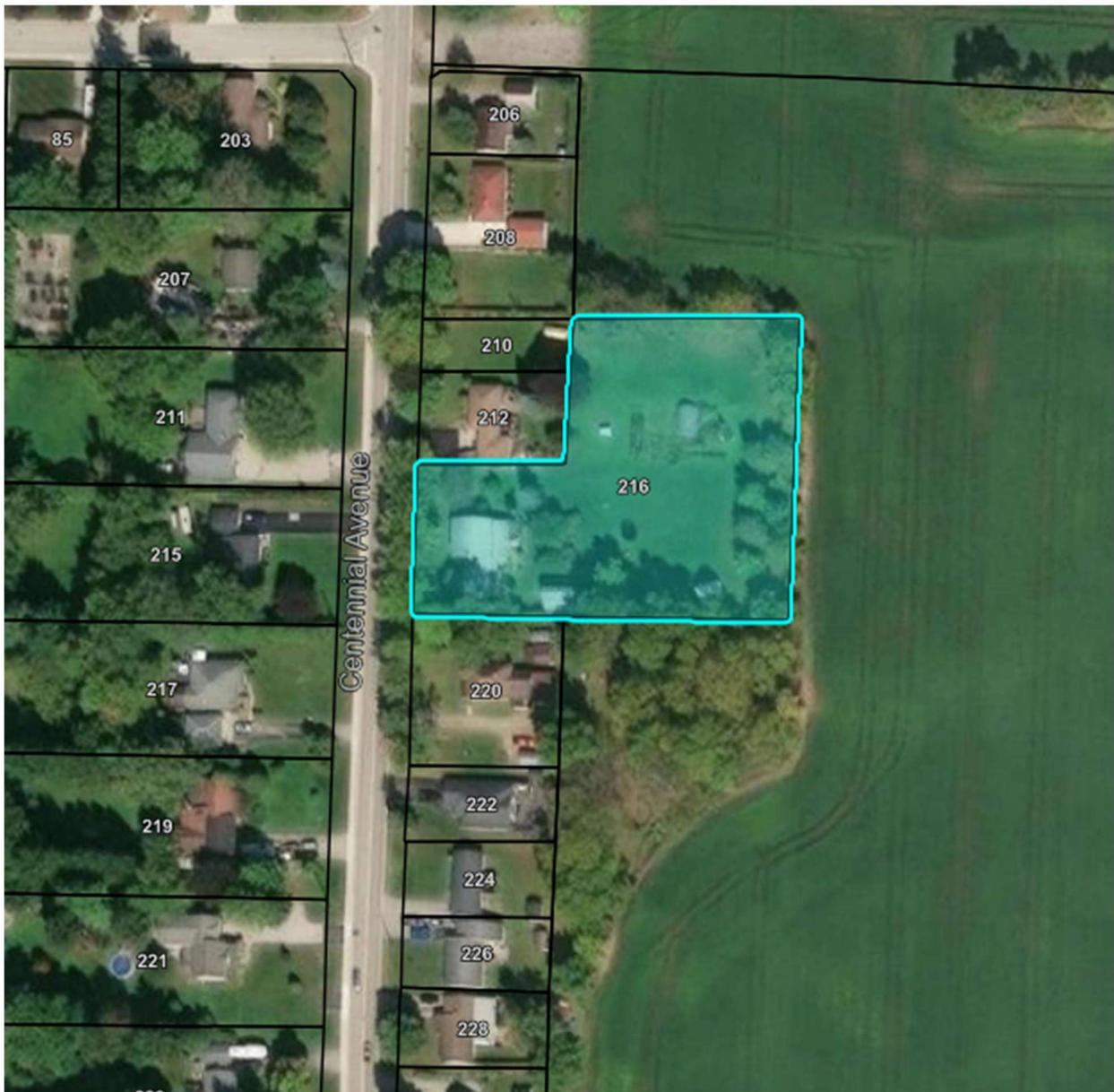
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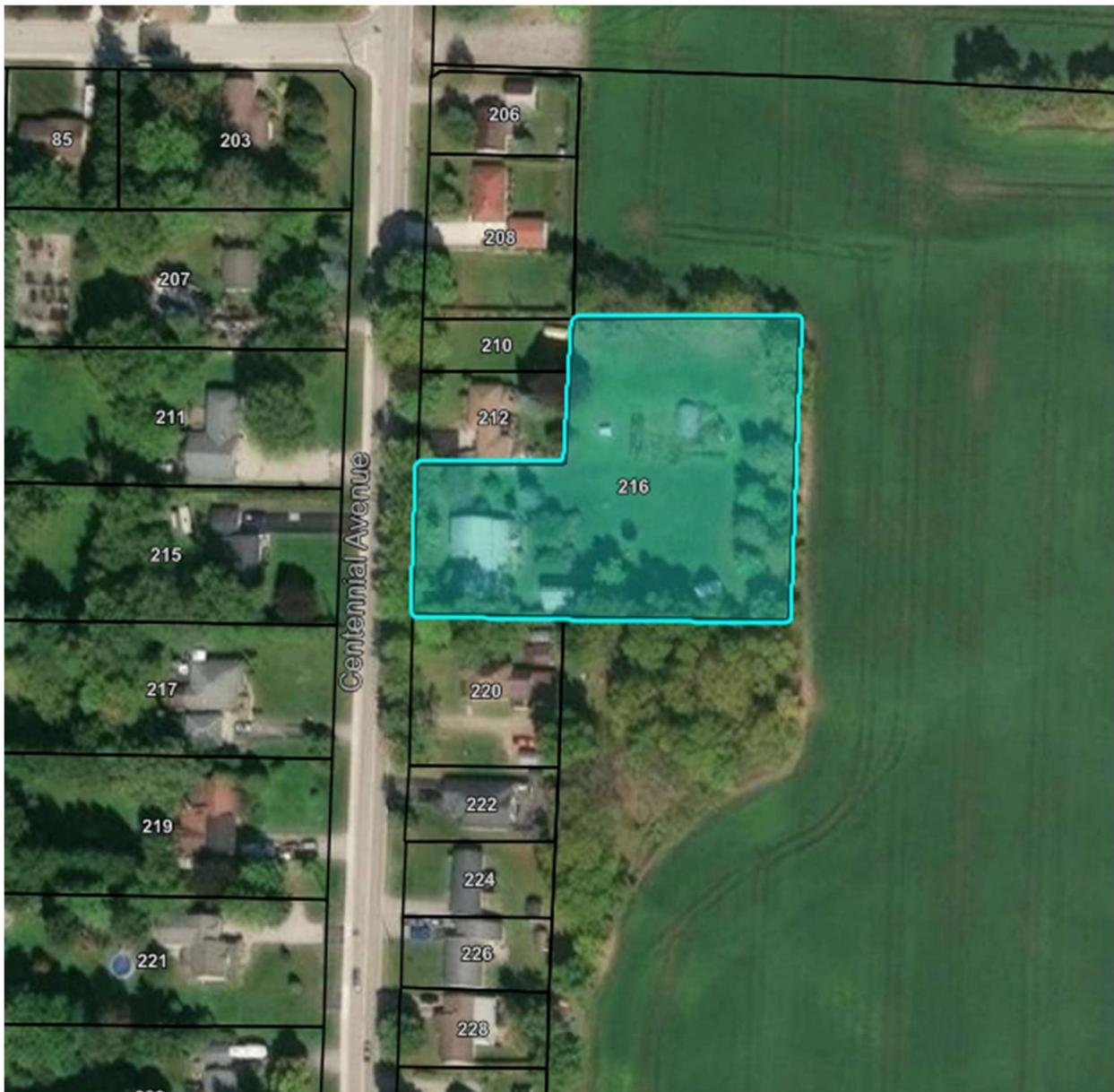
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**DATED** at the Municipality of Central Elgin, this 24<sup>th</sup> day of March, 2026.

Emerald Austerberry  
Secretary-Treasurer, Committee of Adjustment  
Municipality of Central Elgin  
450 Sunset Drive, 1st Floor  
St. Thomas, Ontario  
N5R 5V1  
(519) 631-4860, Ext. 242

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

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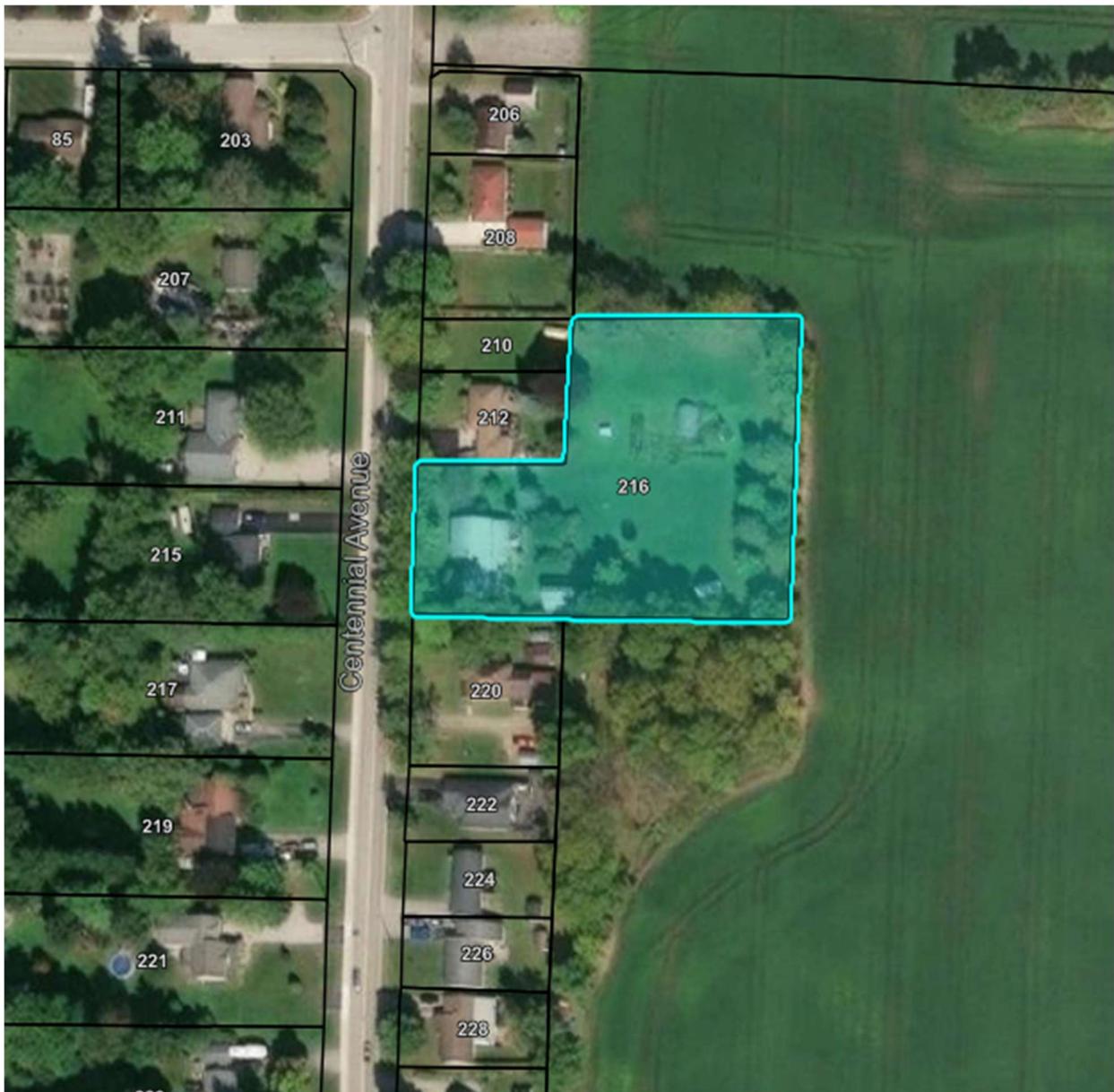
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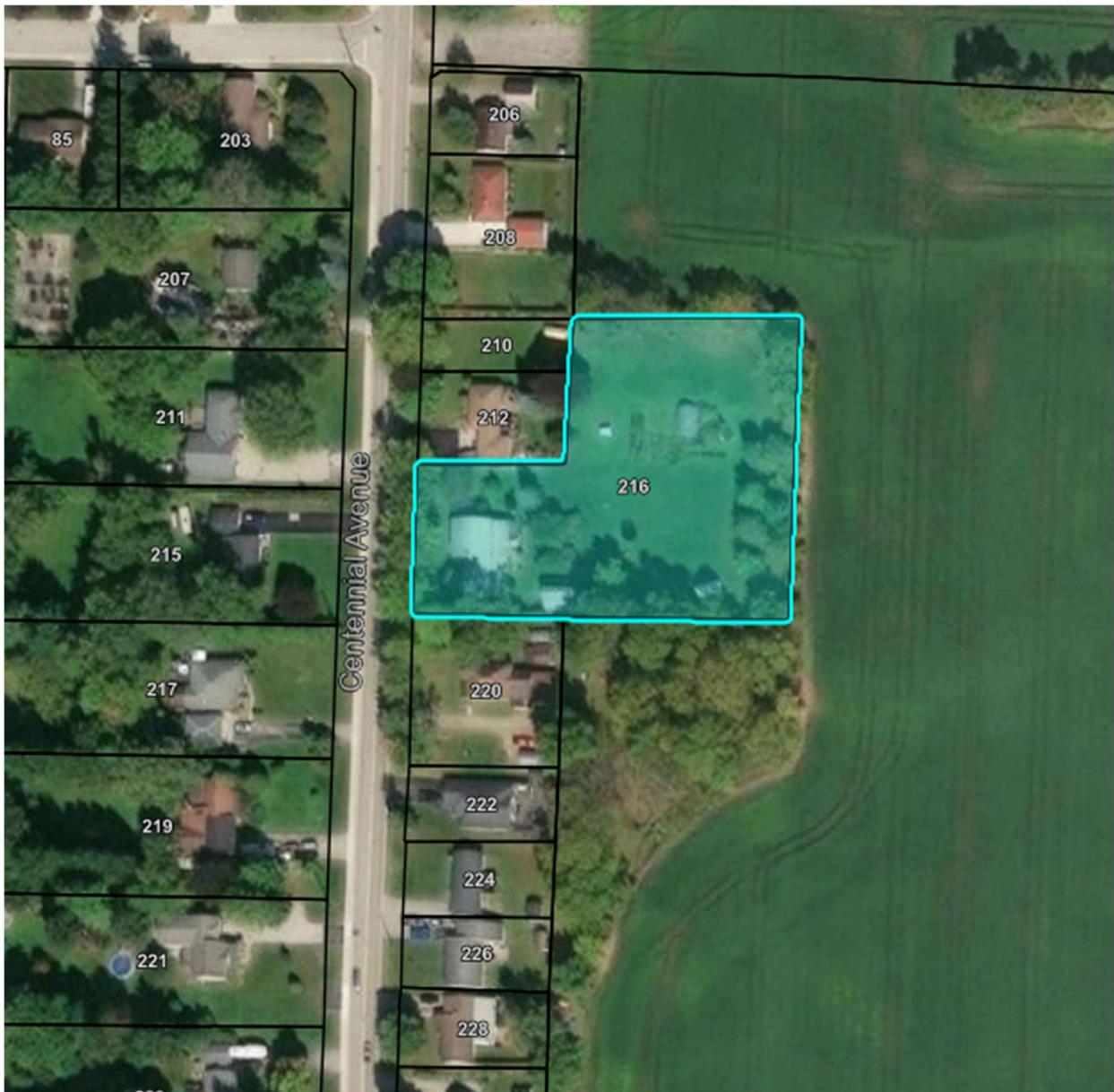
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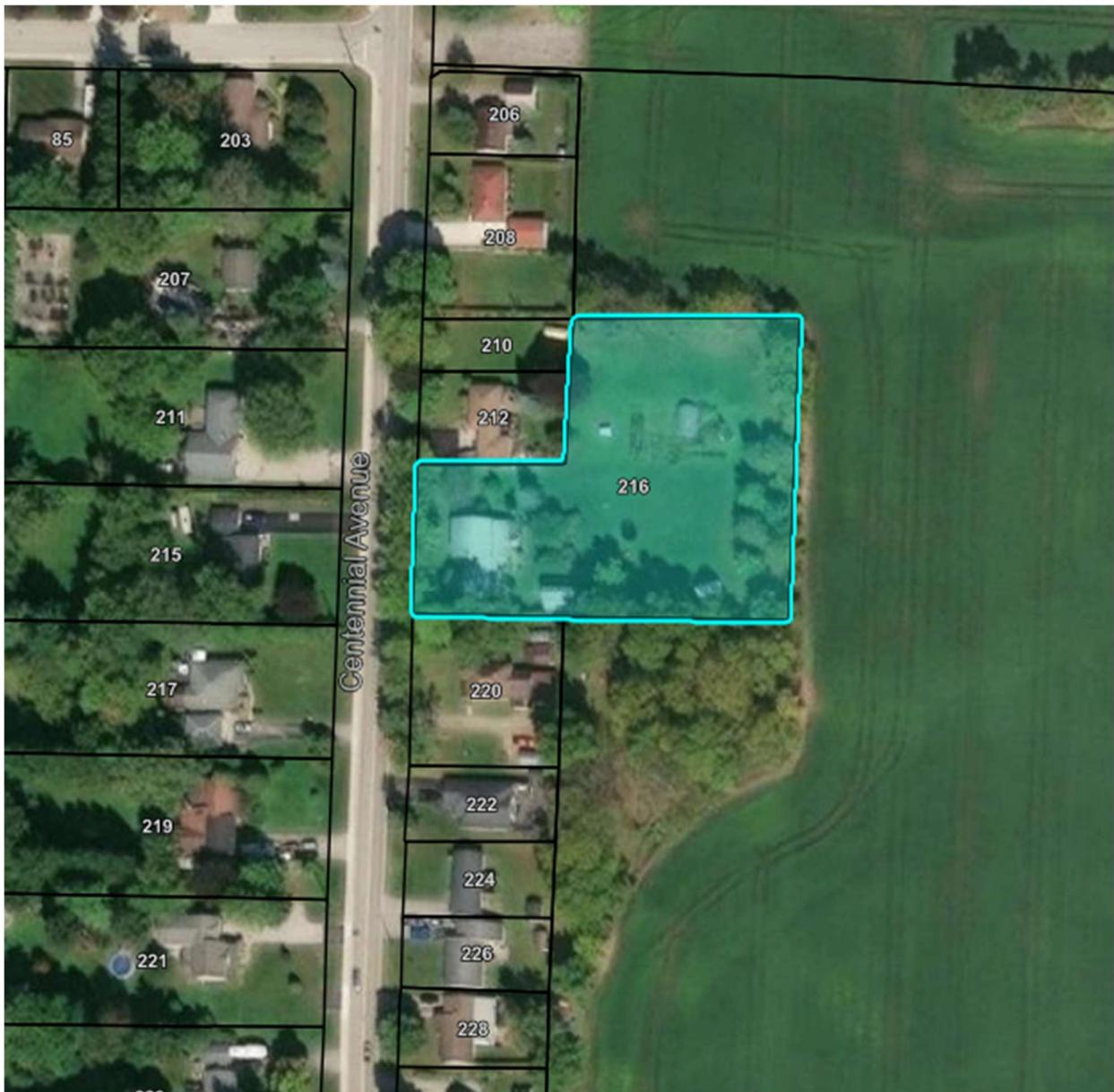
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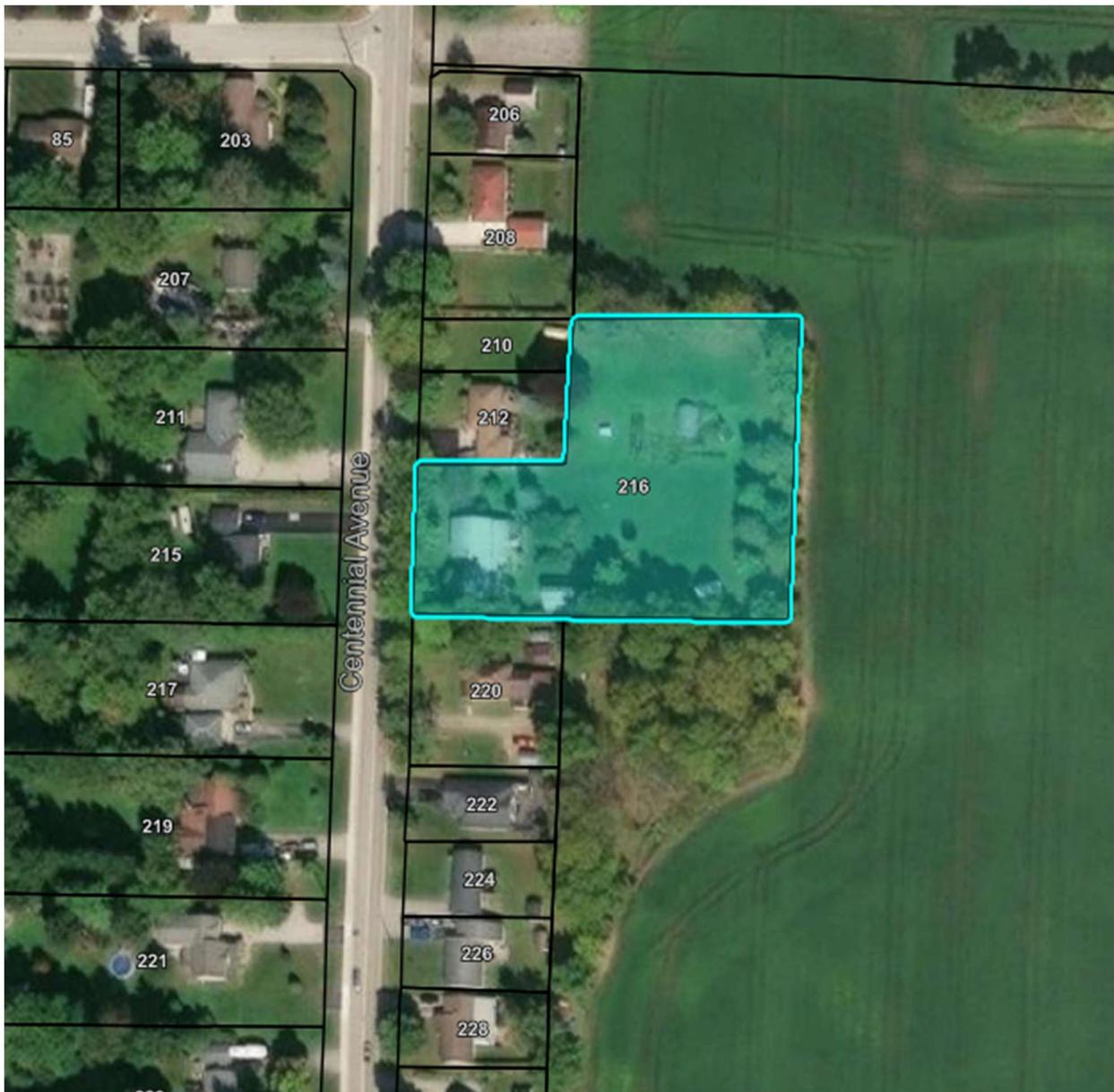
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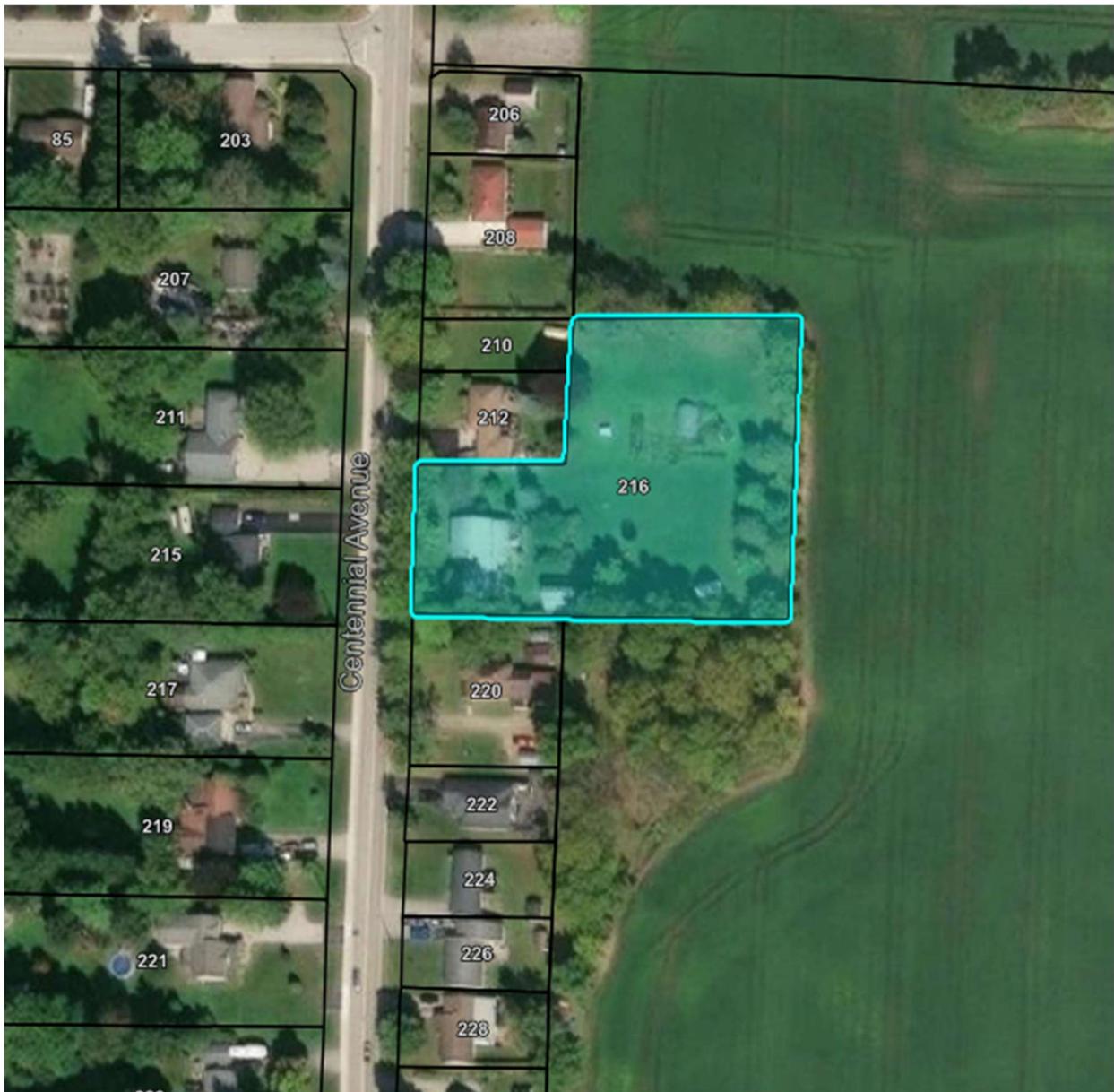
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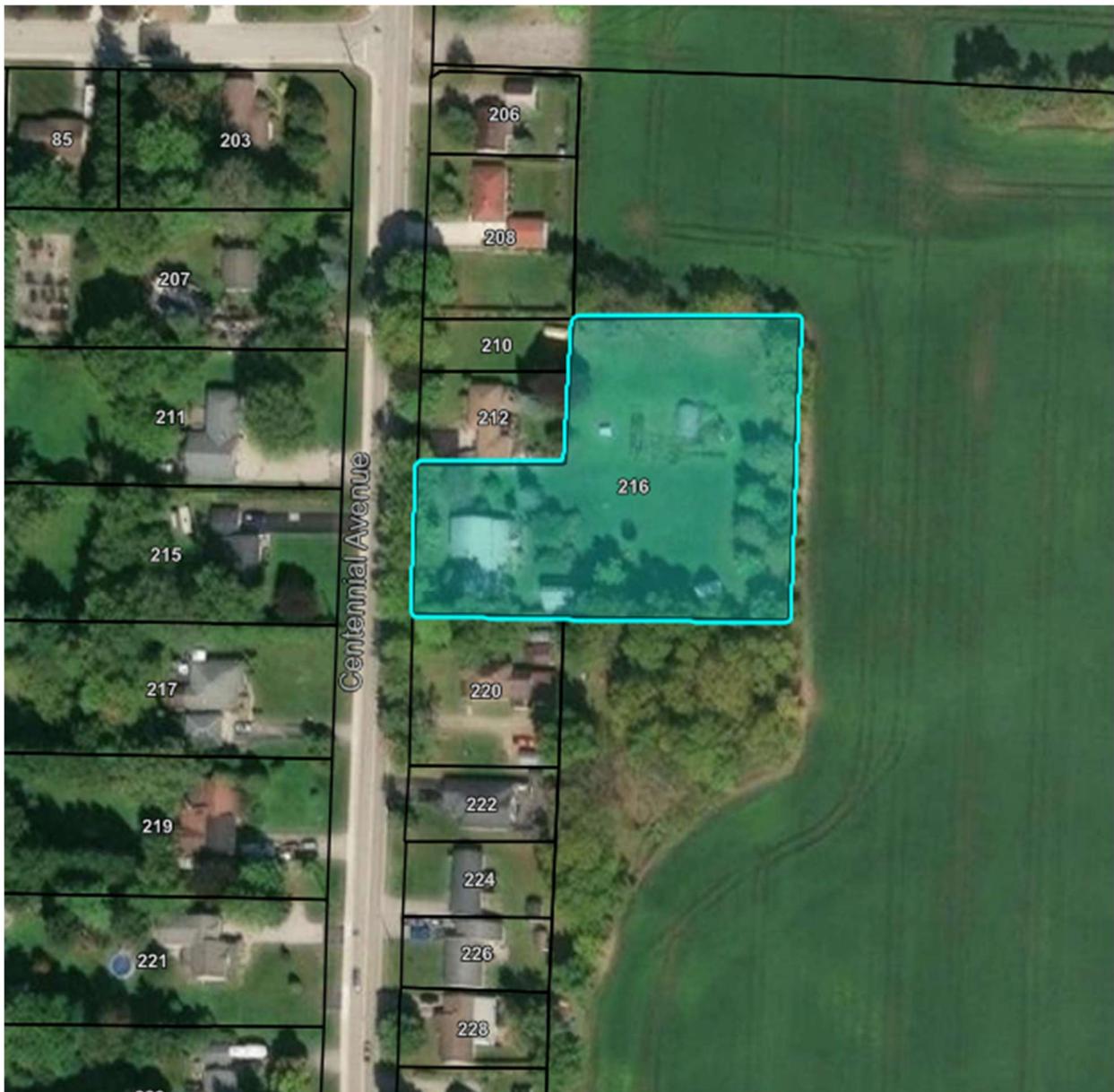
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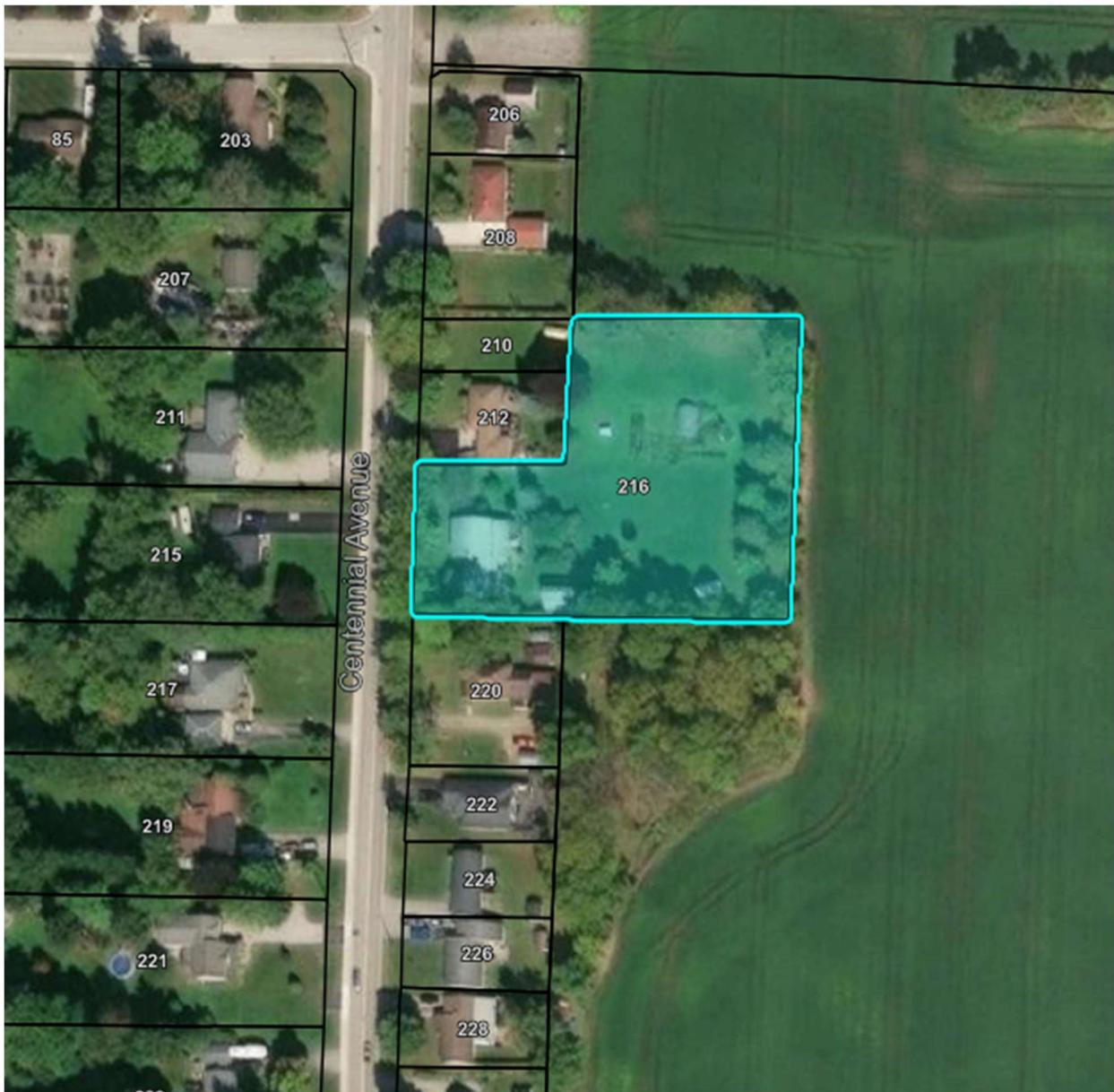
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Municipality of Central Elgin  
450 Sunset Drive, 1st Floor  
St. Thomas, Ontario  
N5R 5V1  
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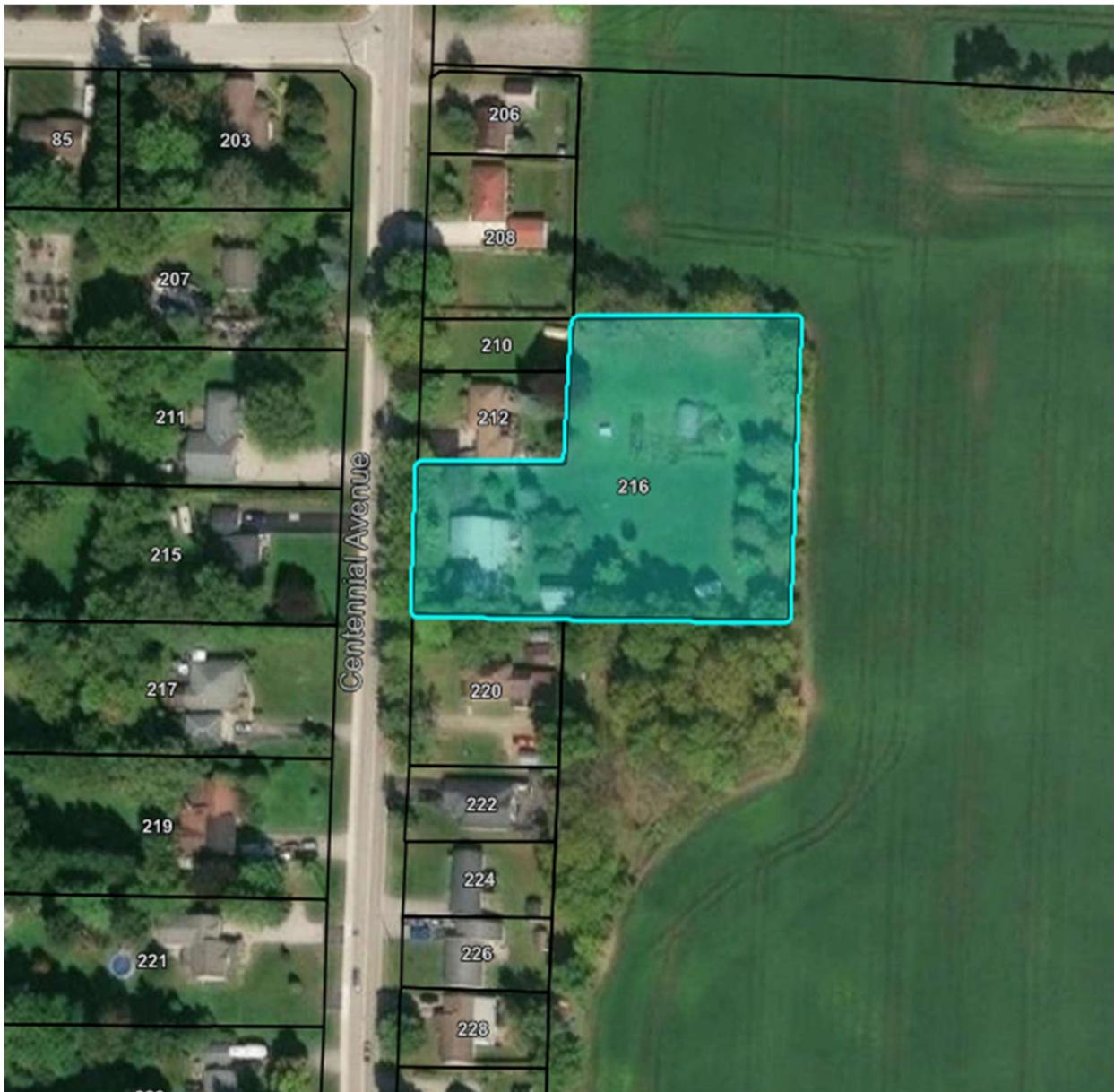
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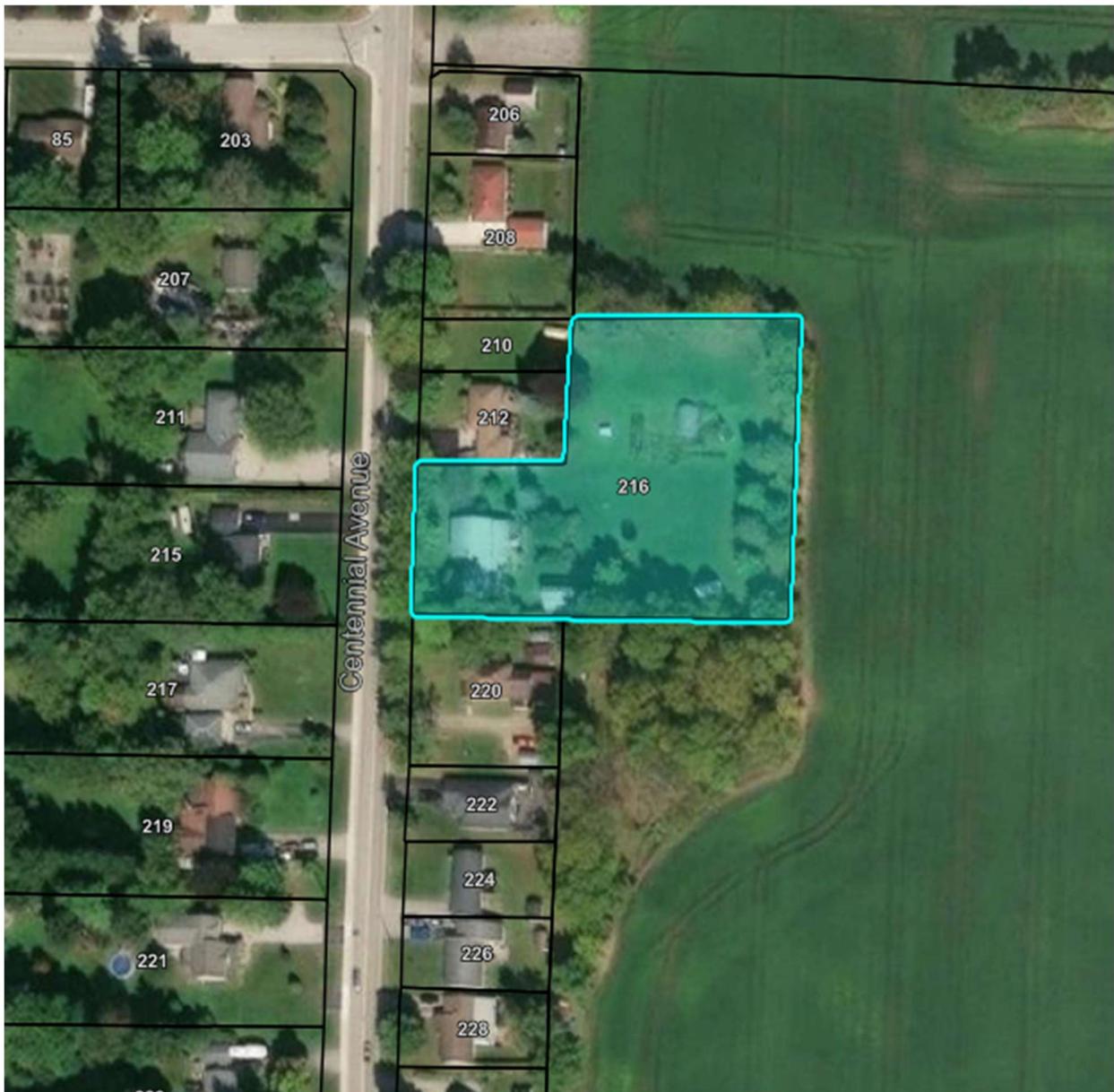
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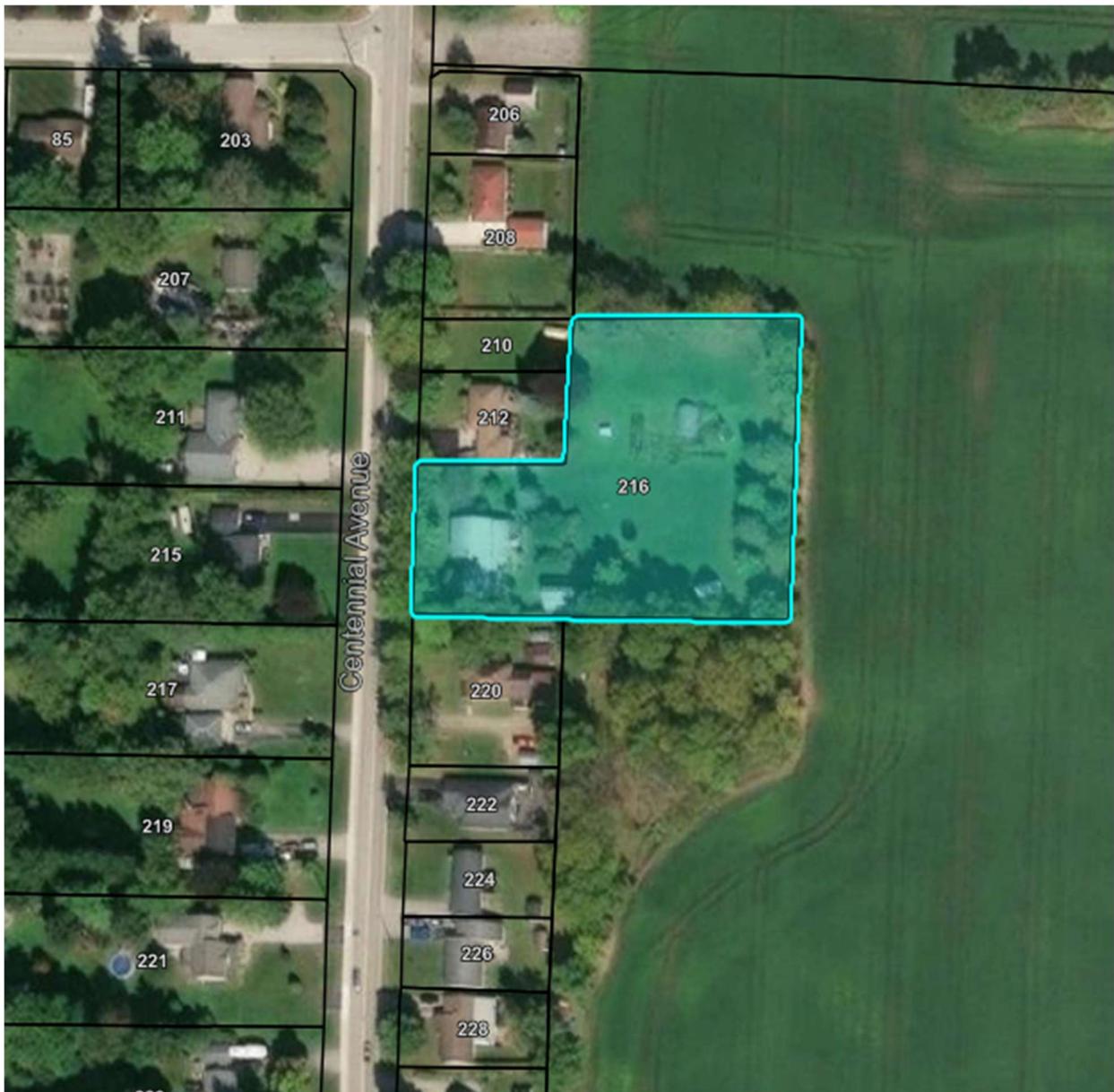
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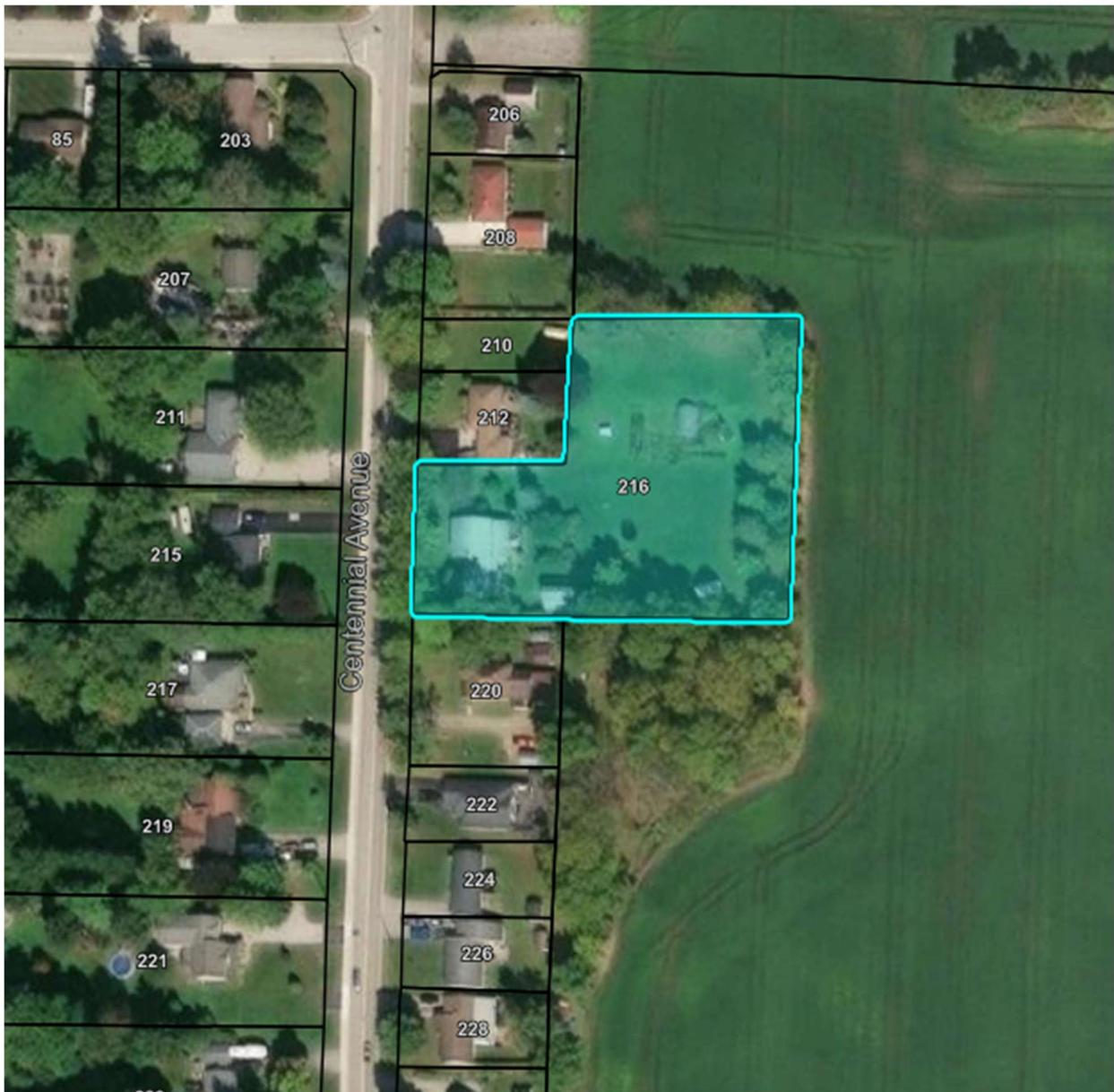
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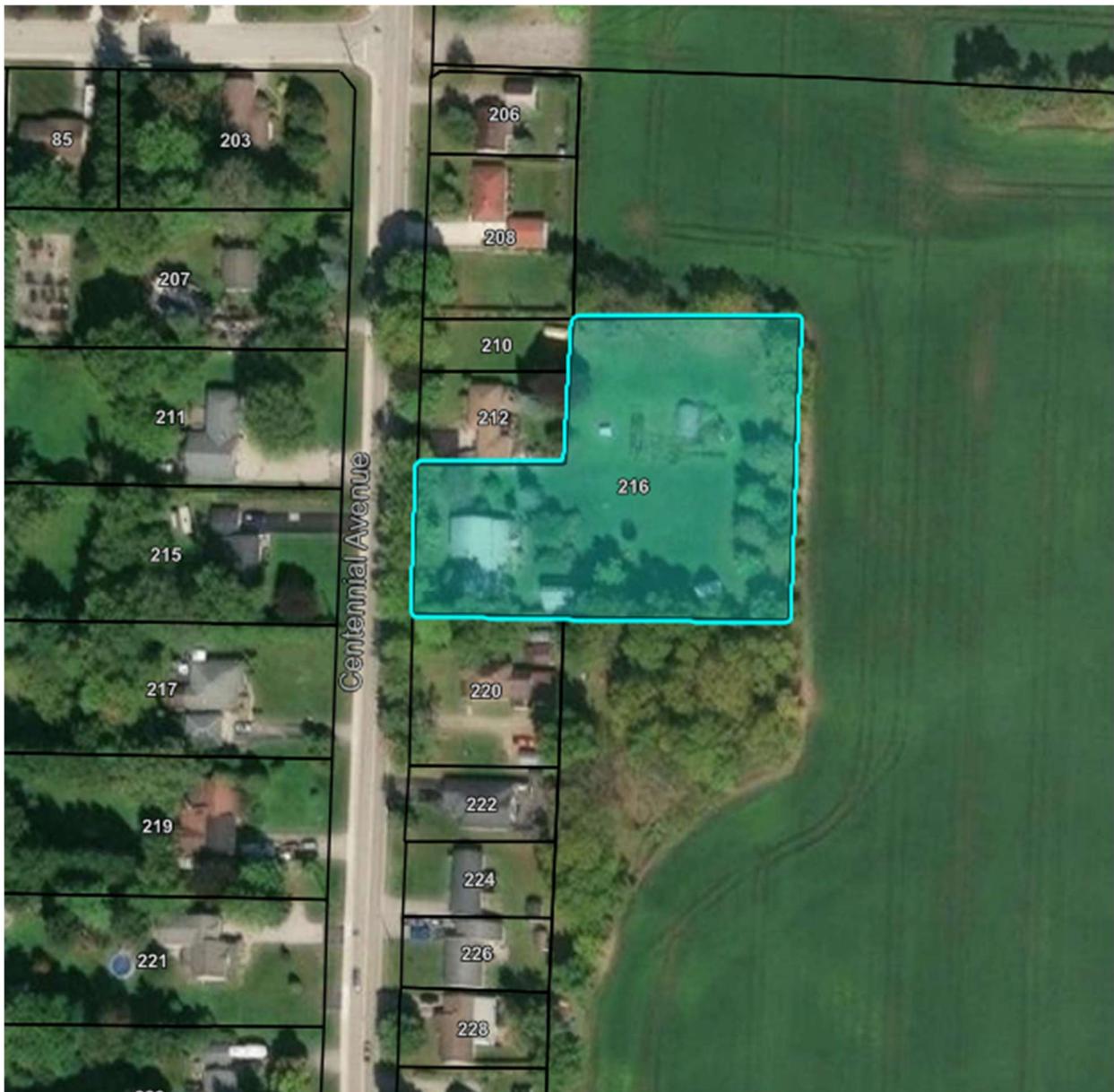
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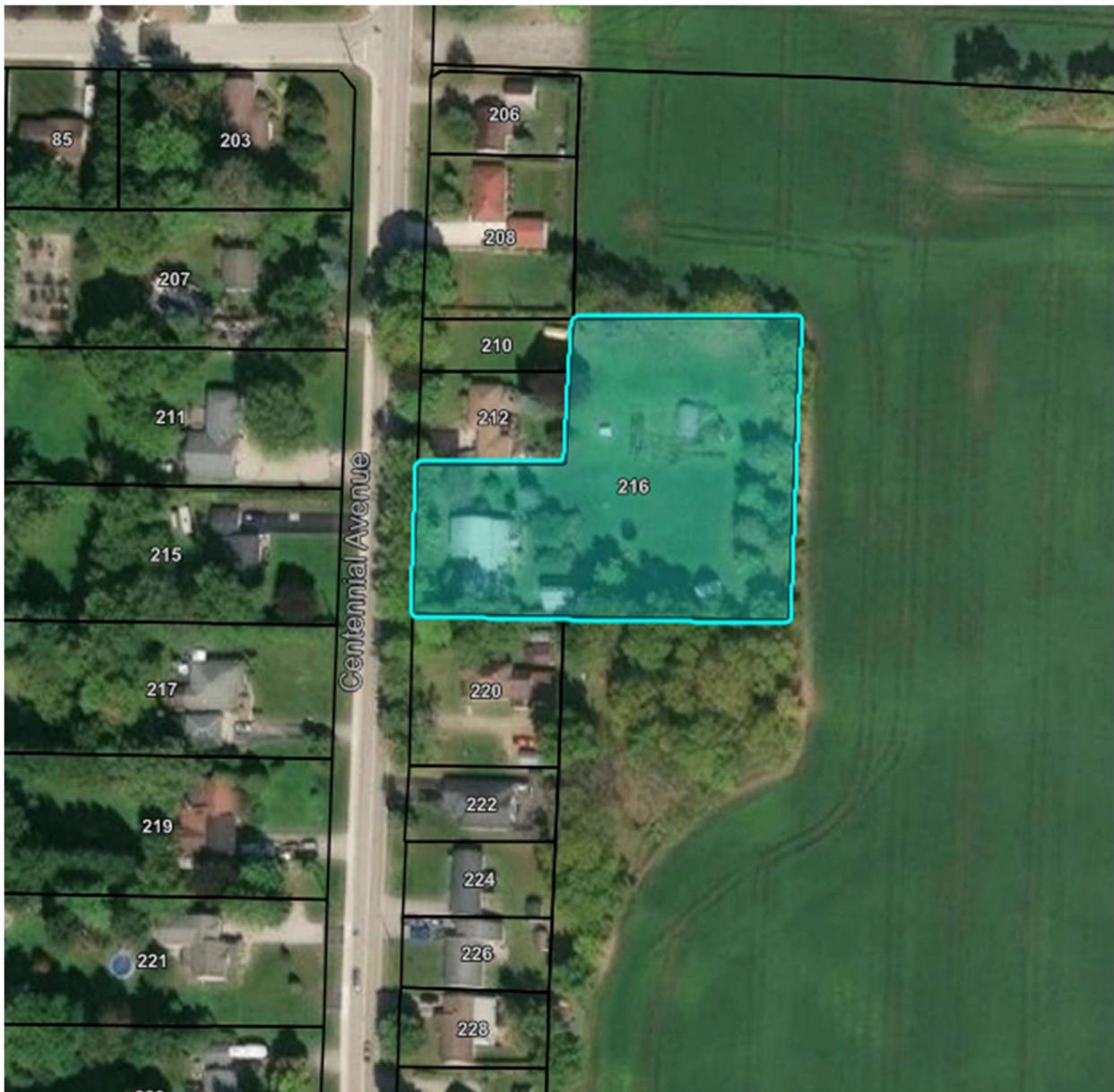
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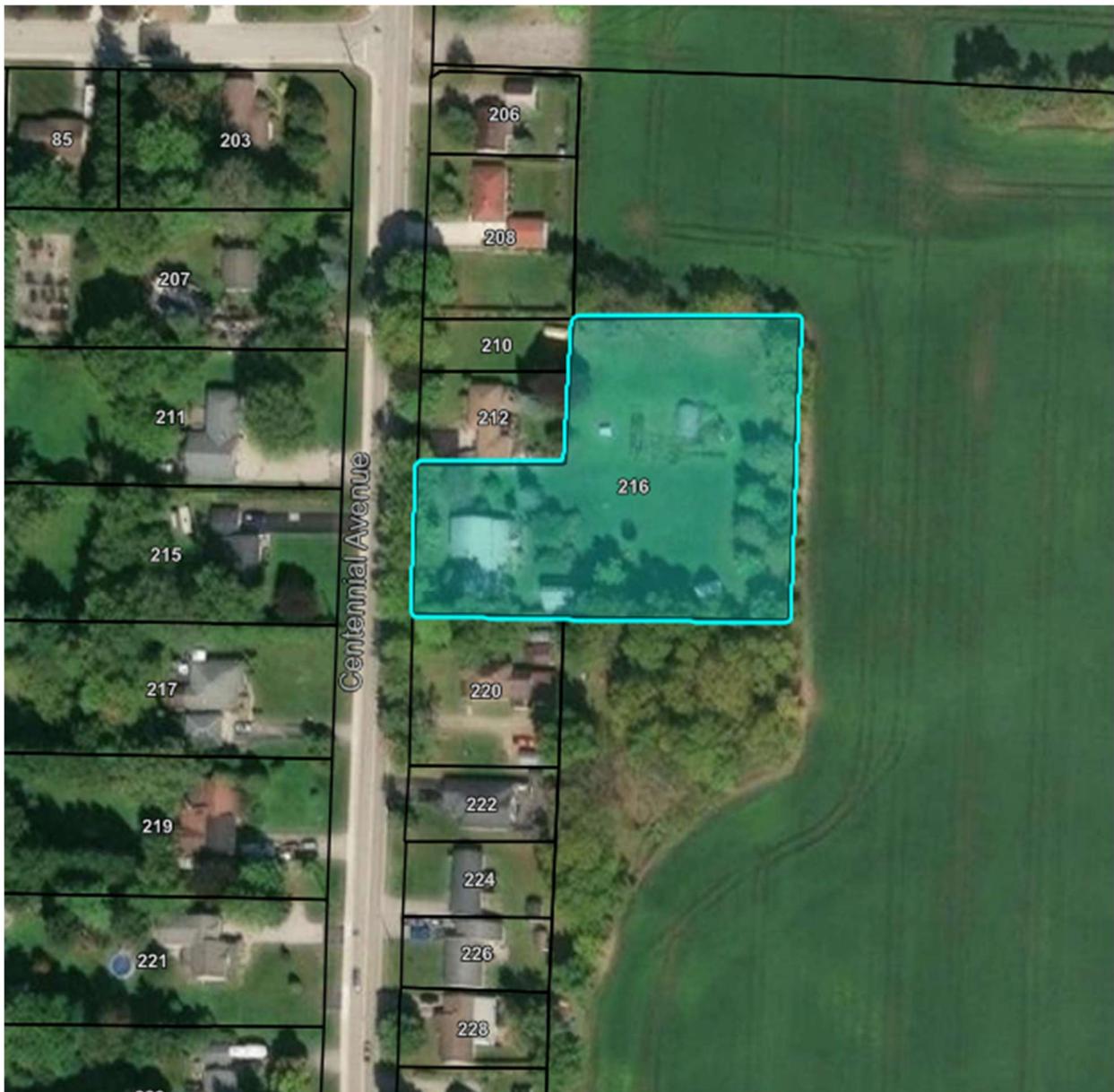
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Municipality of Central Elgin  
450 Sunset Drive, 1st Floor  
St. Thomas, Ontario  
N5R 5V1  
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CONCERNING A PROPOSED ZONING BY-LAW AMENDMENT**

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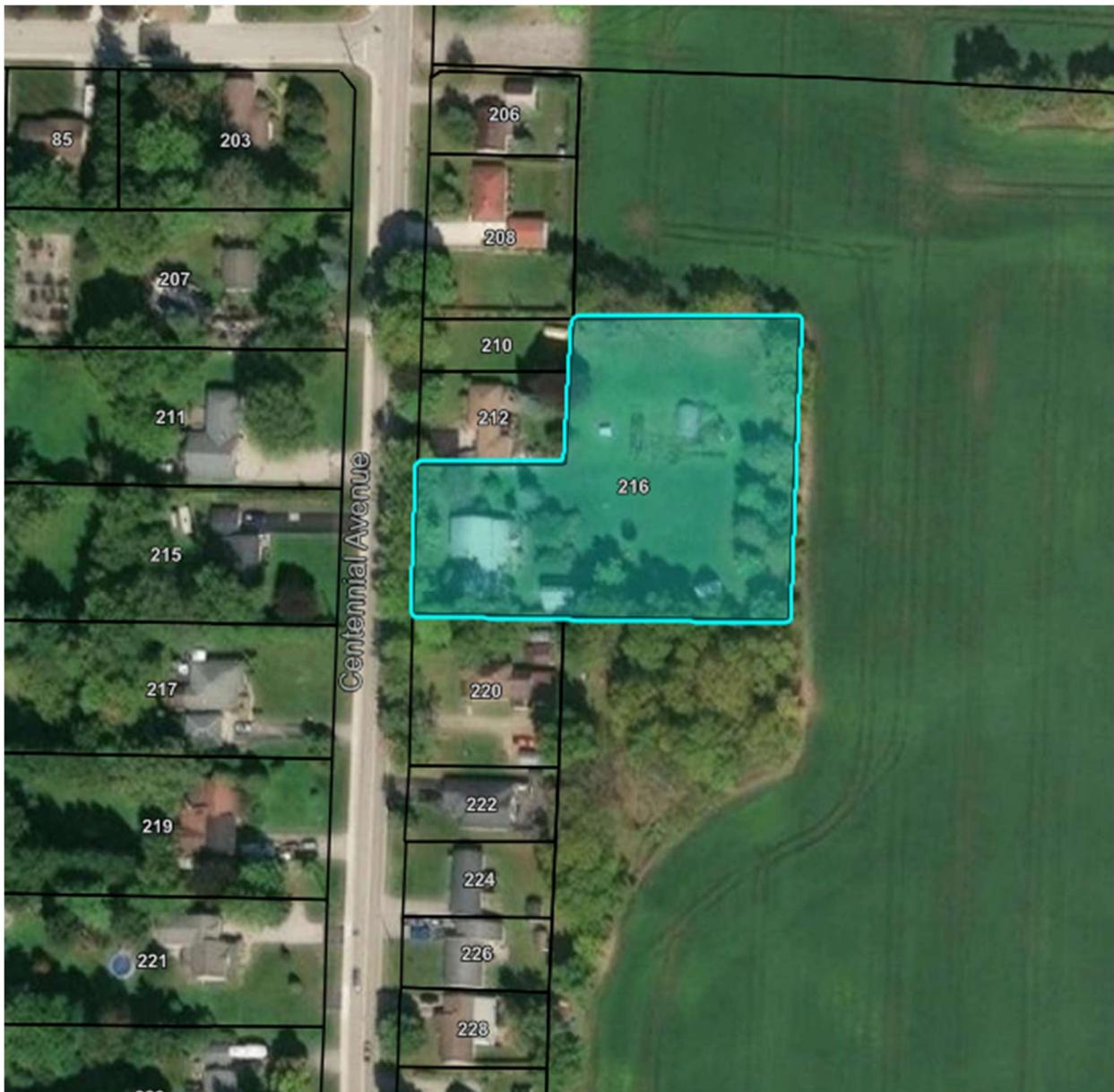
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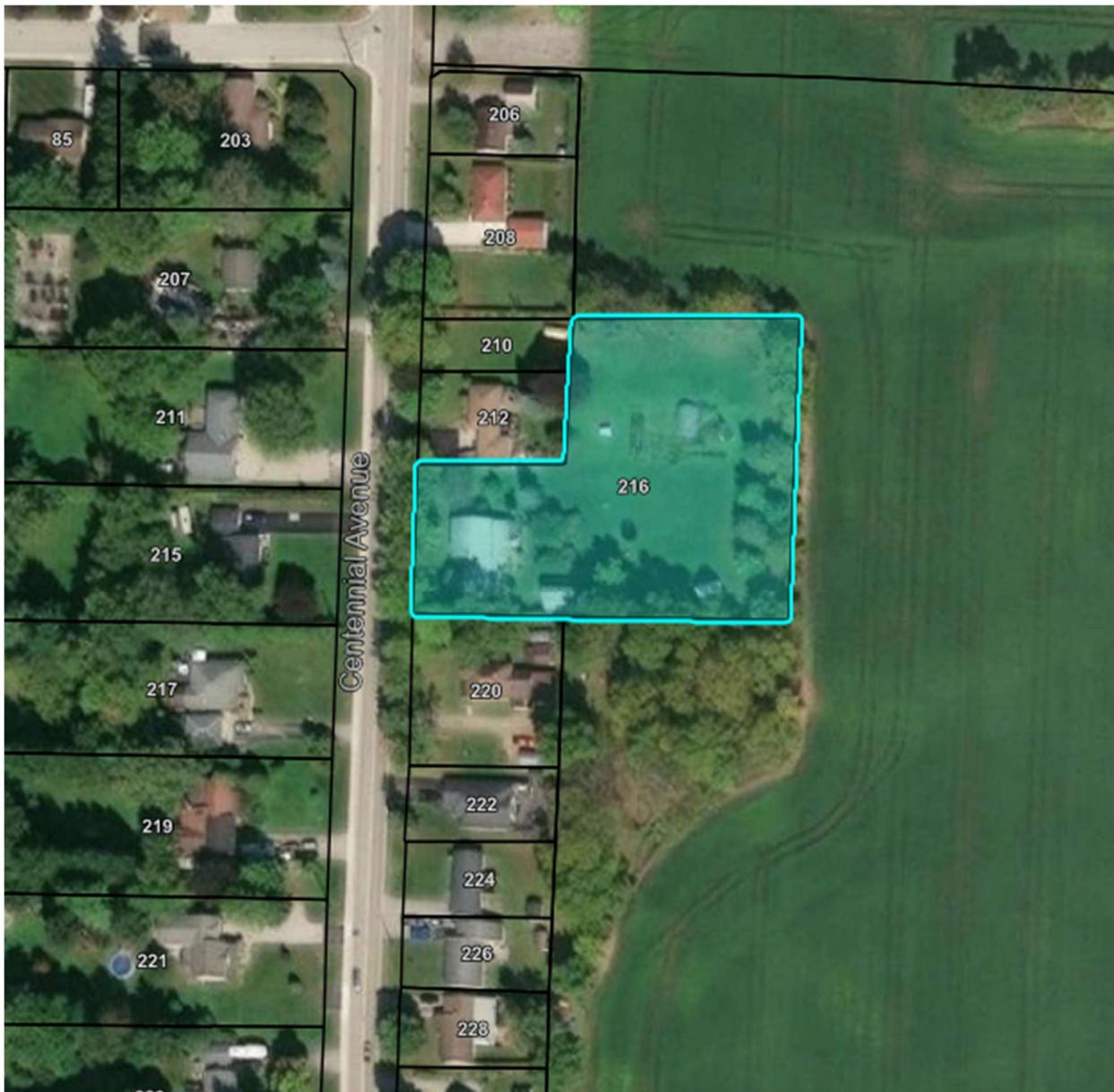
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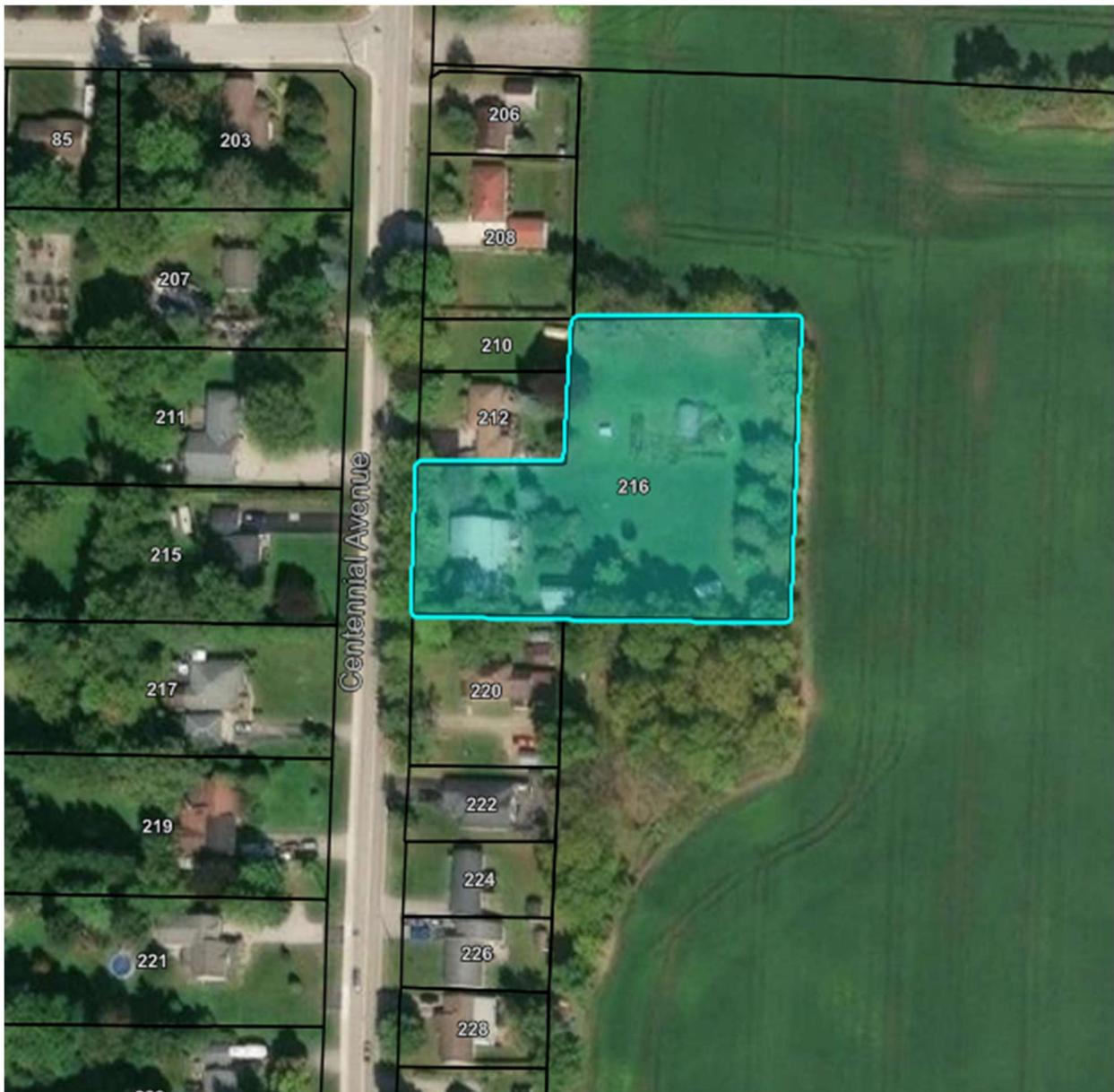
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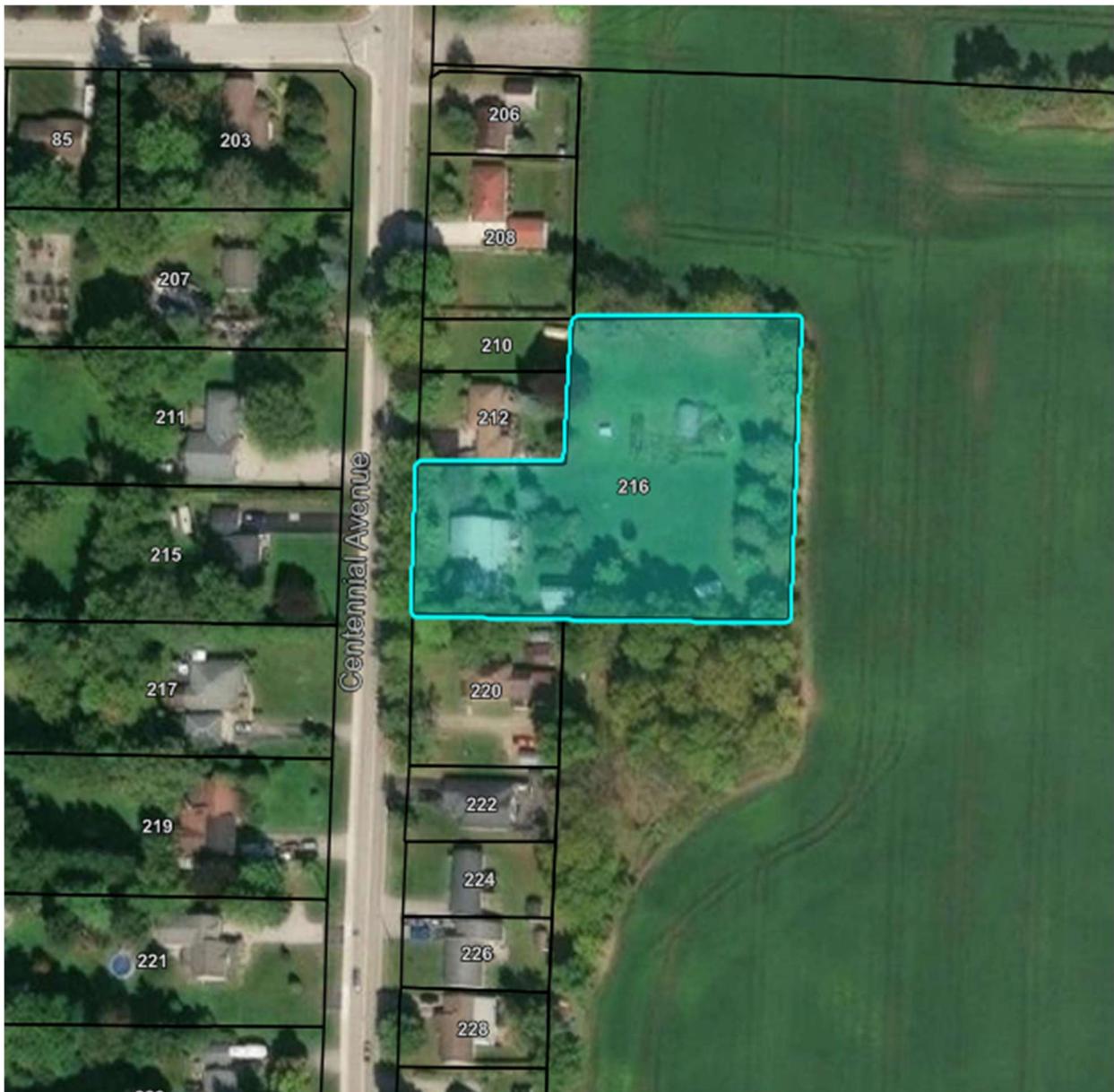
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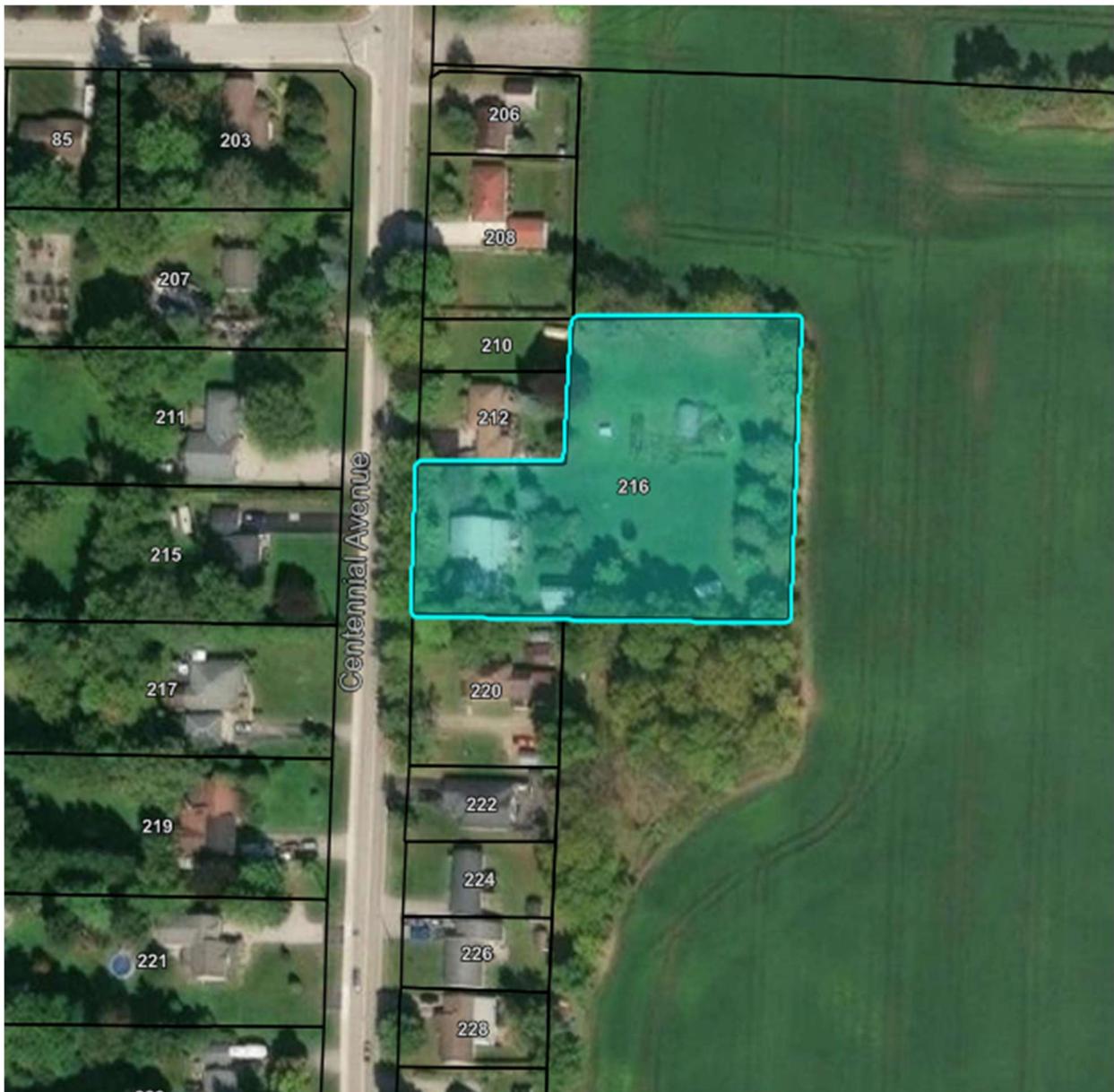
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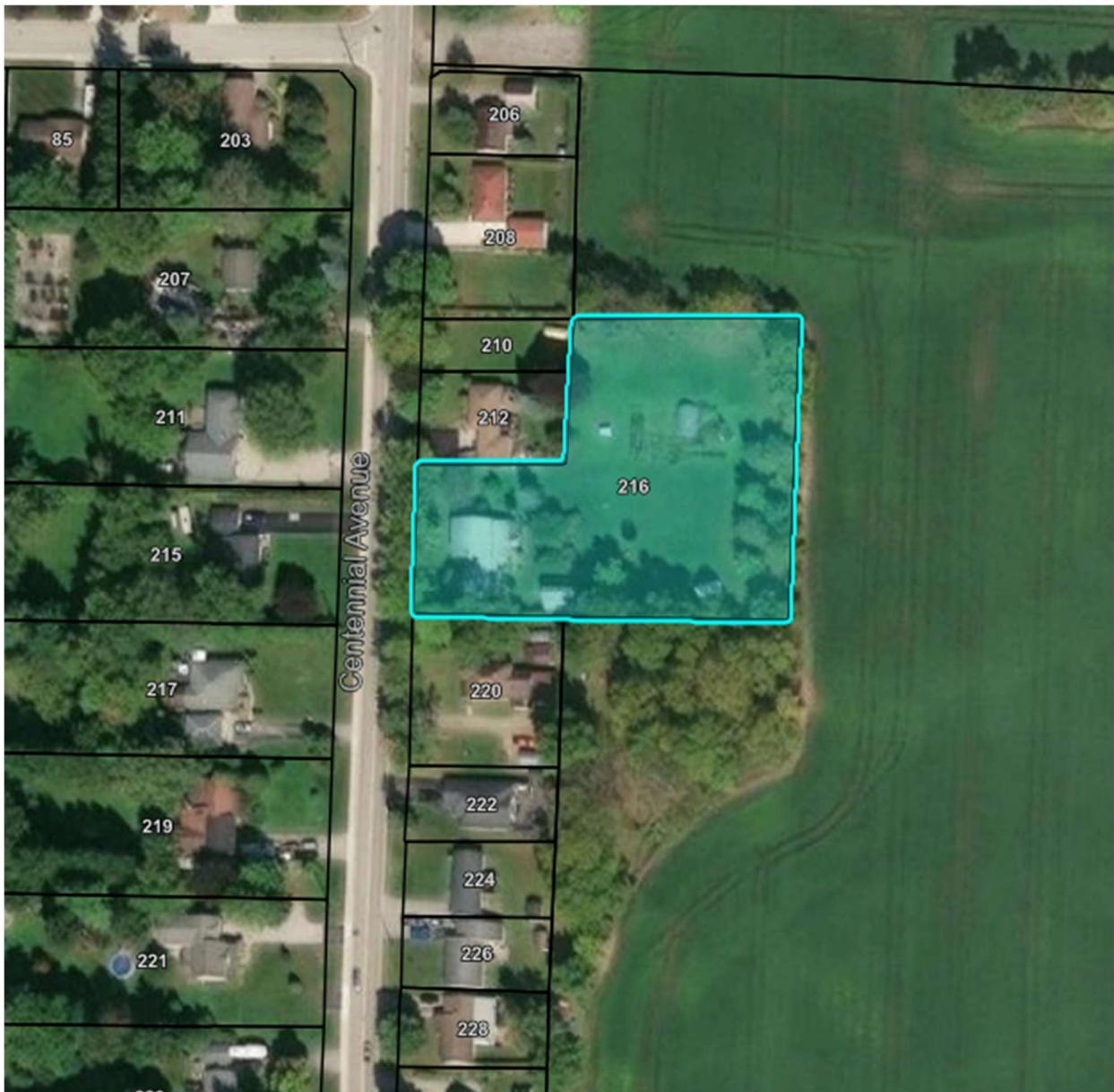
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Secretary-Treasurer, Committee of Adjustment  
Municipality of Central Elgin  
450 Sunset Drive, 1st Floor  
St. Thomas, Ontario  
N5R 5V1  
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CONCERNING A PROPOSED ZONING BY-LAW AMENDMENT**

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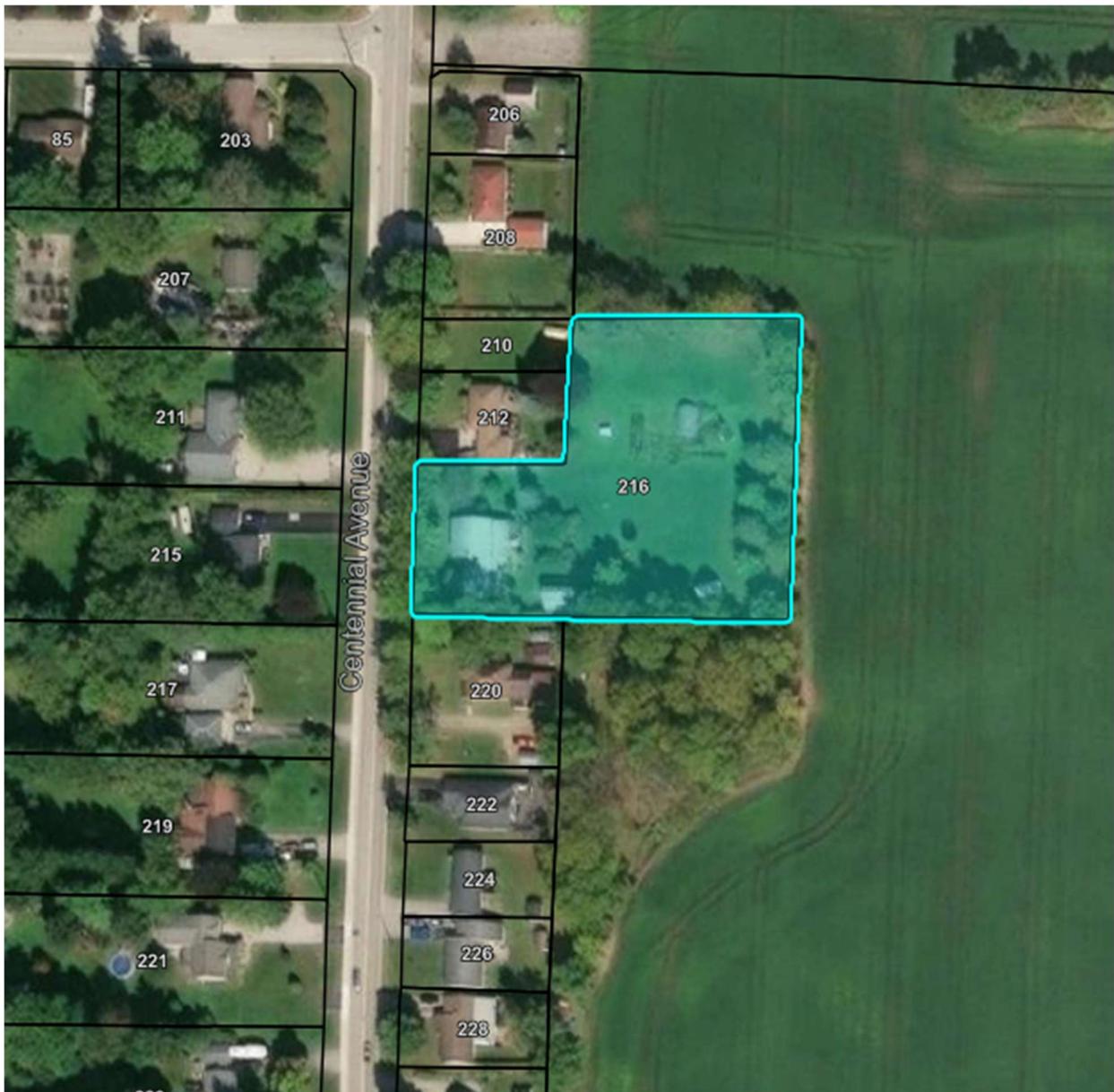
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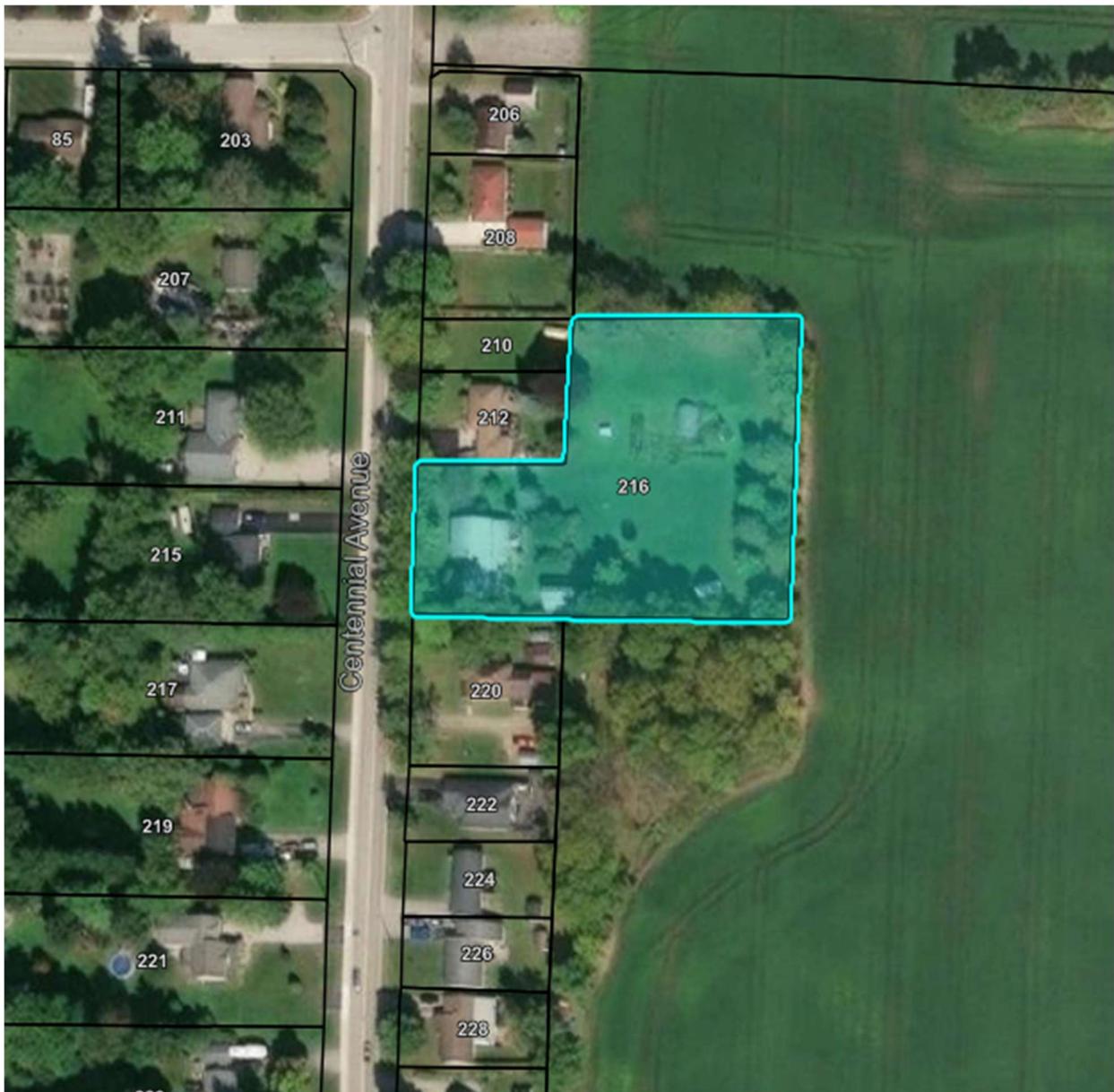
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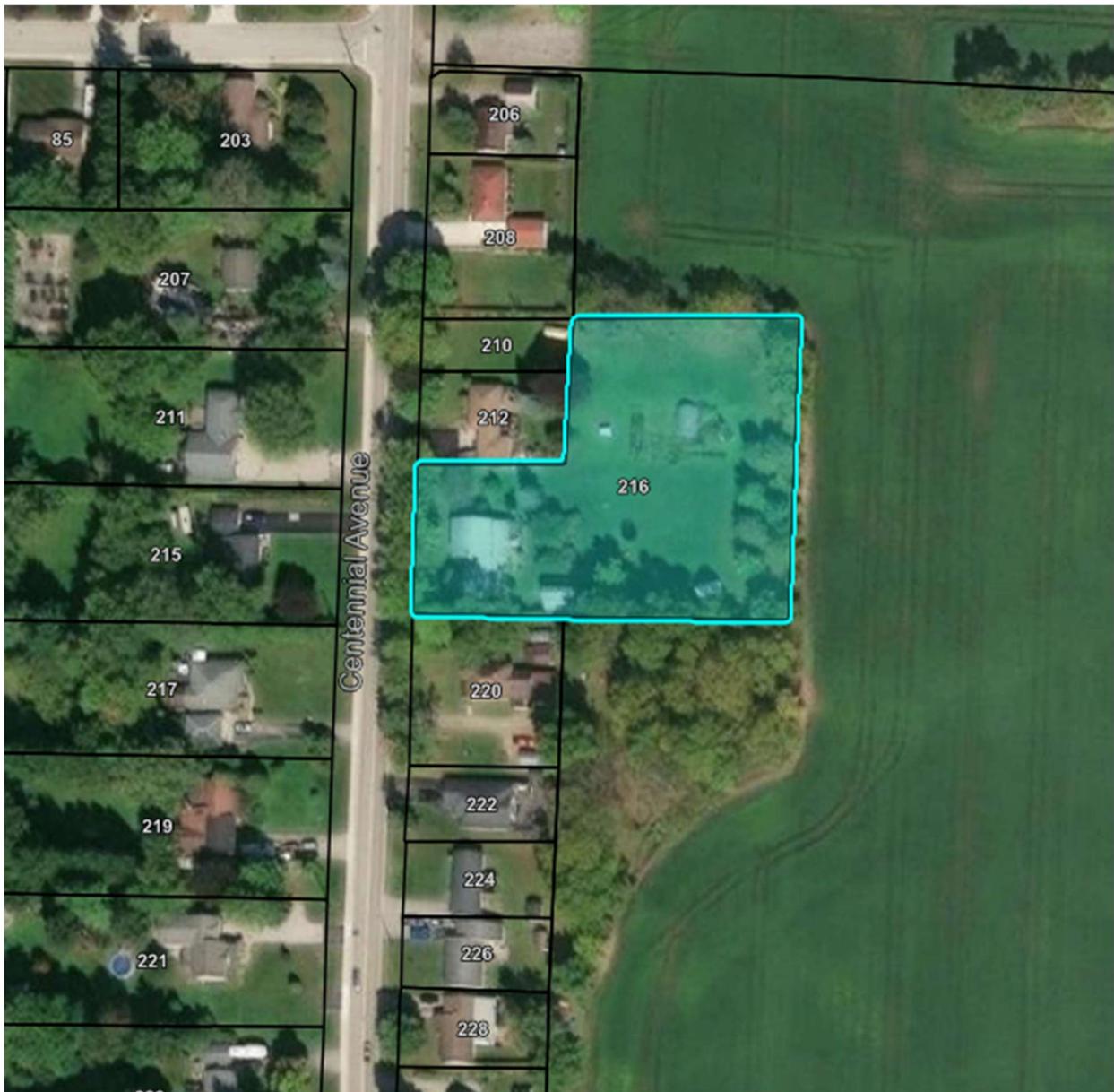
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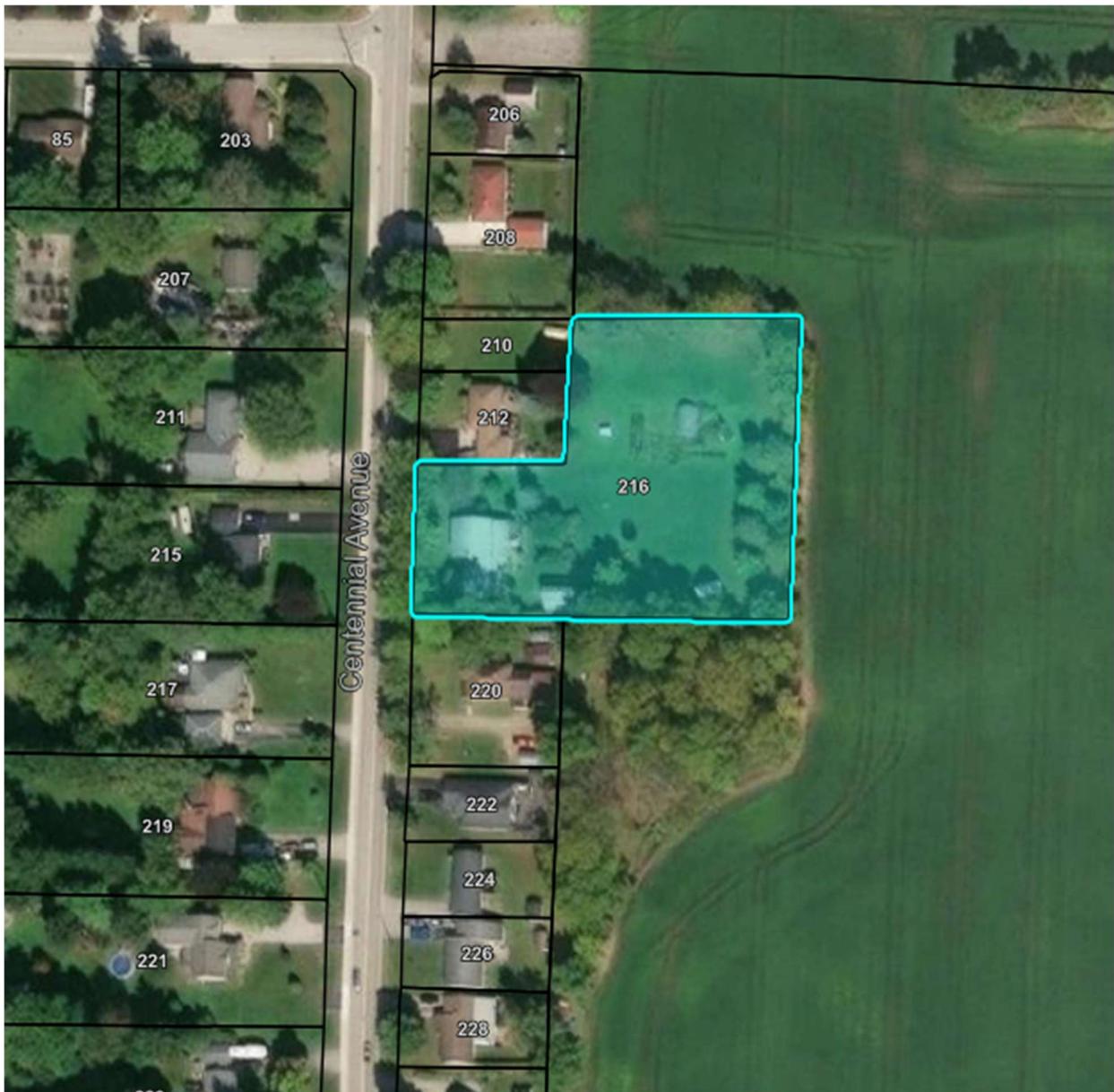
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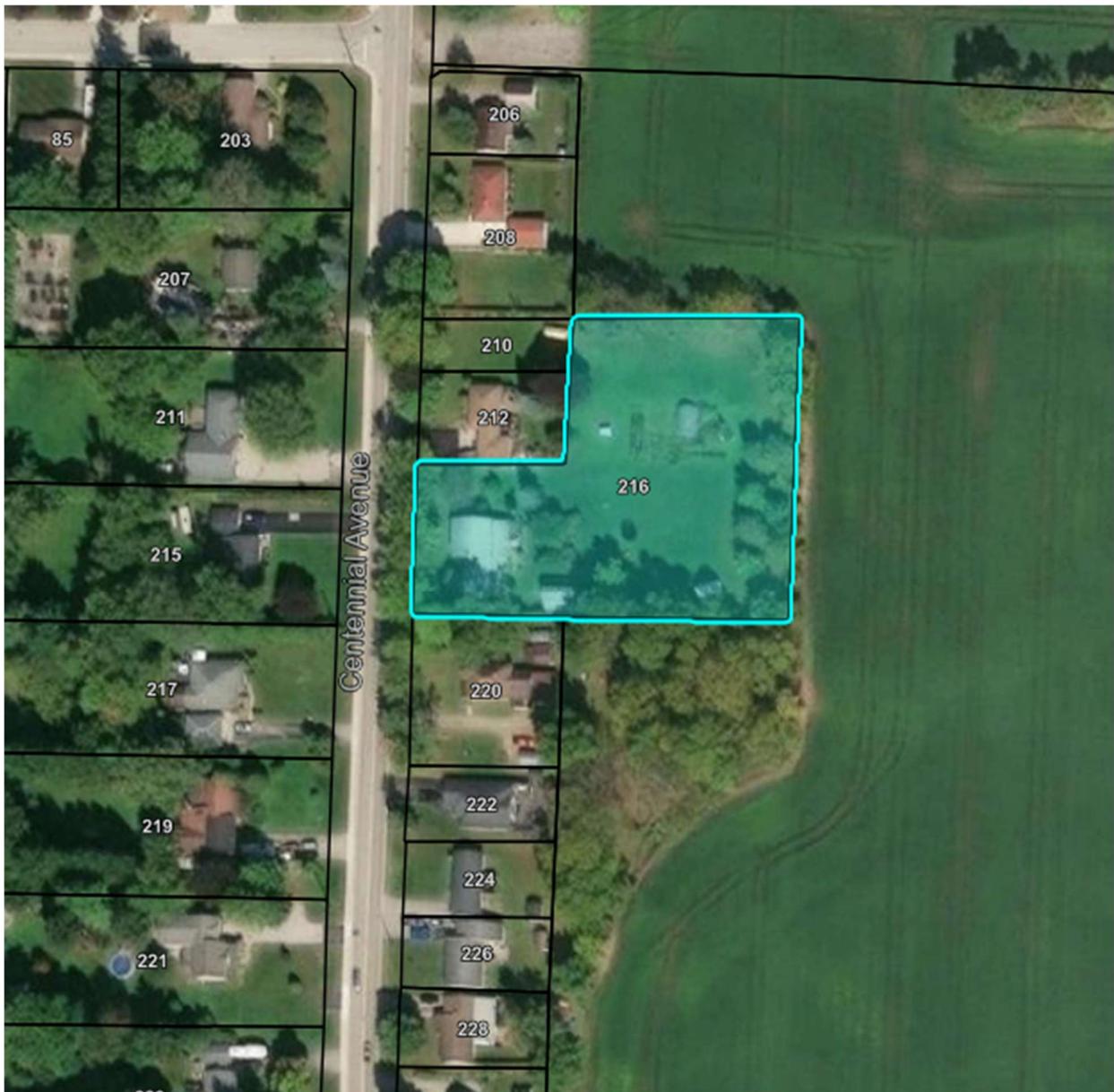
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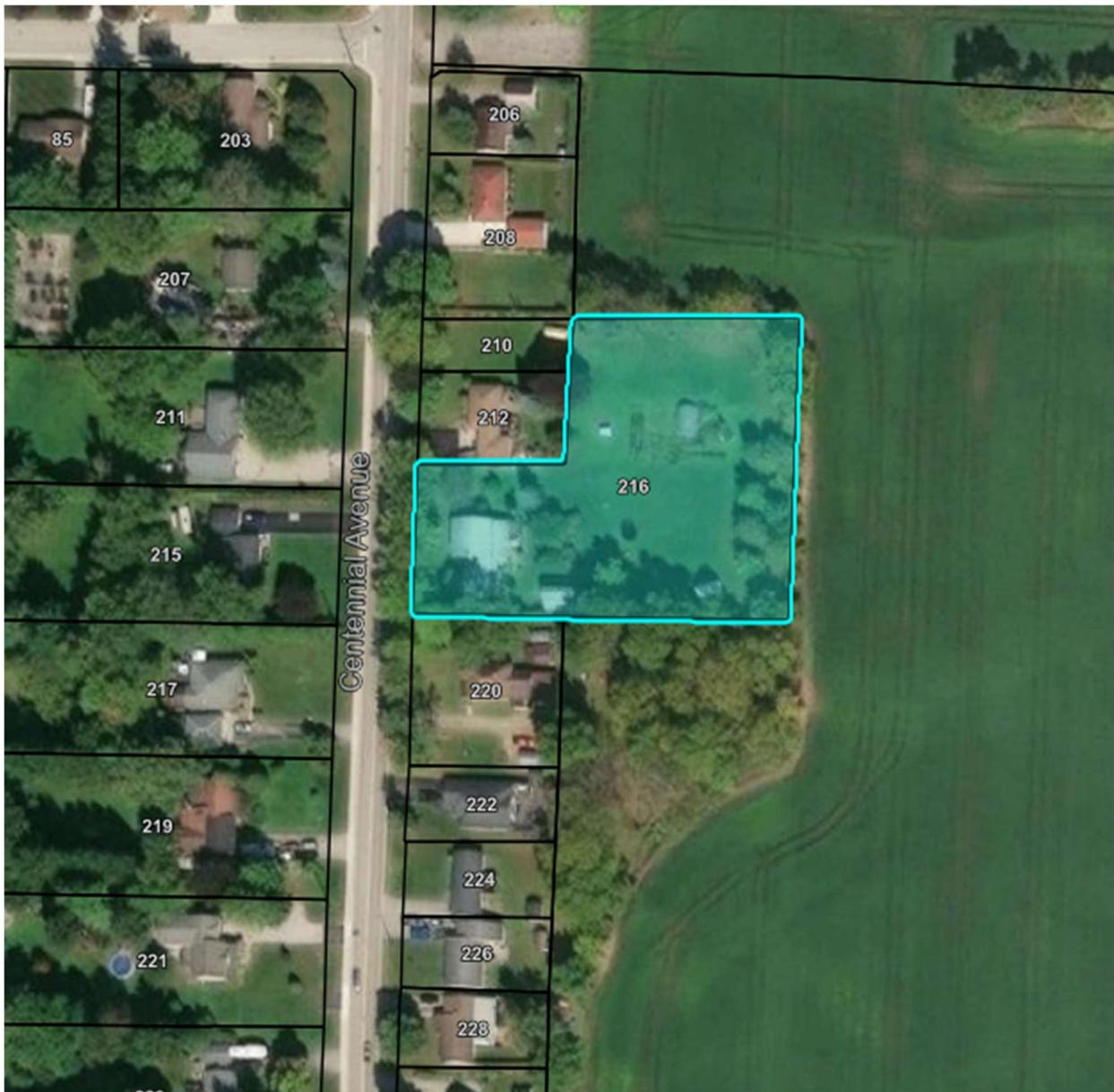
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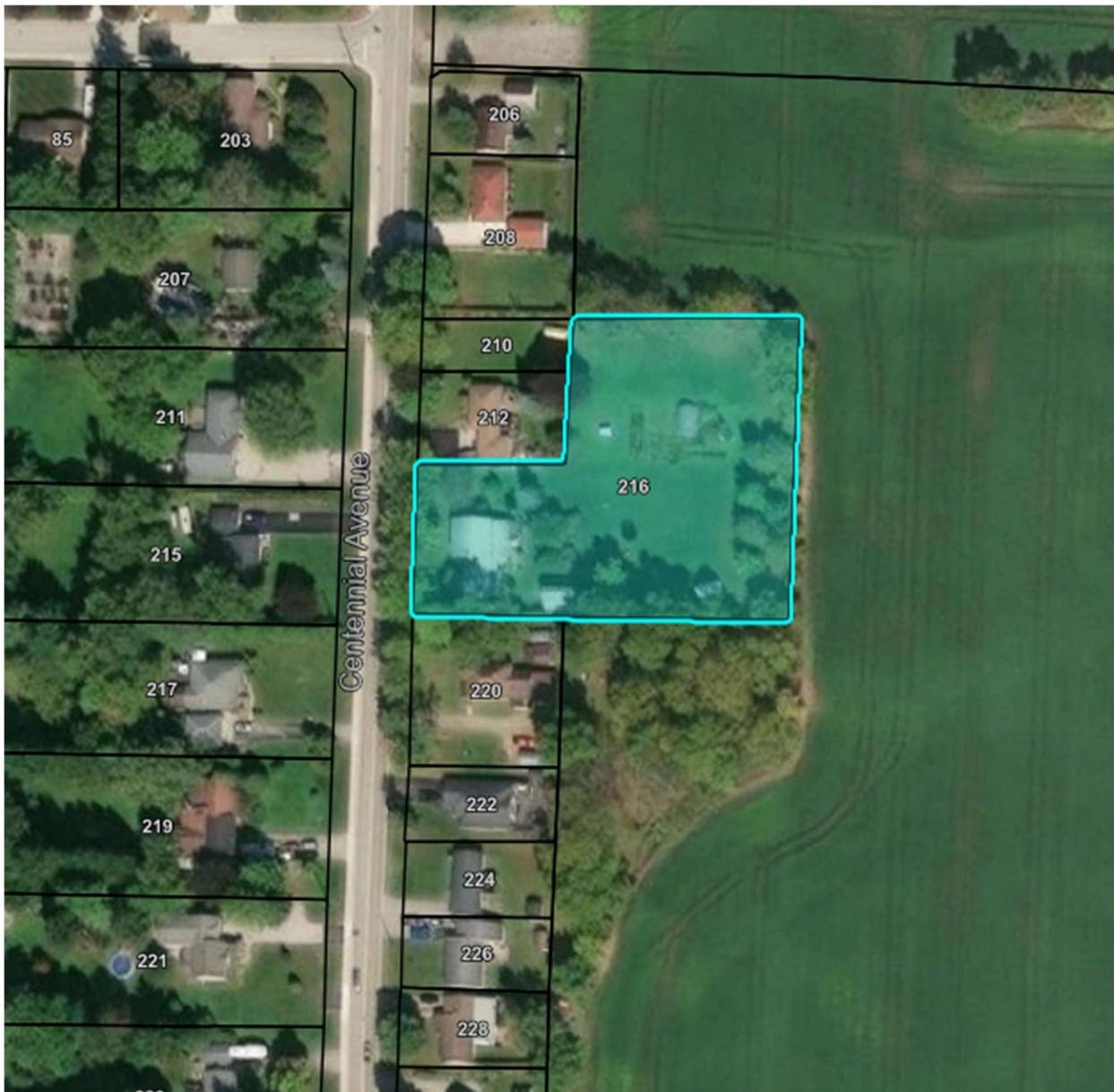
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**DATED** at the Municipality of Central Elgin, this 24<sup>th</sup> day of March, 2026.

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Municipality of Central Elgin  
450 Sunset Drive, 1st Floor  
St. Thomas, Ontario  
N5R 5V1  
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CONCERNING A PROPOSED ZONING BY-LAW AMENDMENT**

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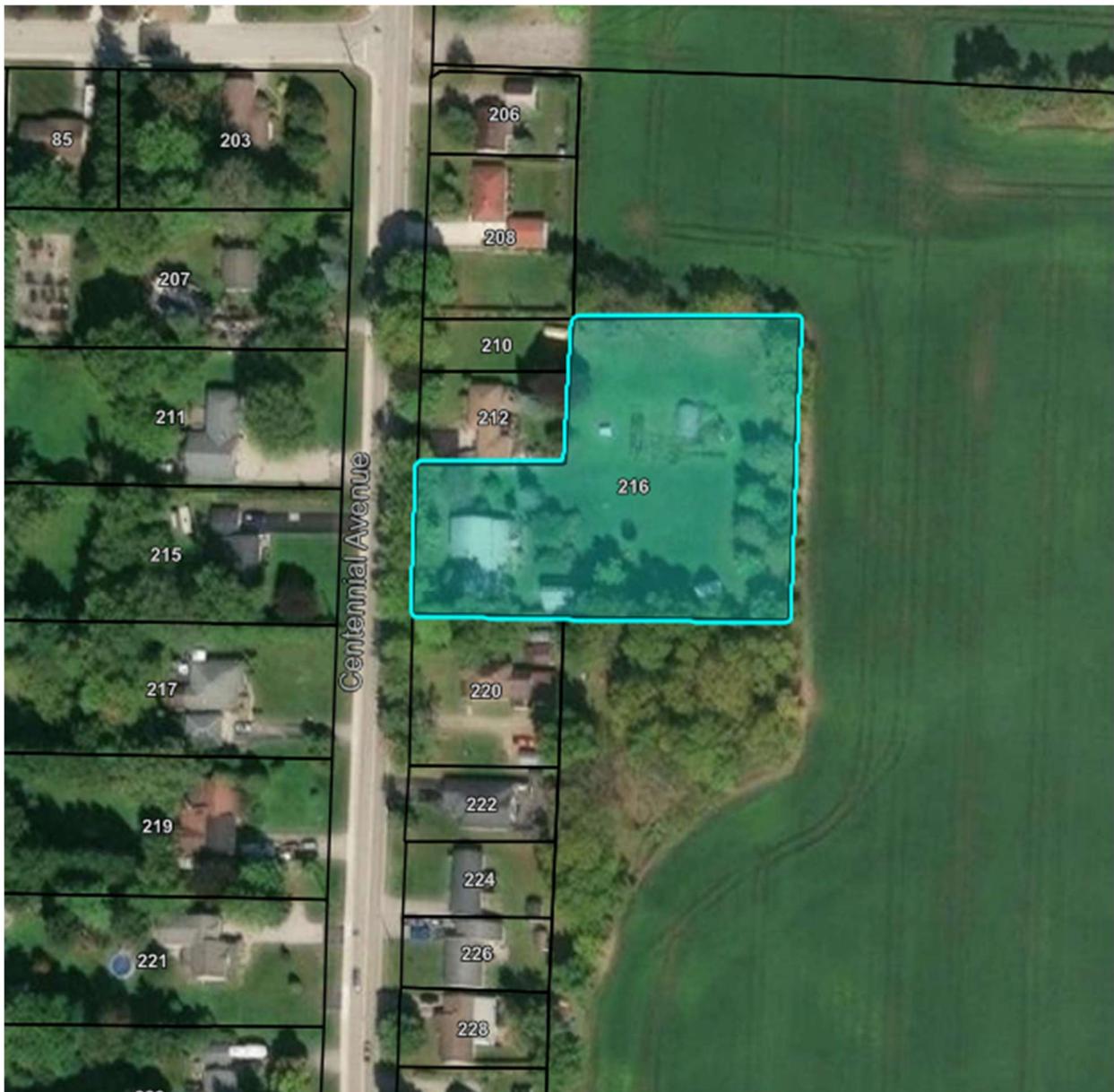
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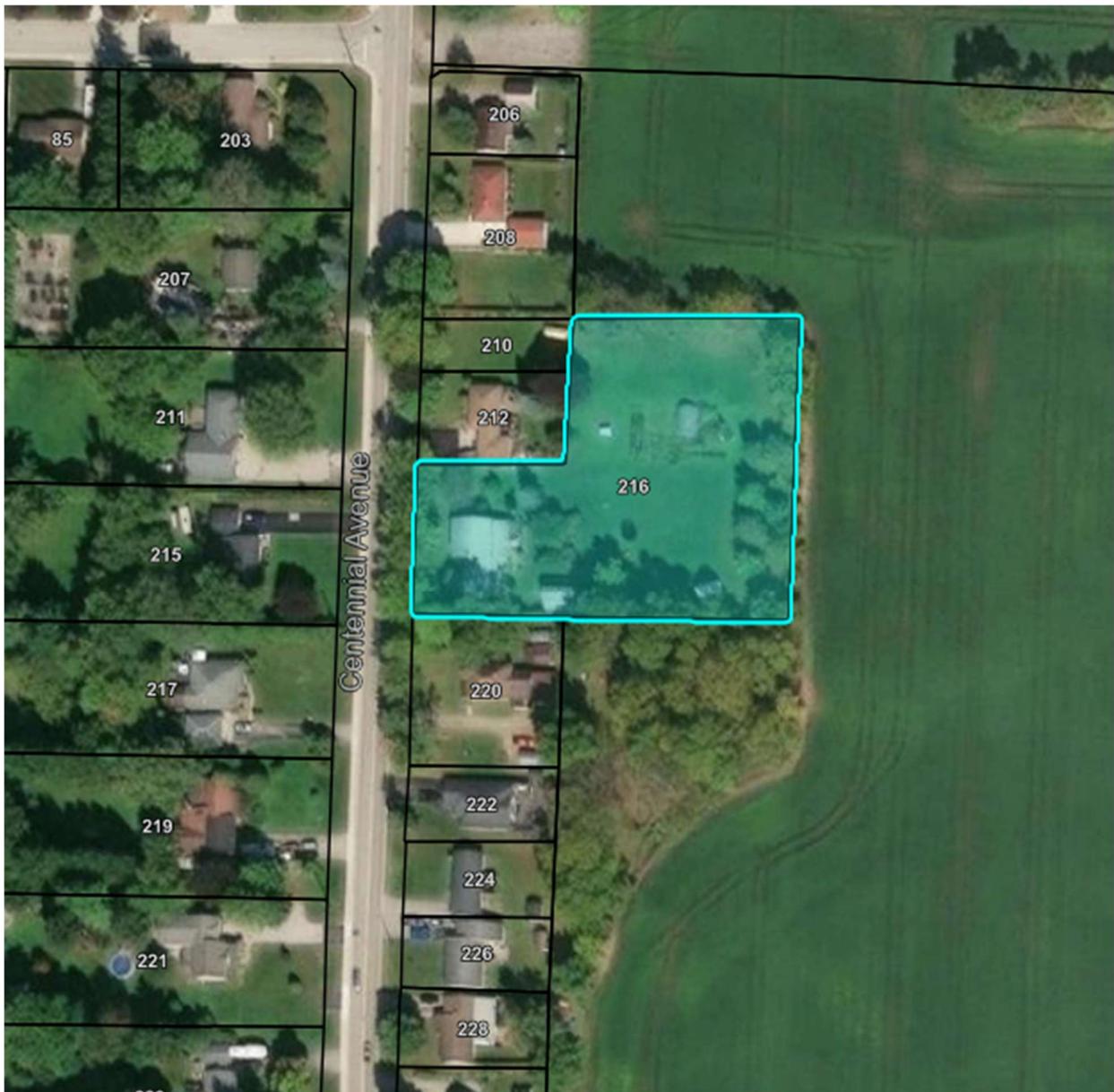
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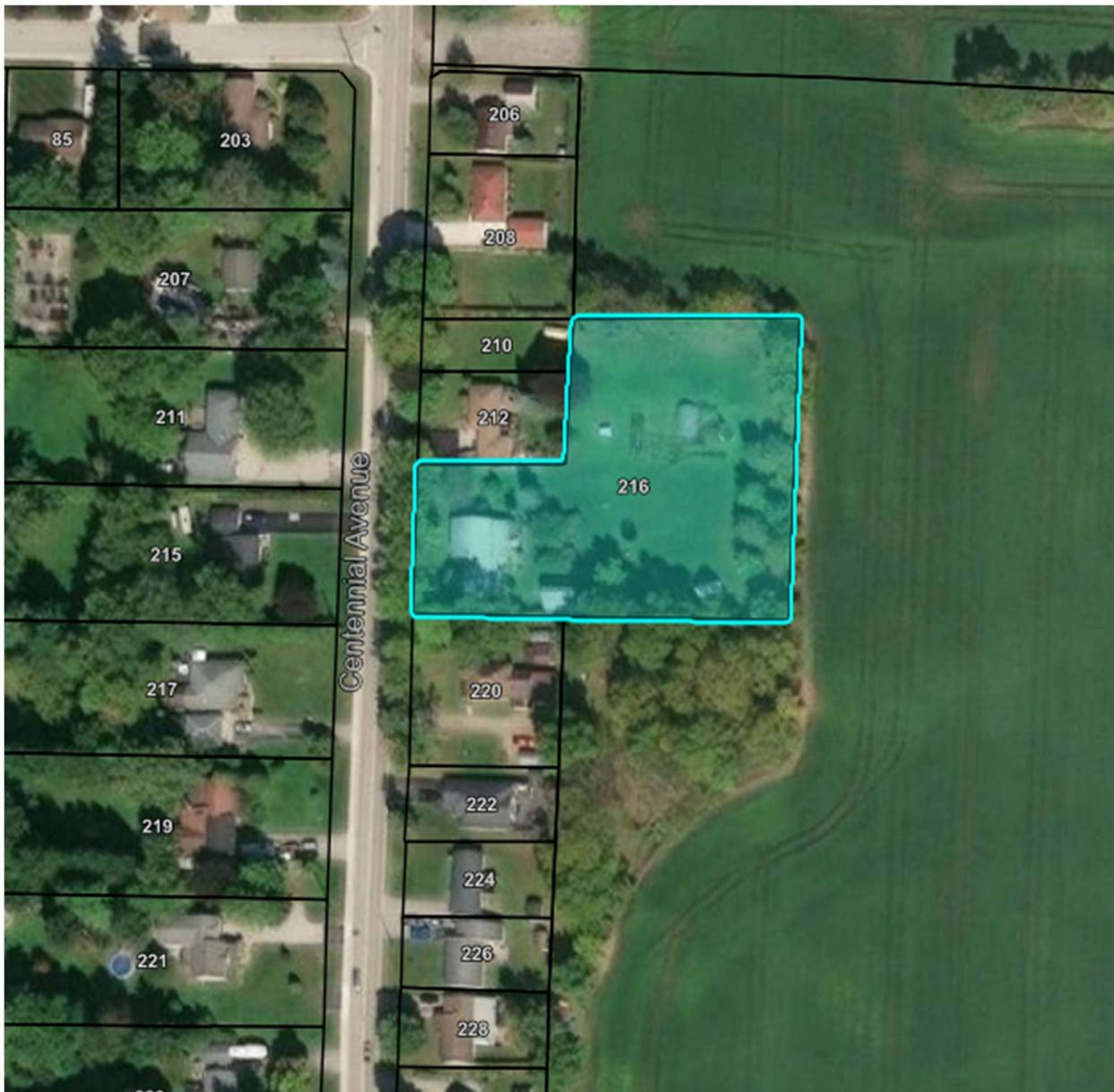
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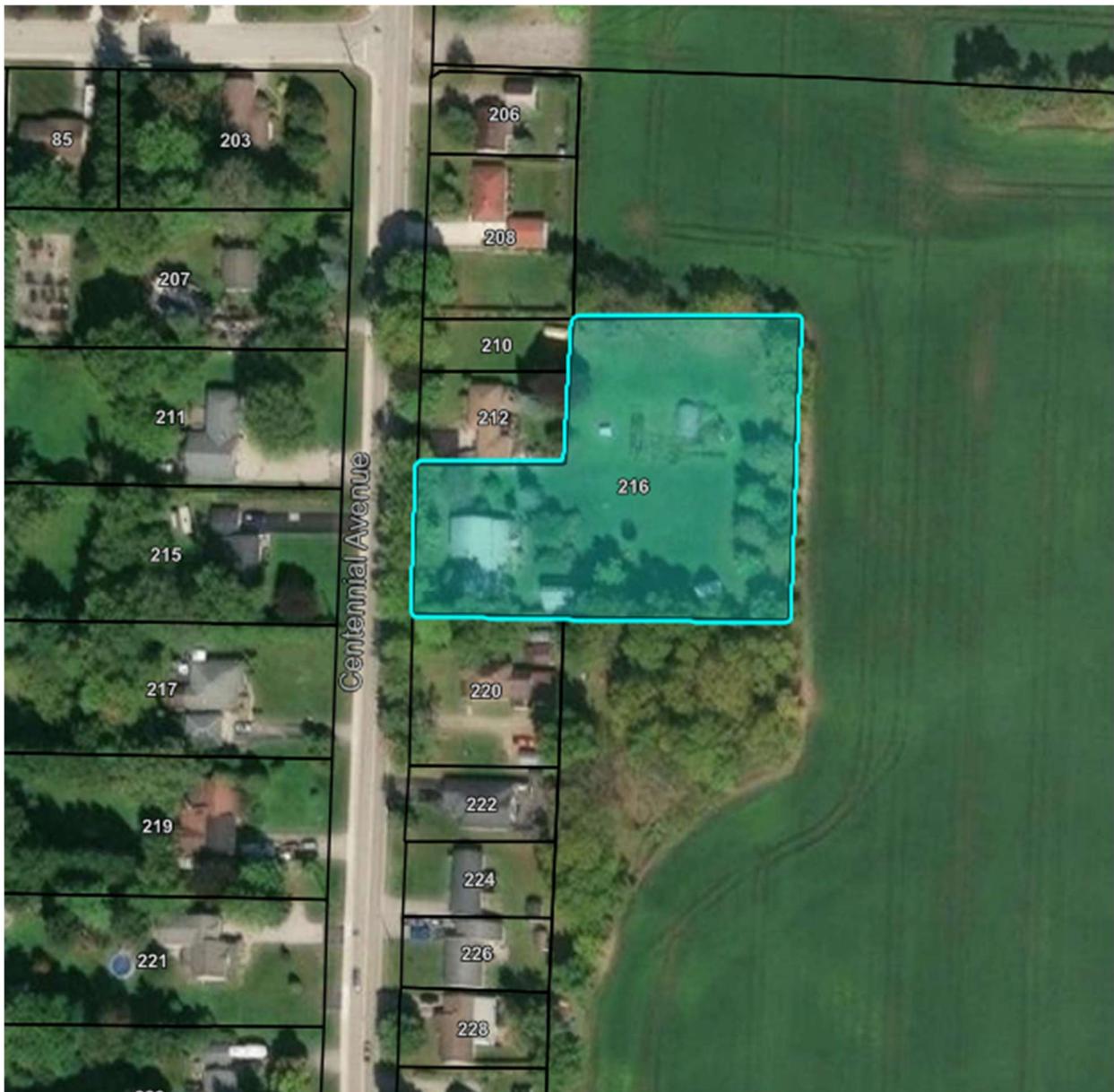
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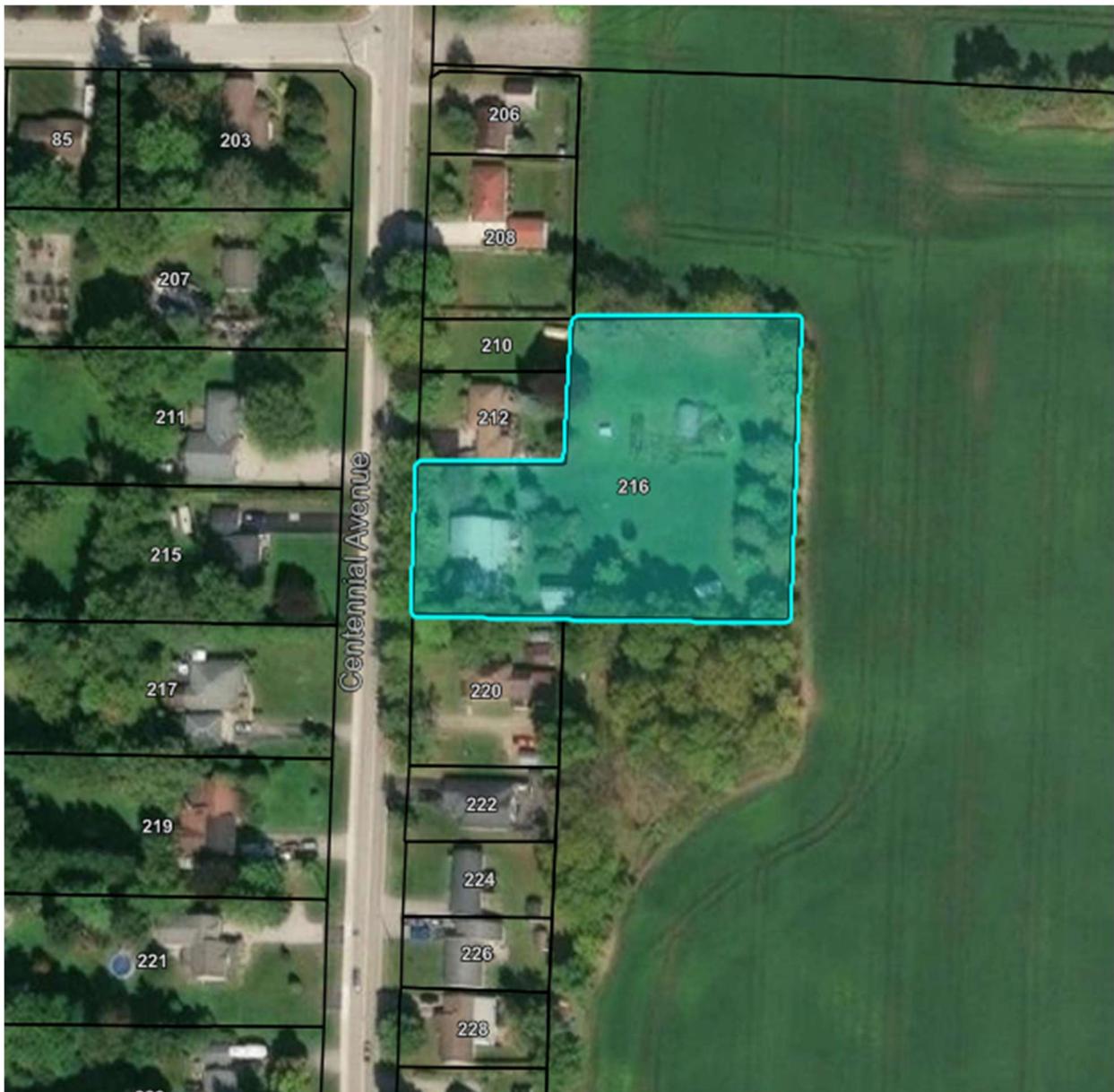
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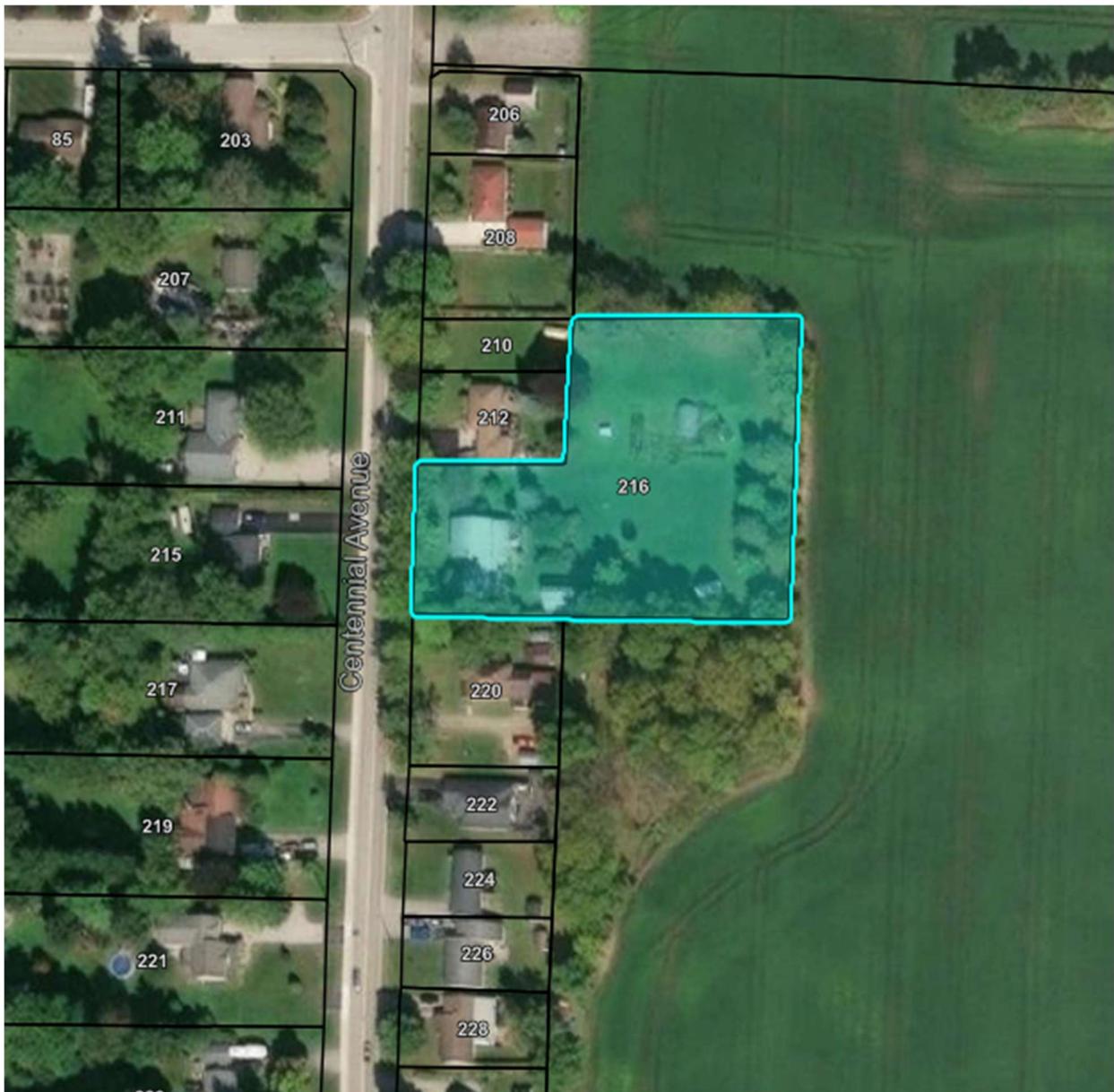
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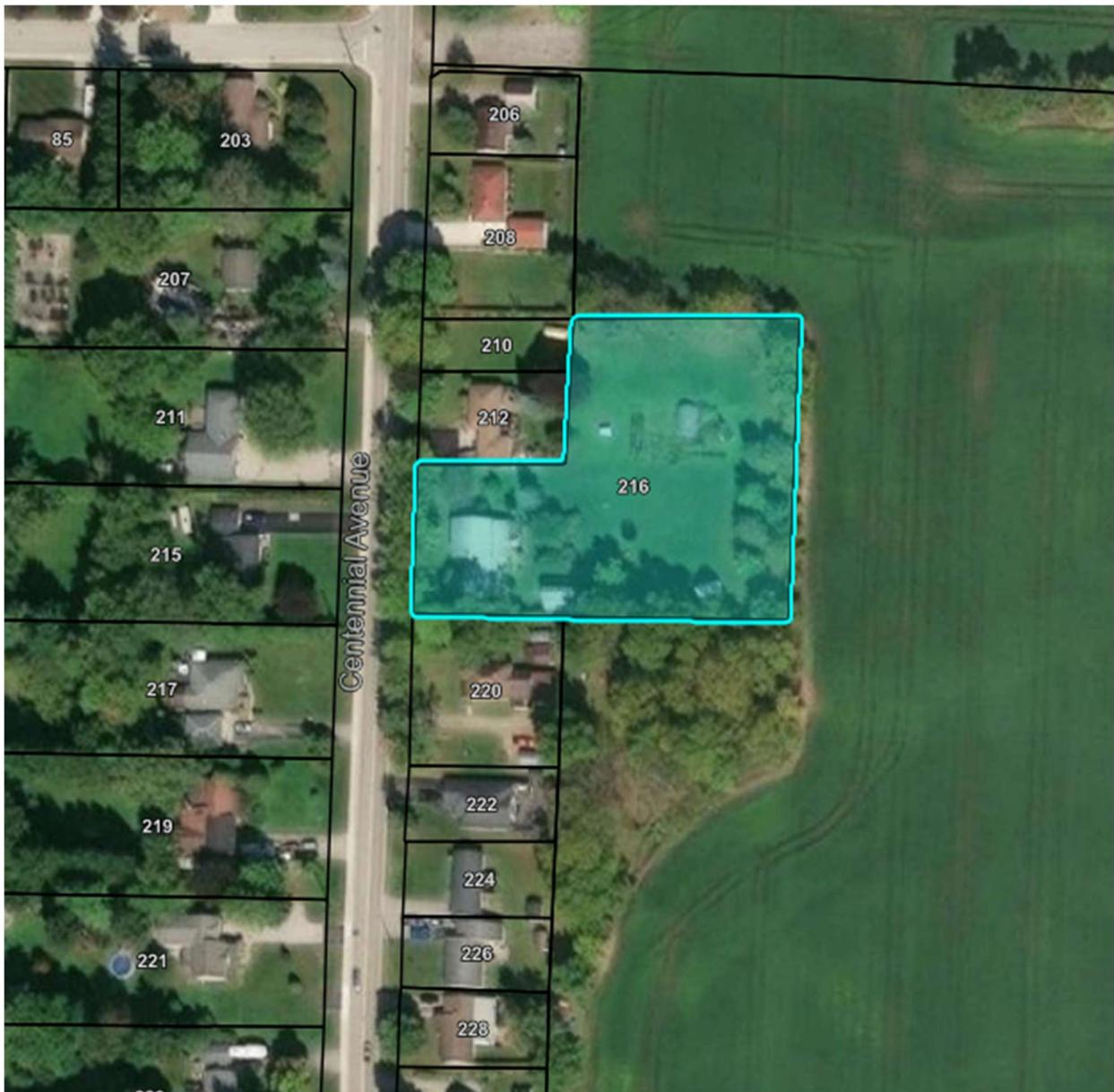
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Municipality of Central Elgin  
450 Sunset Drive, 1st Floor  
St. Thomas, Ontario  
N5R 5V1  
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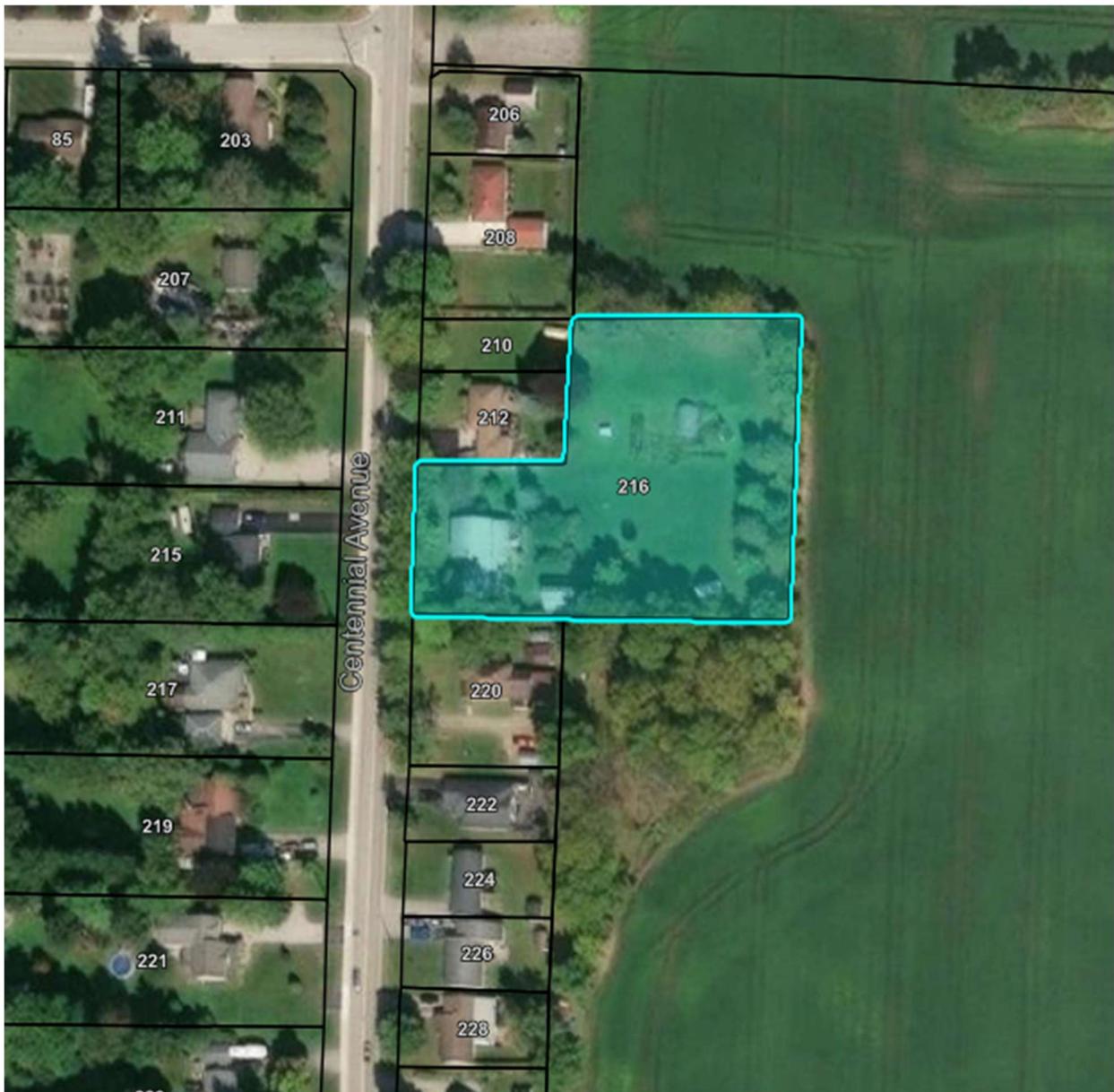
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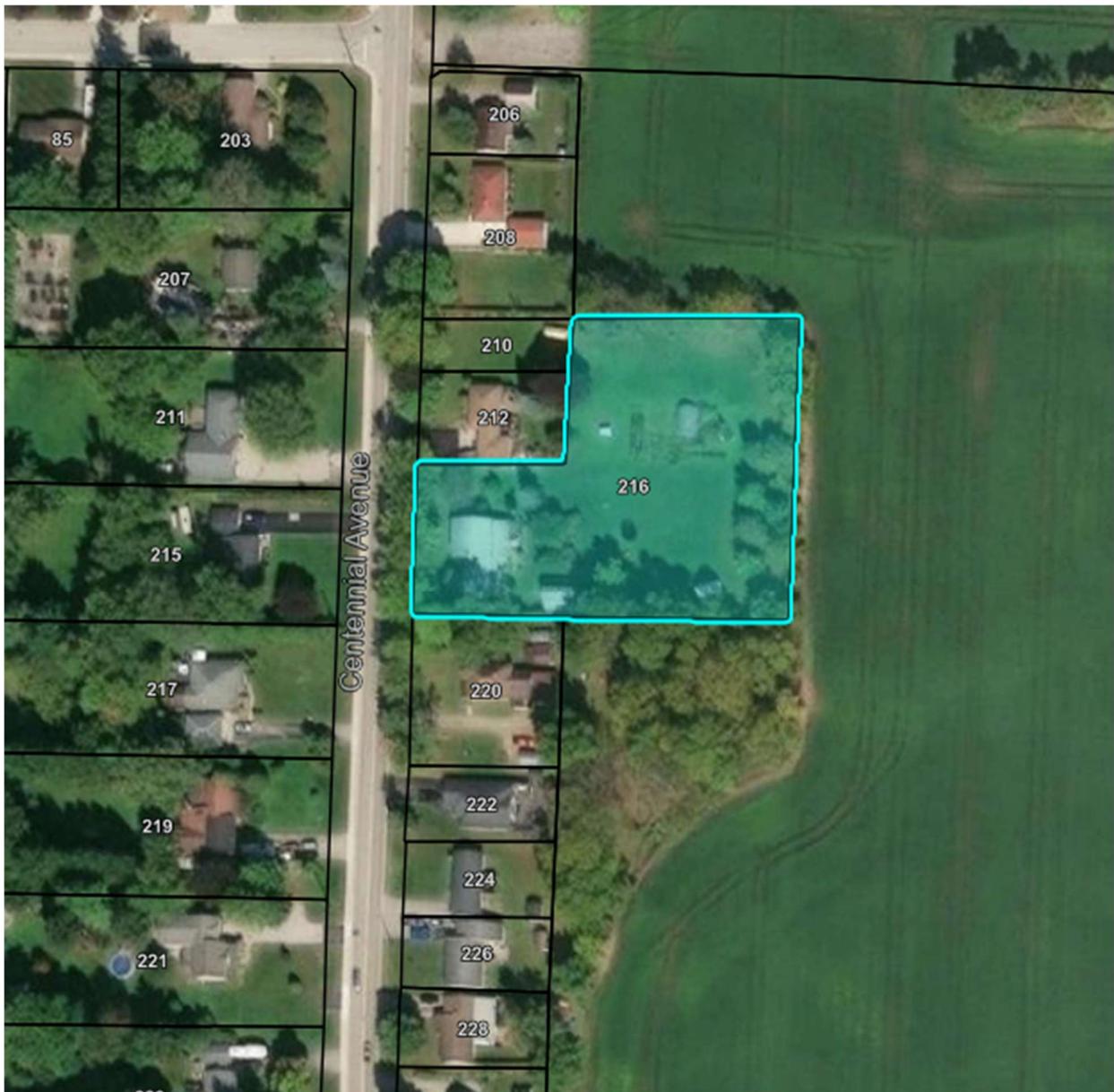
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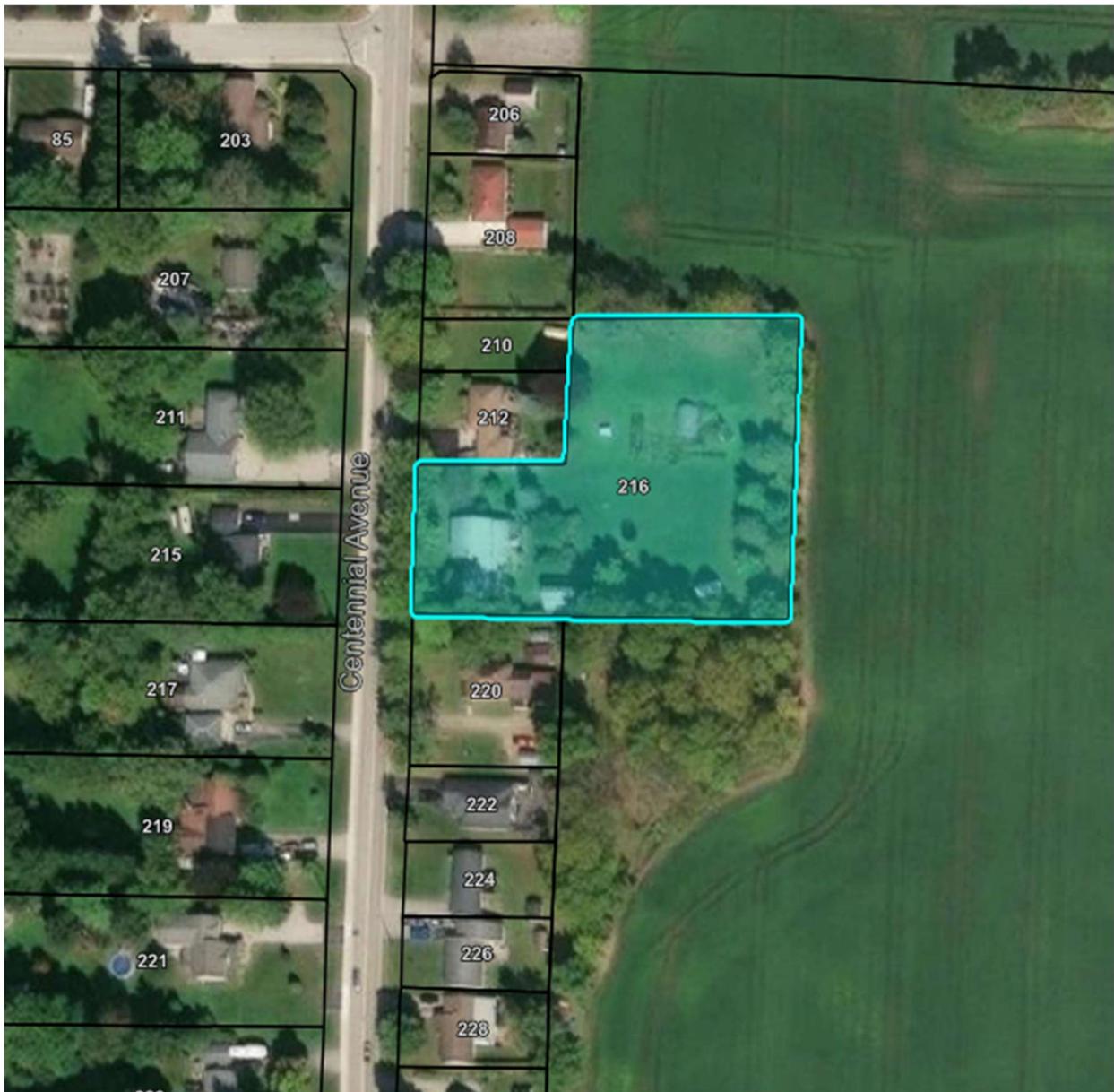
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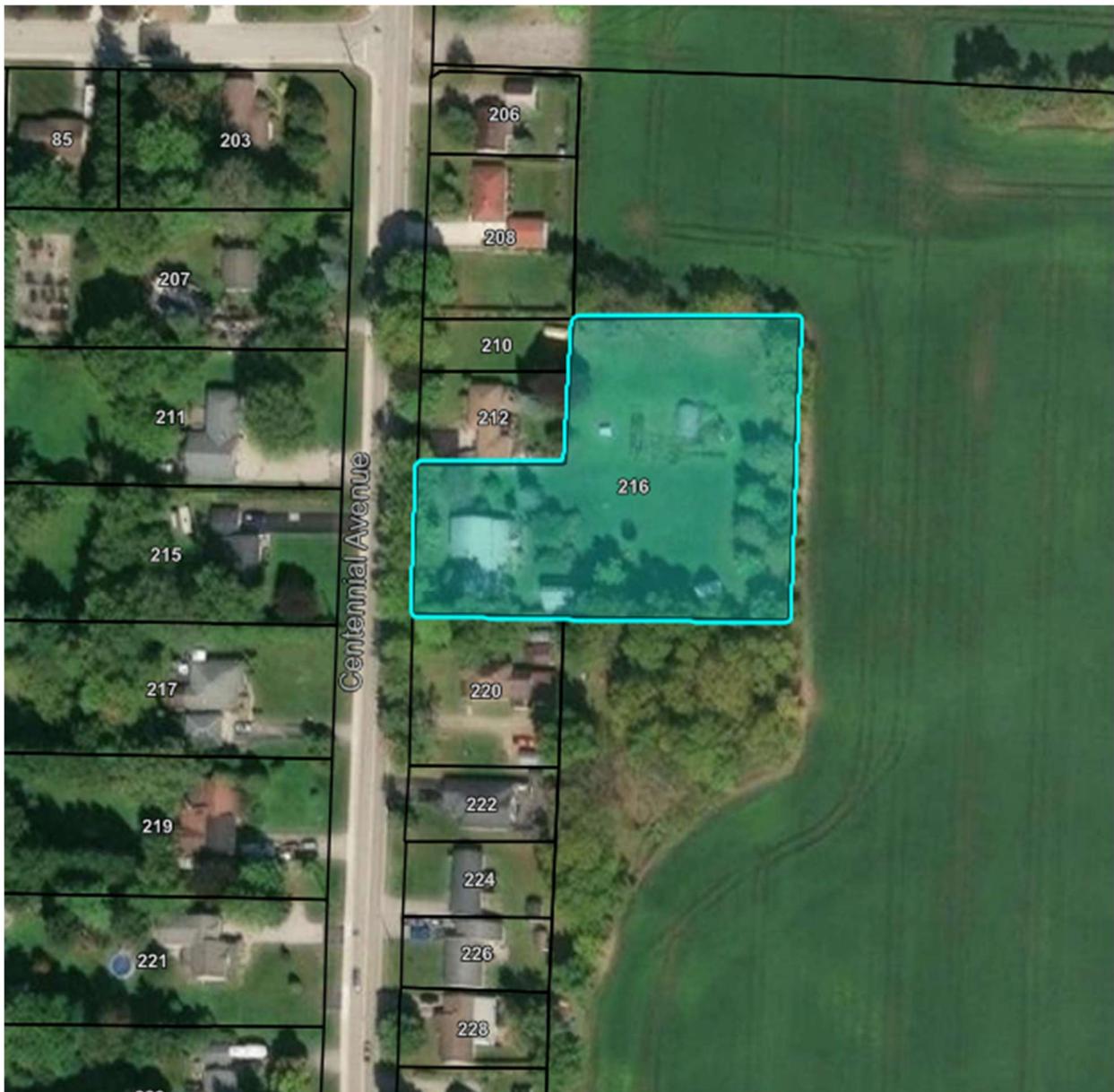
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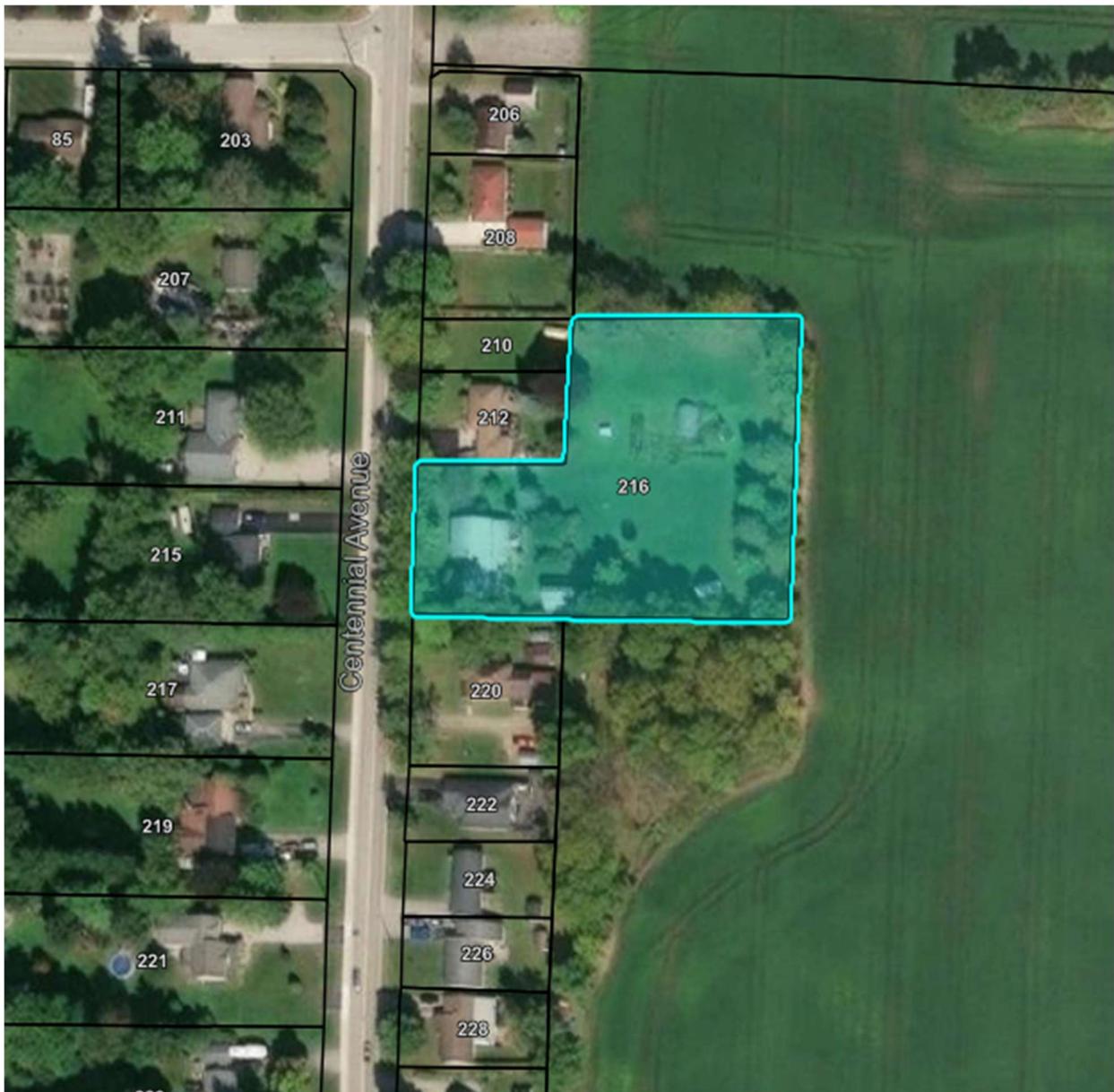
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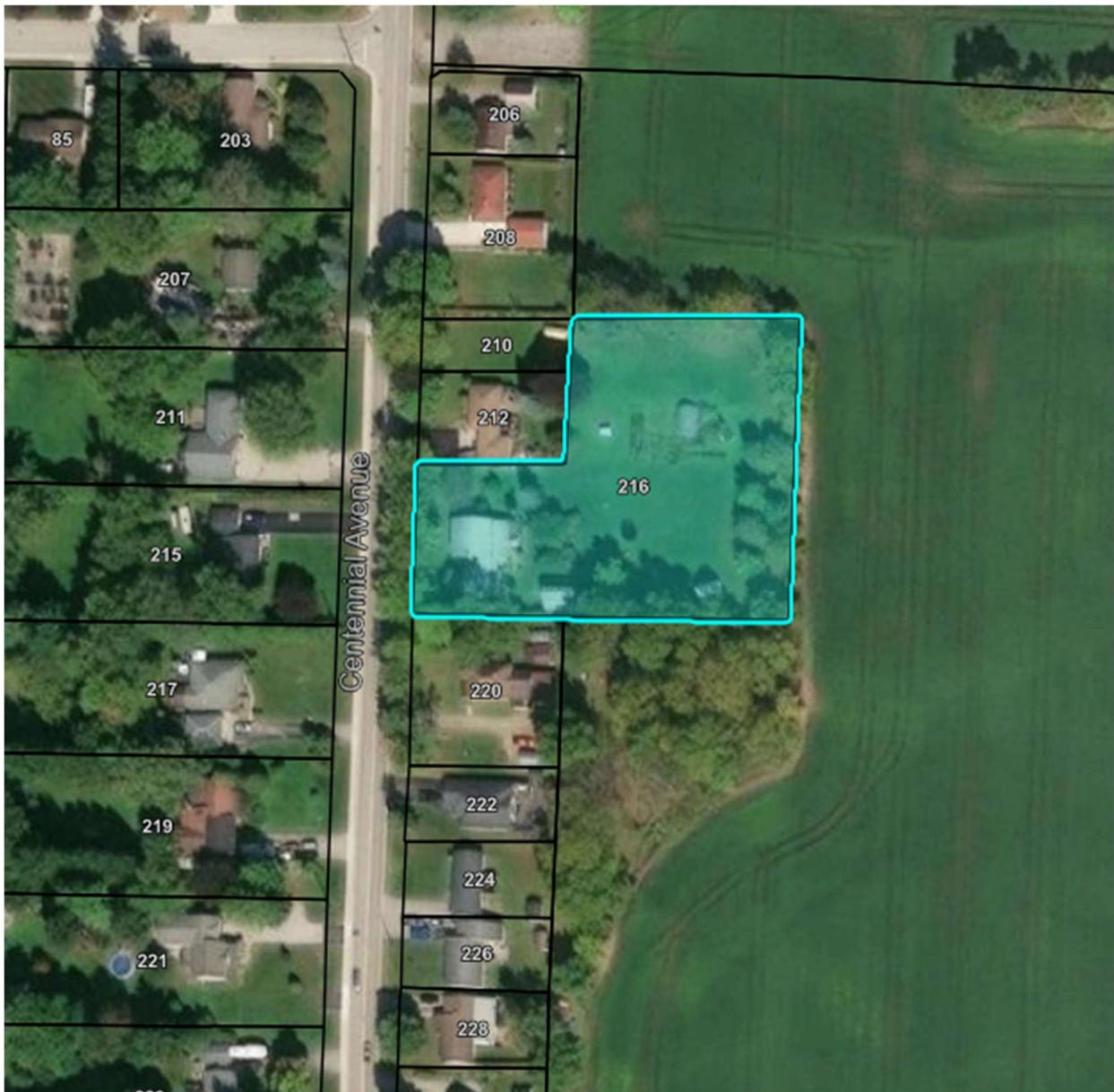
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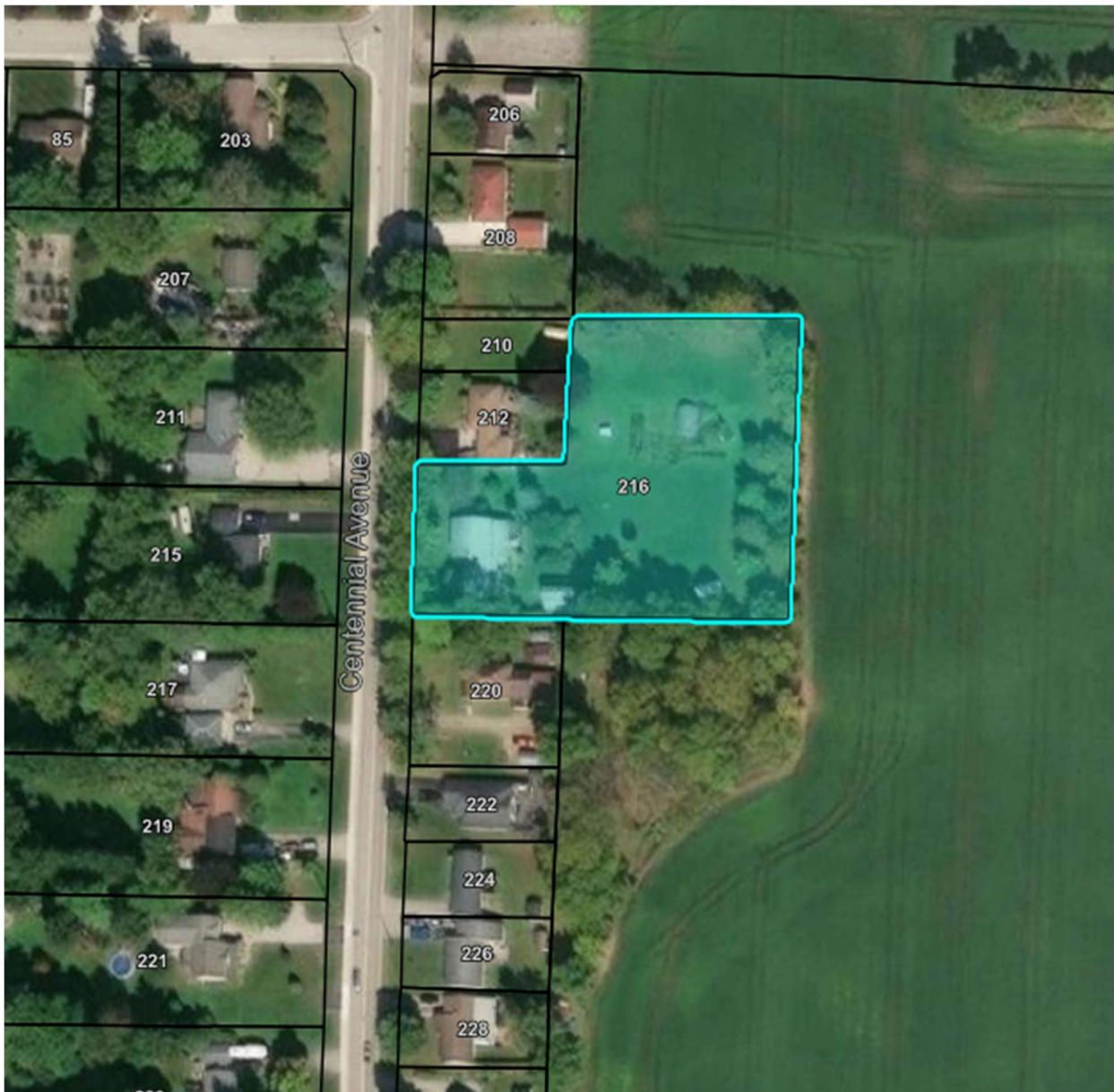
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**DATED** at the Municipality of Central Elgin, this 24<sup>th</sup> day of March, 2026.

Emerald Austerberry  
Secretary-Treasurer, Committee of Adjustment  
Municipality of Central Elgin  
450 Sunset Drive, 1st Floor  
St. Thomas, Ontario  
N5R 5V1  
(519) 631-4860, Ext. 242

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

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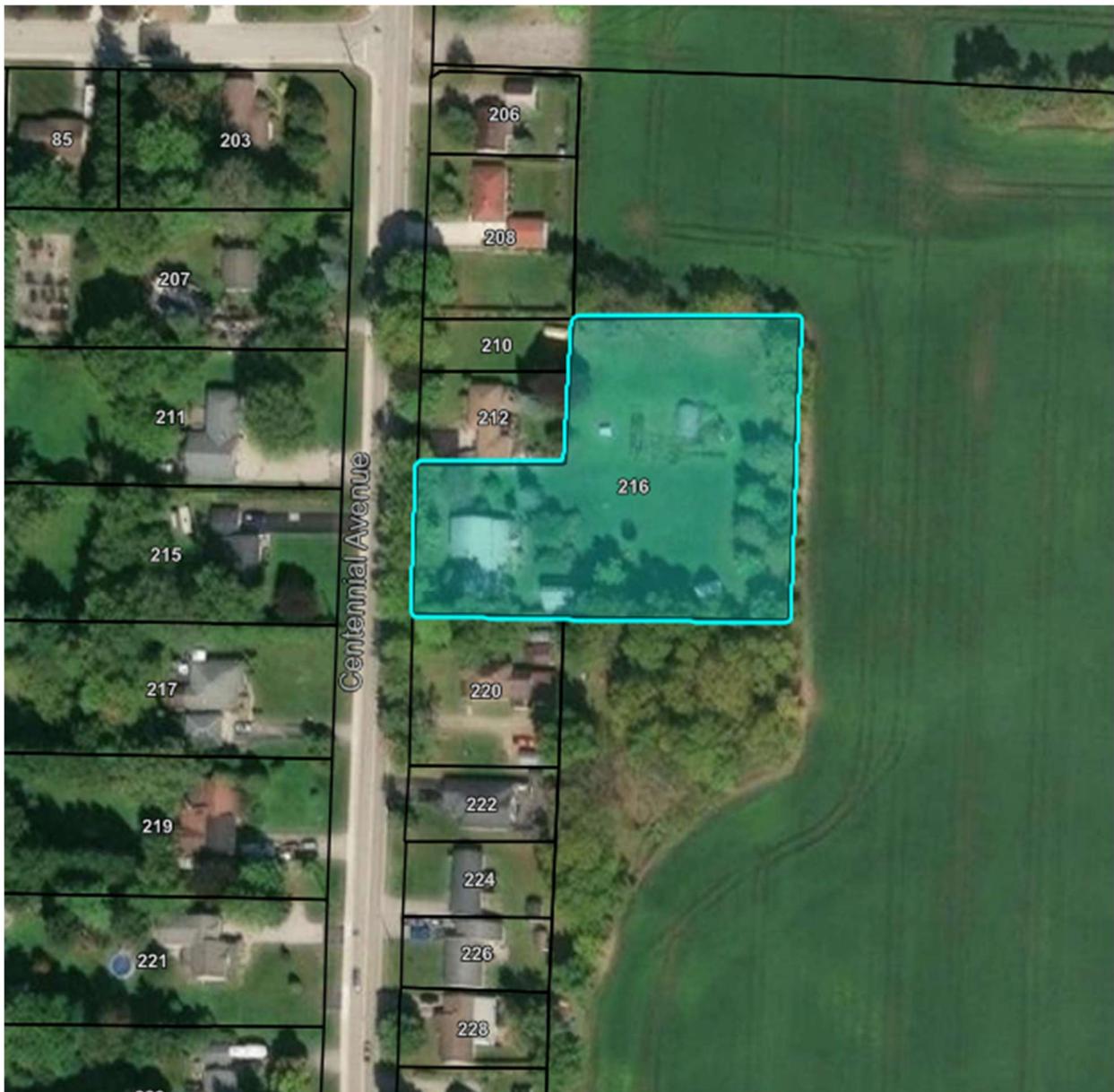
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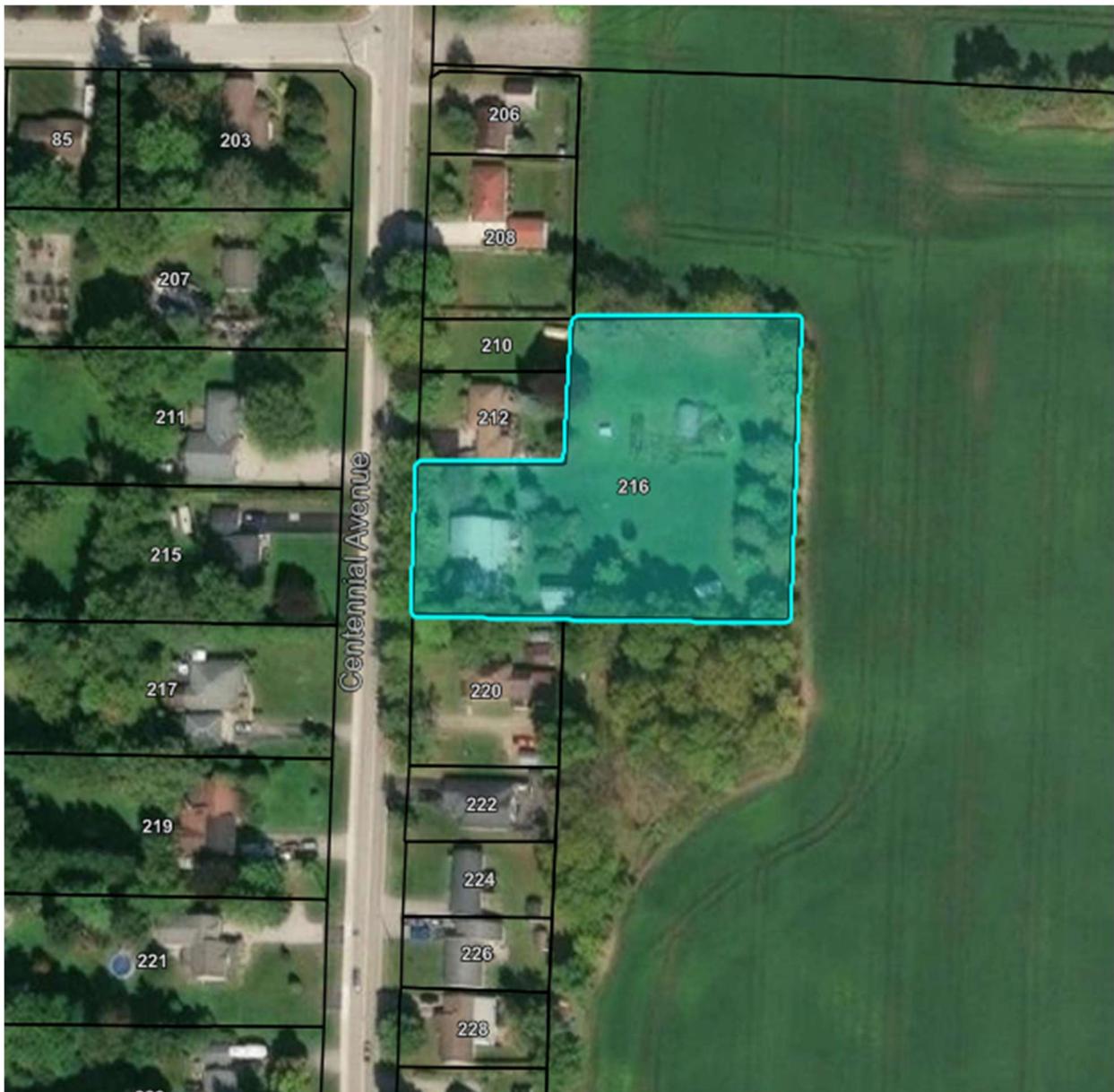
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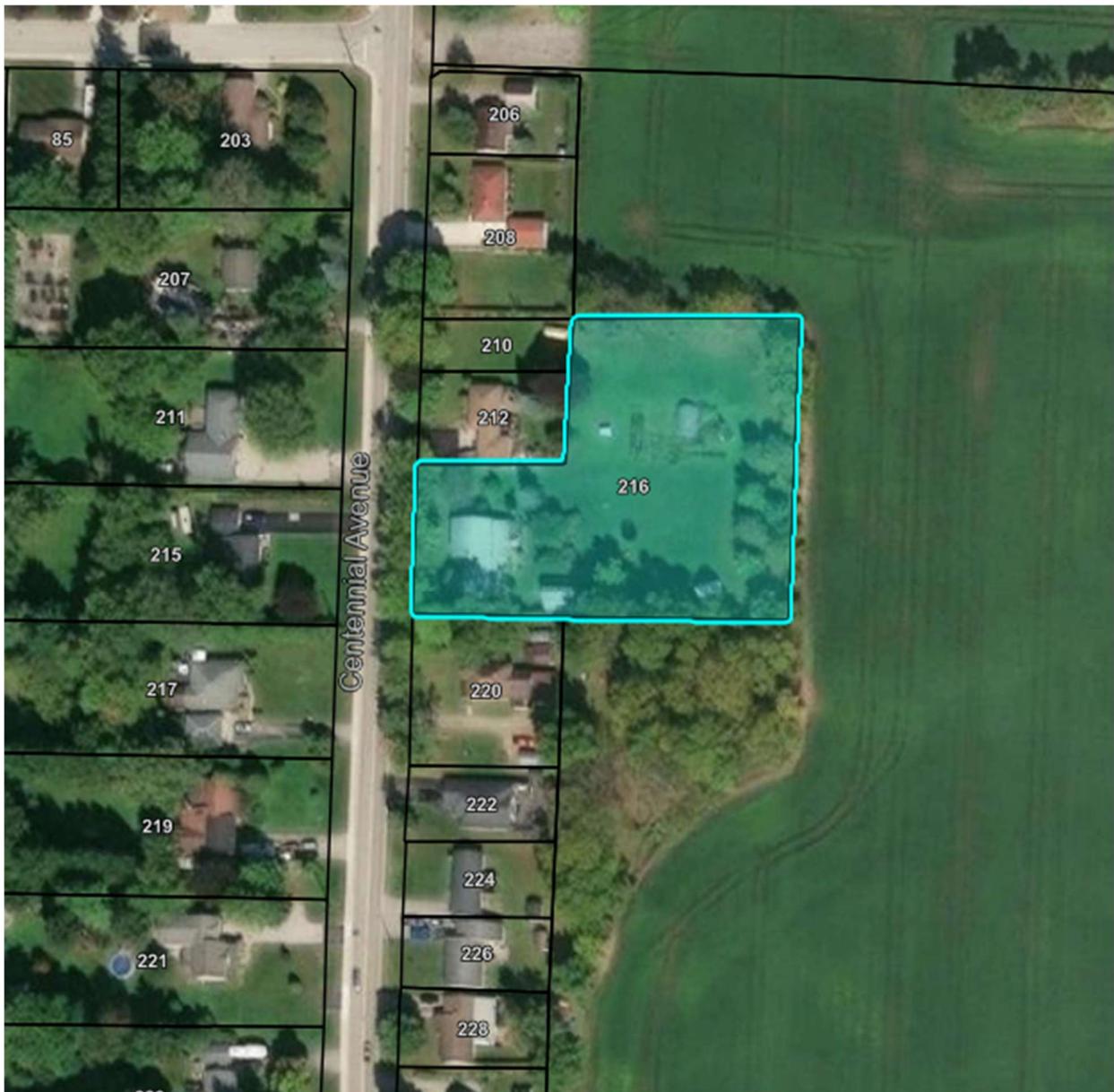
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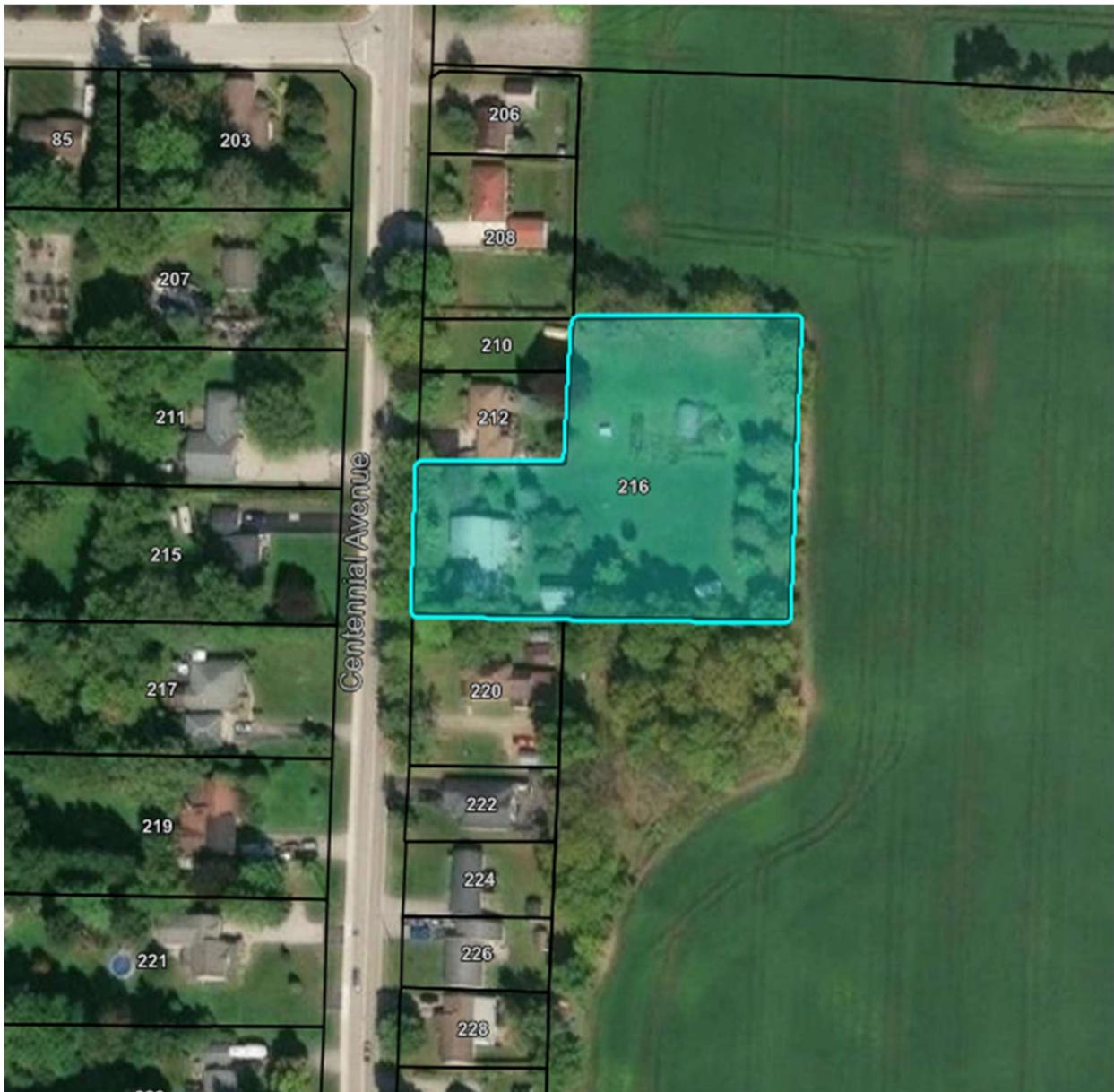
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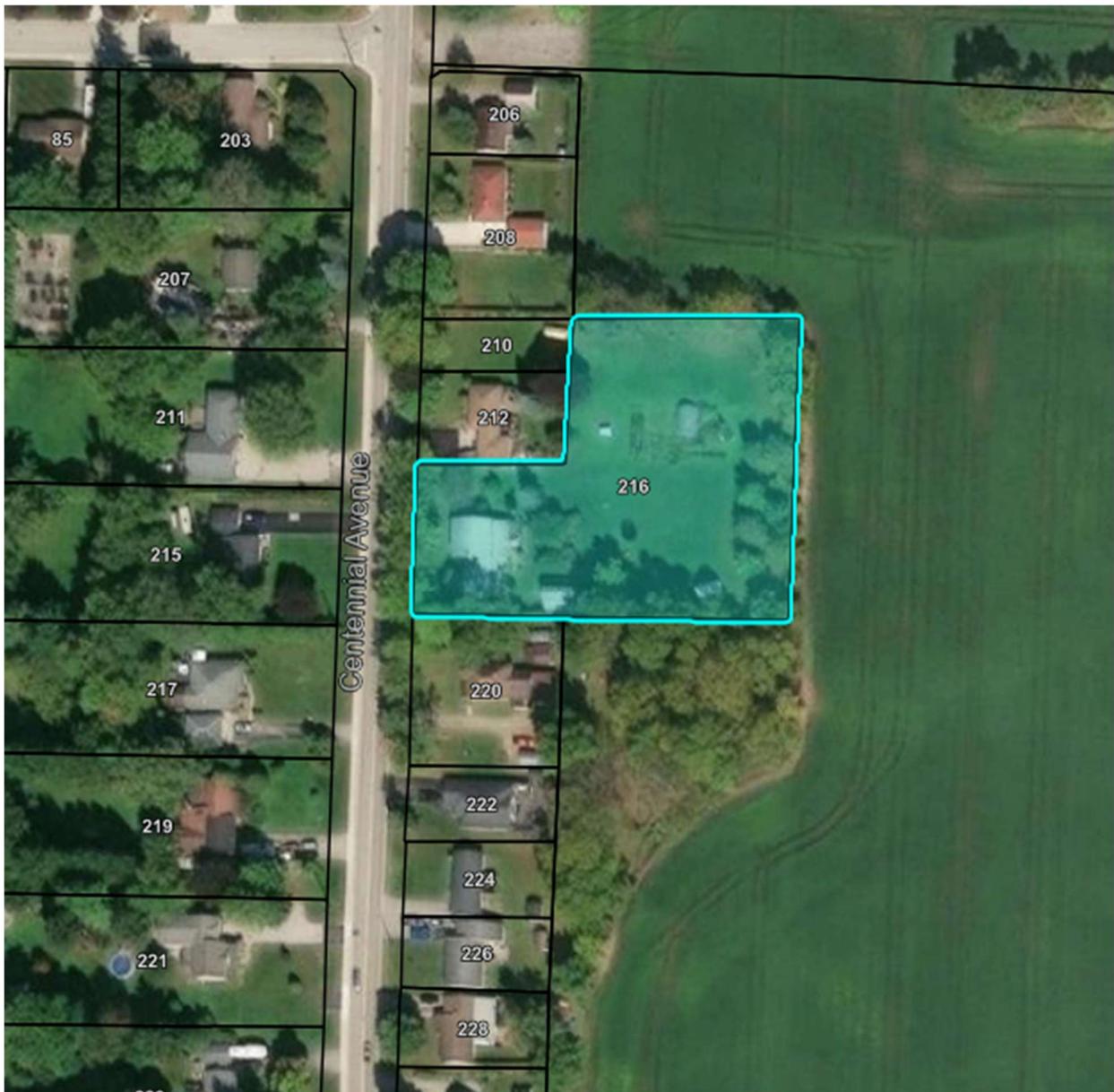
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**DATED** at the Municipality of Central Elgin, this 24<sup>th</sup> day of March, 2026.

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Secretary-Treasurer, Committee of Adjustment  
Municipality of Central Elgin  
450 Sunset Drive, 1st Floor  
St. Thomas, Ontario  
N5R 5V1  
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**MUNICIPALITY OF CENTRAL ELGIN  
NOTICE OF AN APPLICATION AND PUBLIC MEETING  
CONCERNING A PROPOSED ZONING BY-LAW AMENDMENT**

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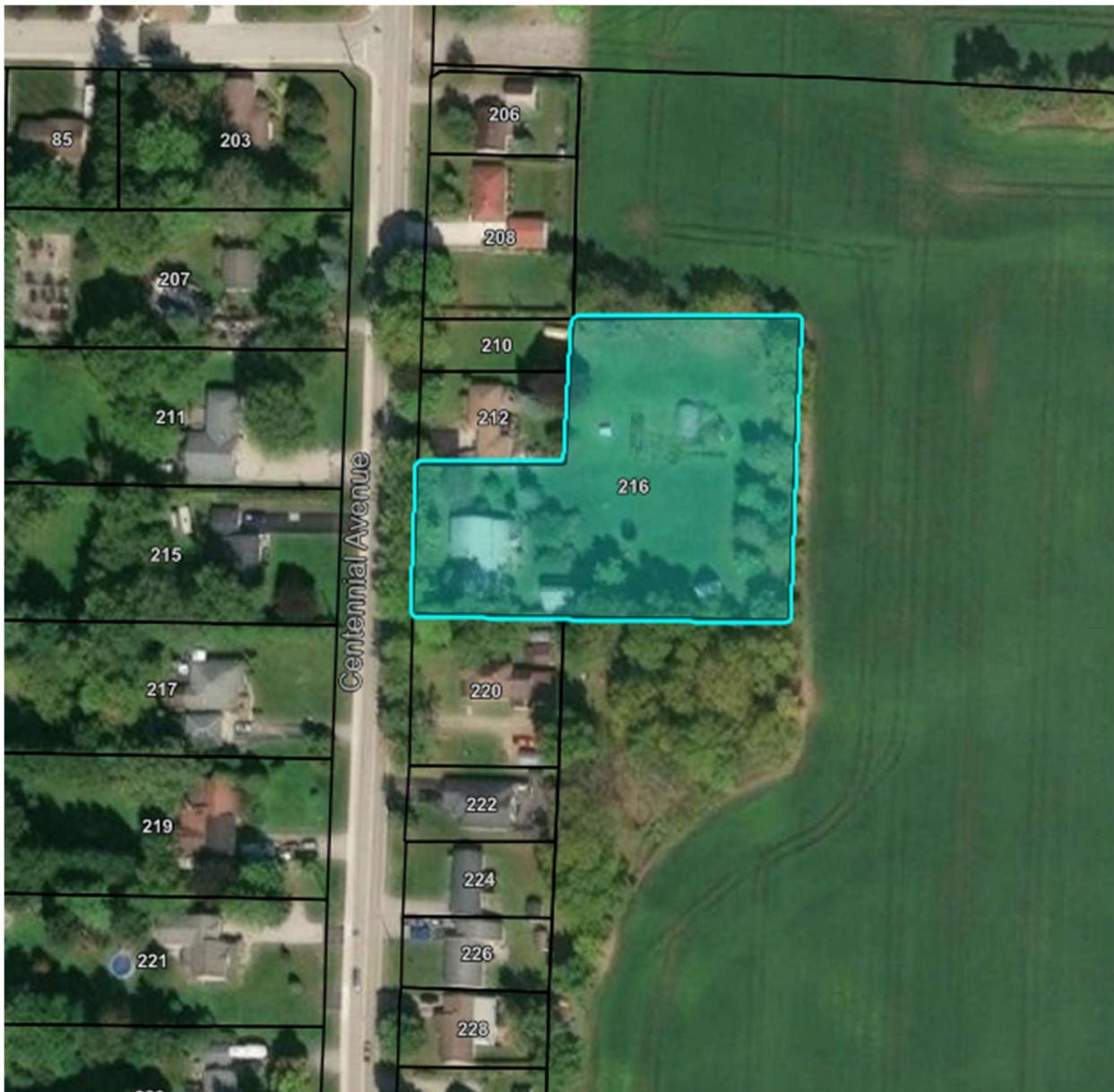
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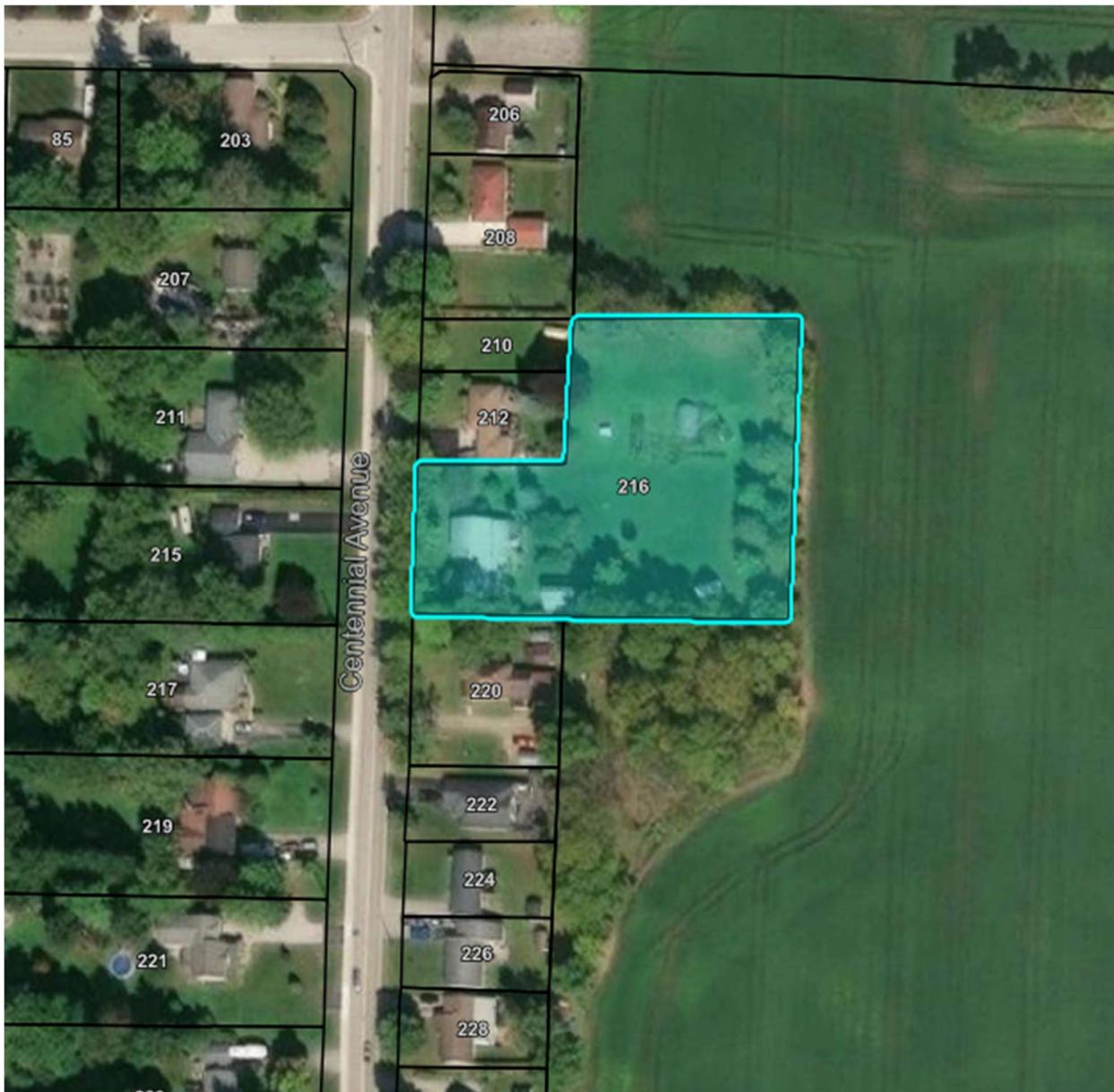
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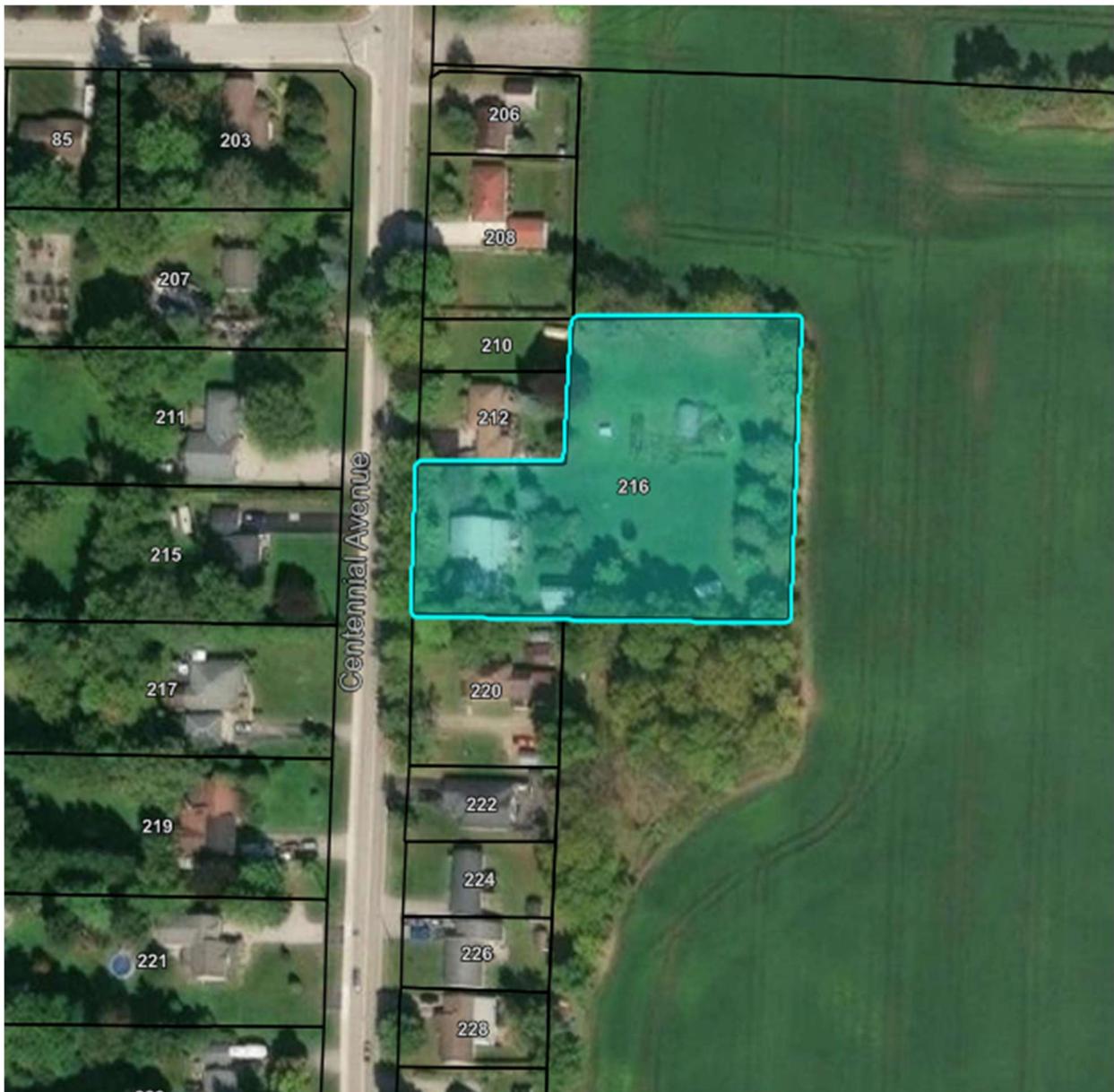
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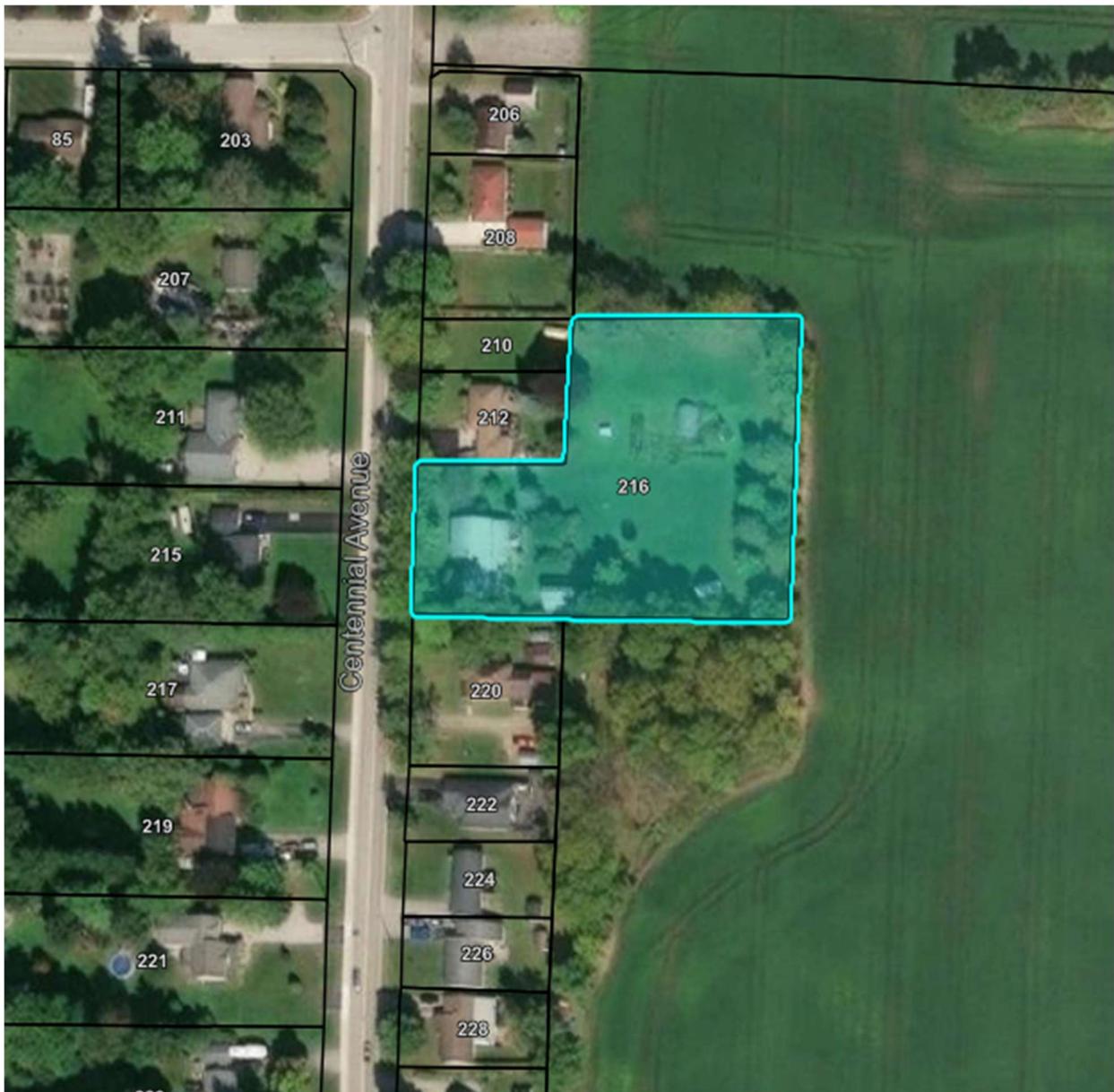
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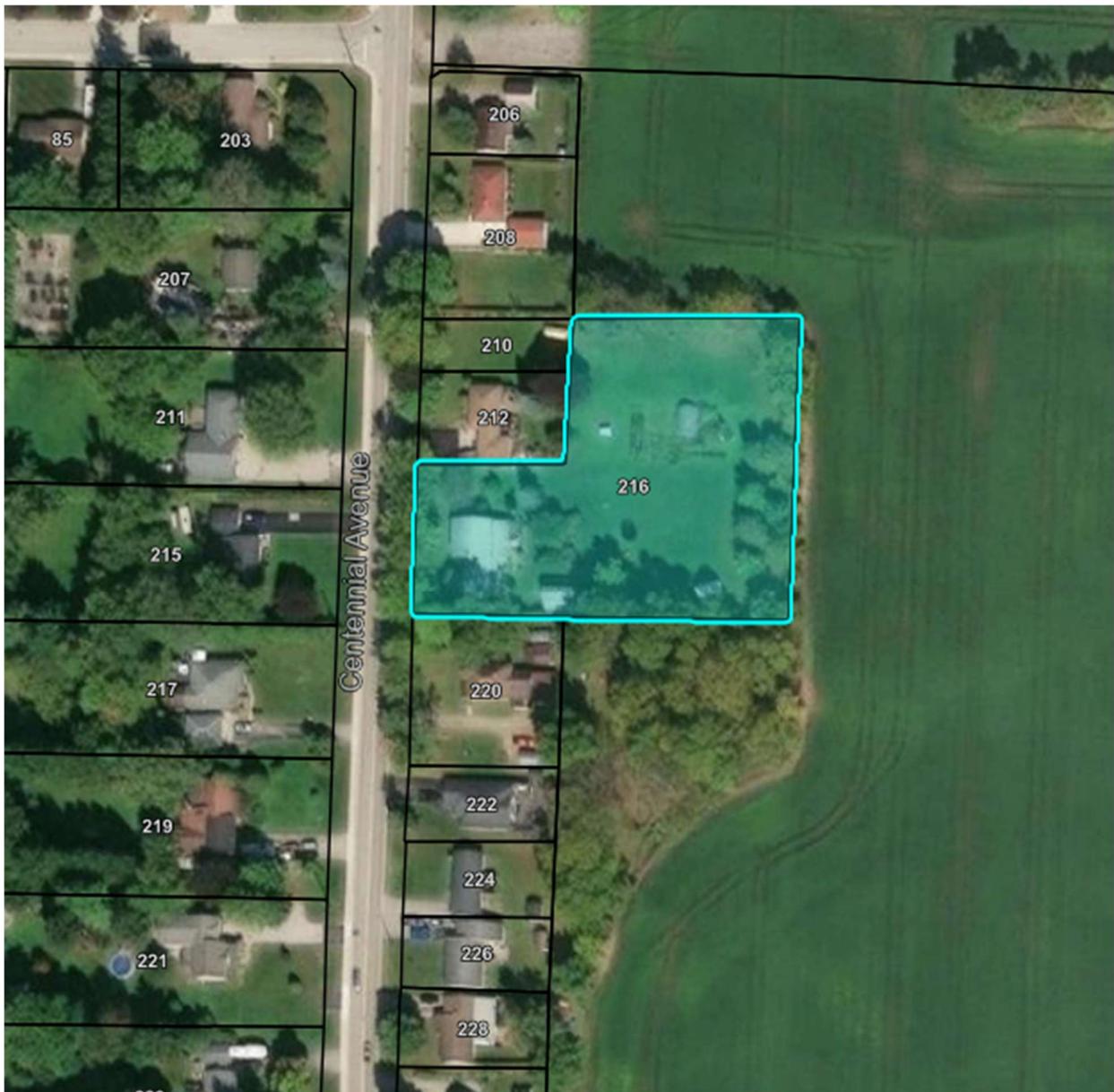
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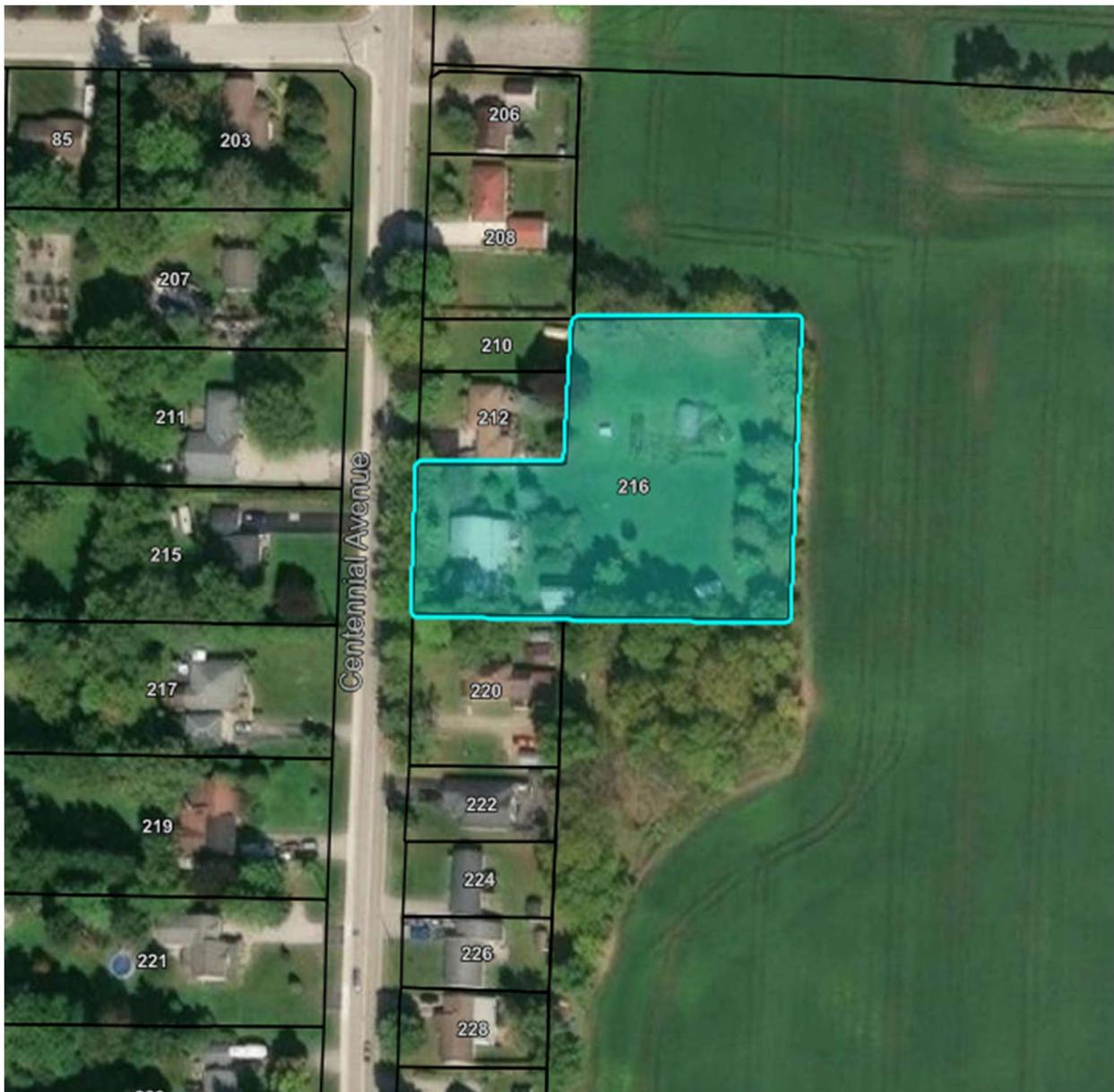
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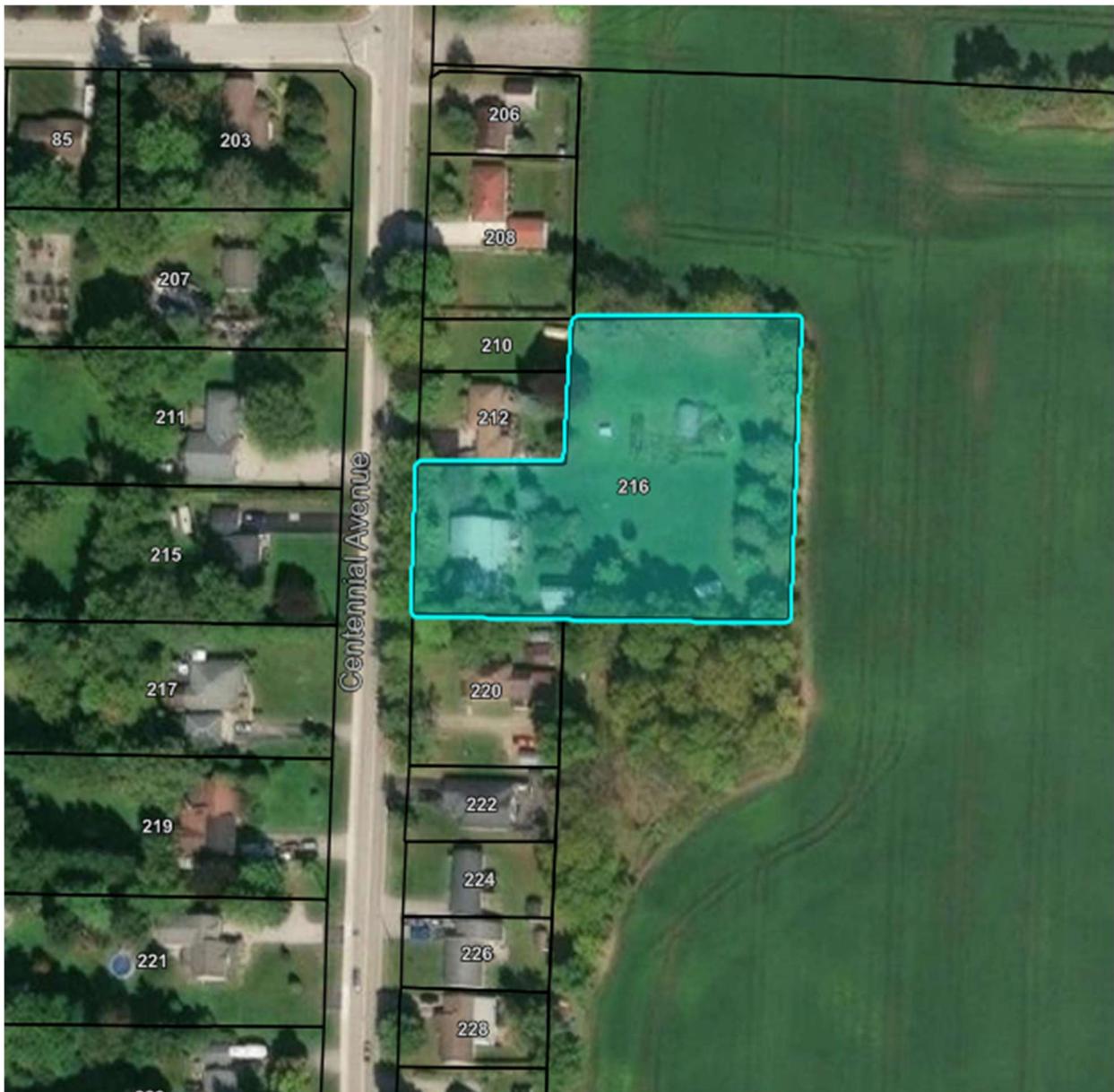
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**Key Map: 216 Centennial Avenue**



**Subject Site**

**DATED** at the Municipality of Central Elgin, this 24<sup>th</sup> day of March, 2026.

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Secretary-Treasurer, Committee of Adjustment  
Municipality of Central Elgin  
450 Sunset Drive, 1st Floor  
St. Thomas, Ontario  
N5R 5V1  
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**MUNICIPALITY OF CENTRAL ELGIN  
NOTICE OF AN APPLICATION AND PUBLIC MEETING  
CONCERNING A PROPOSED ZONING BY-LAW AMENDMENT**

**216 Centennial Avenue**

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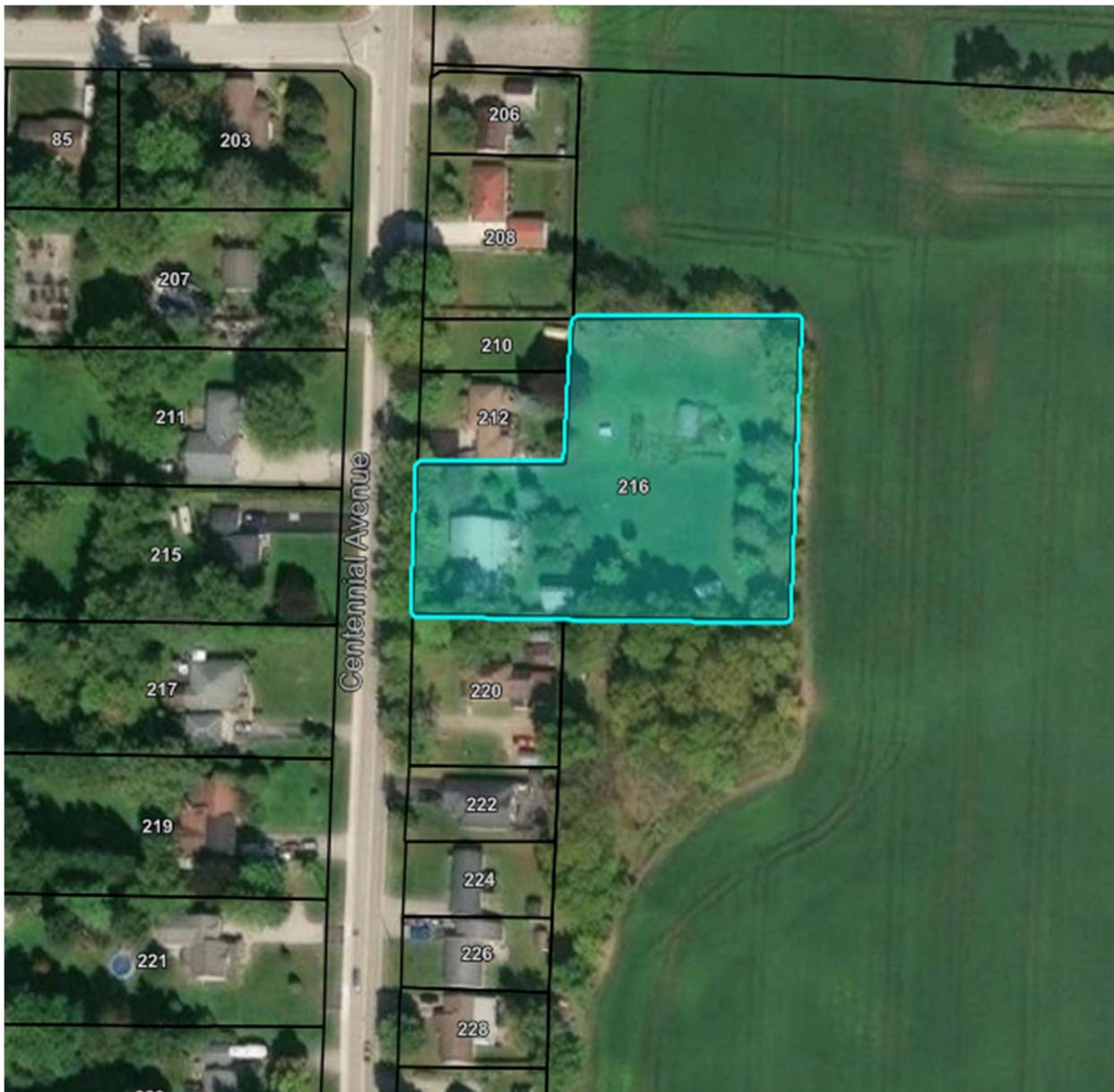
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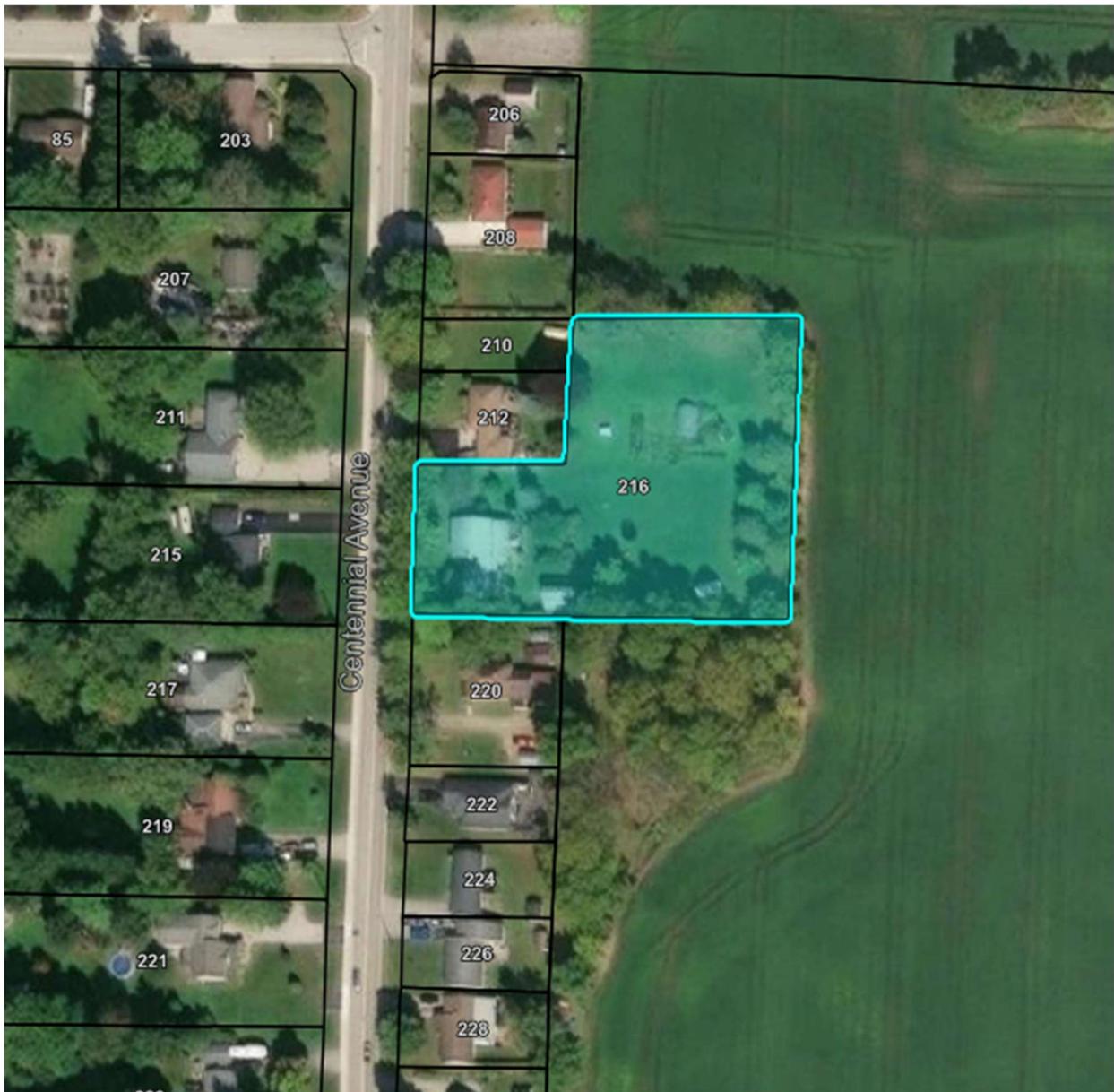
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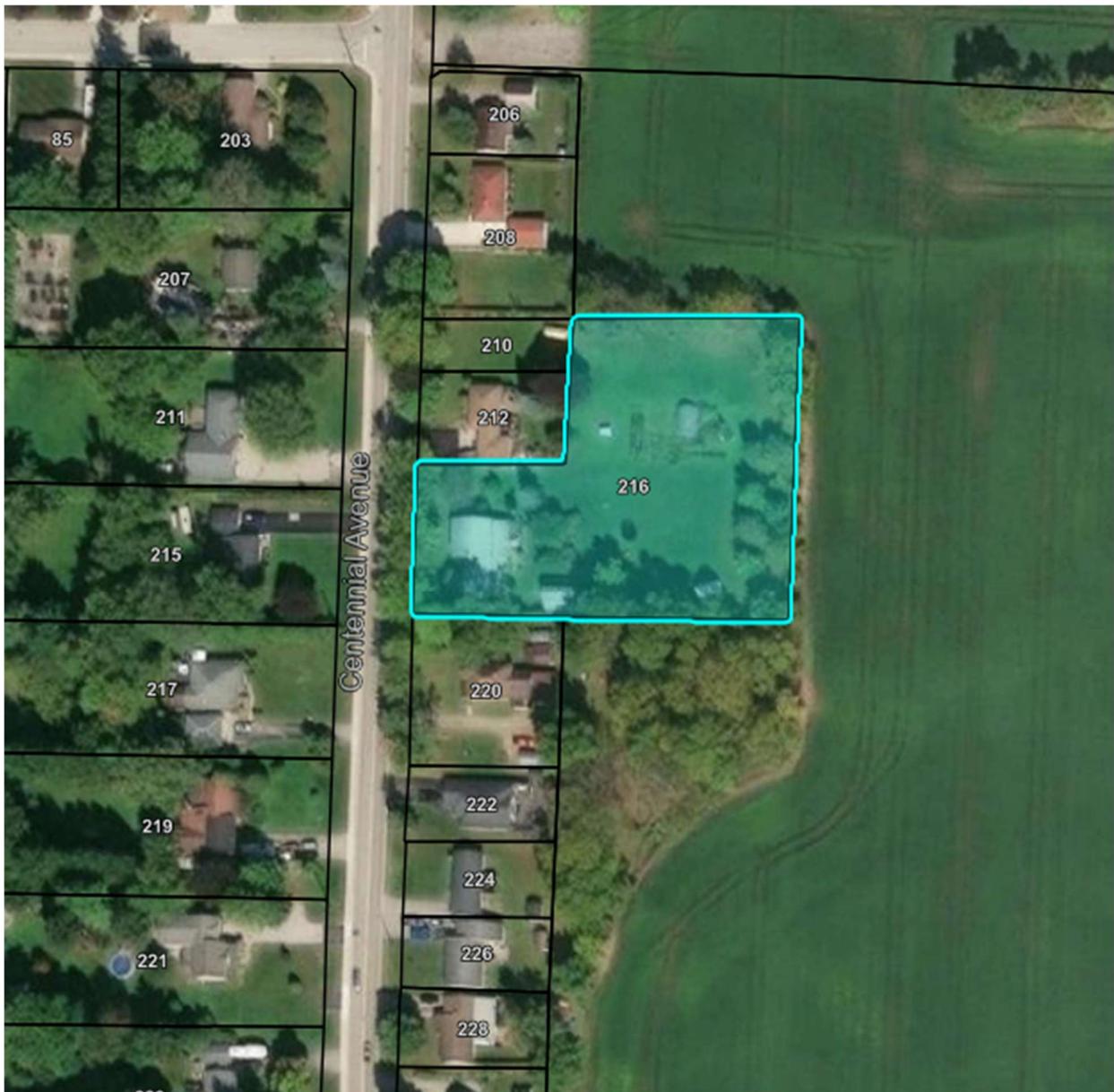
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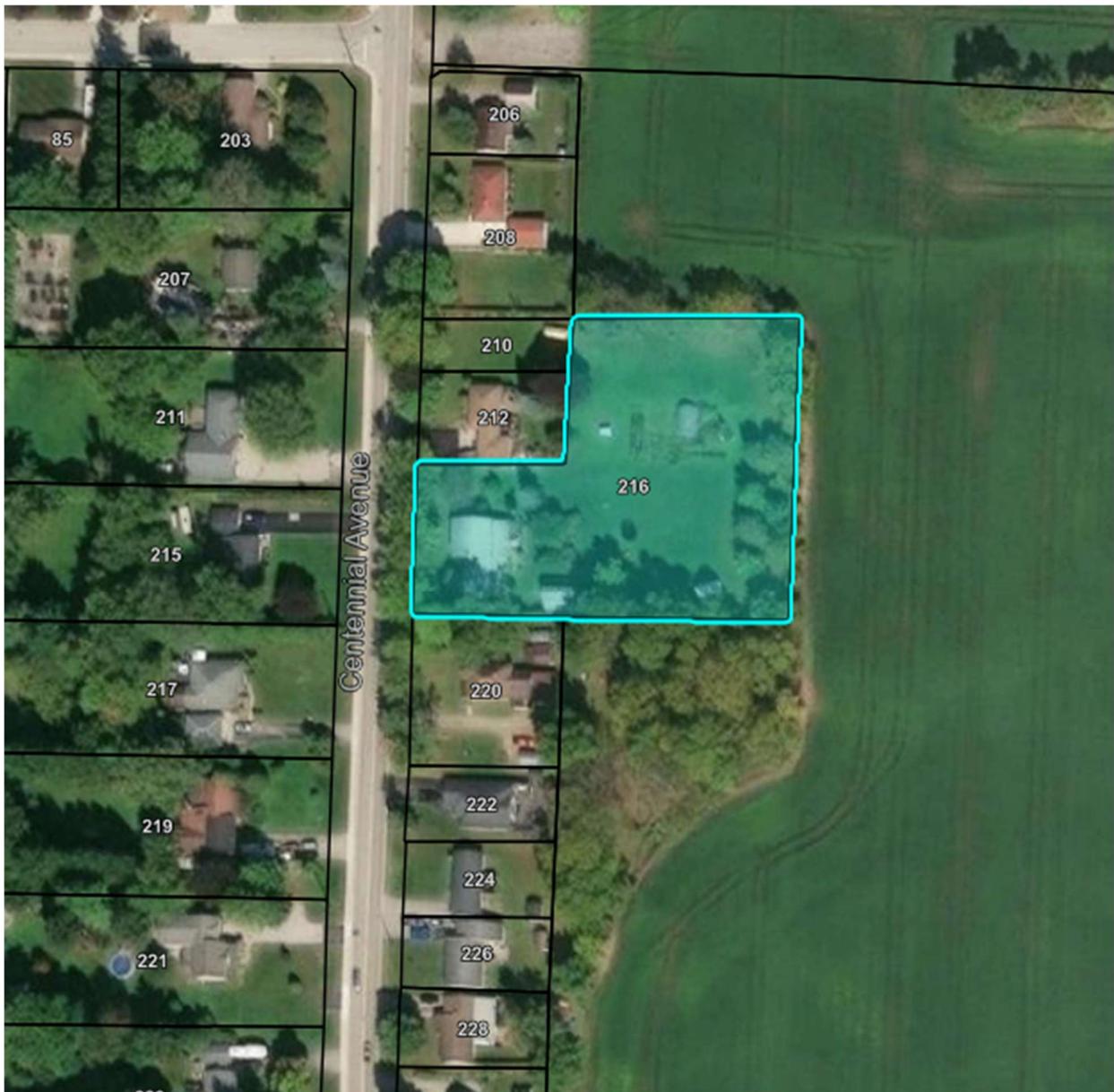
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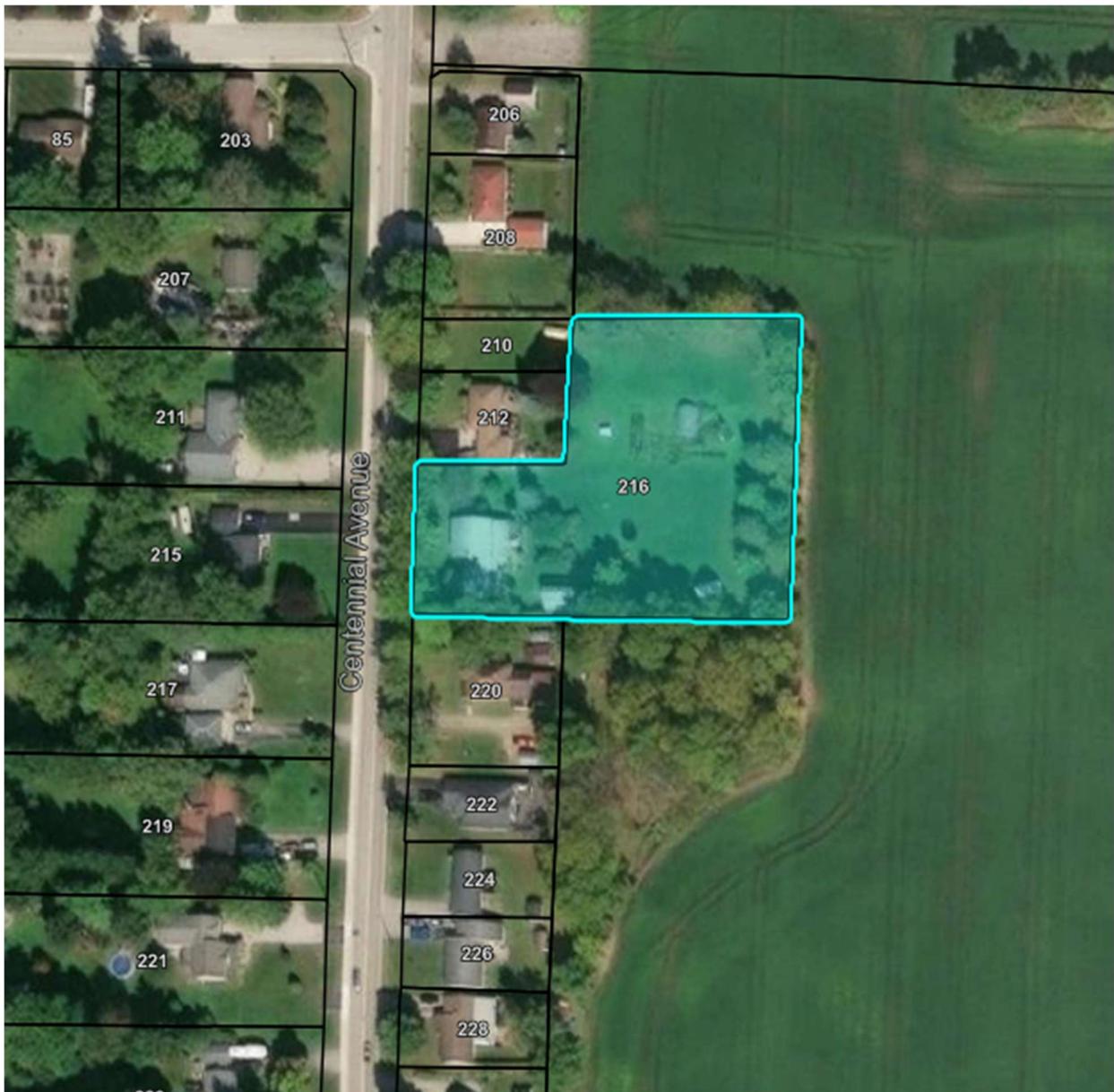
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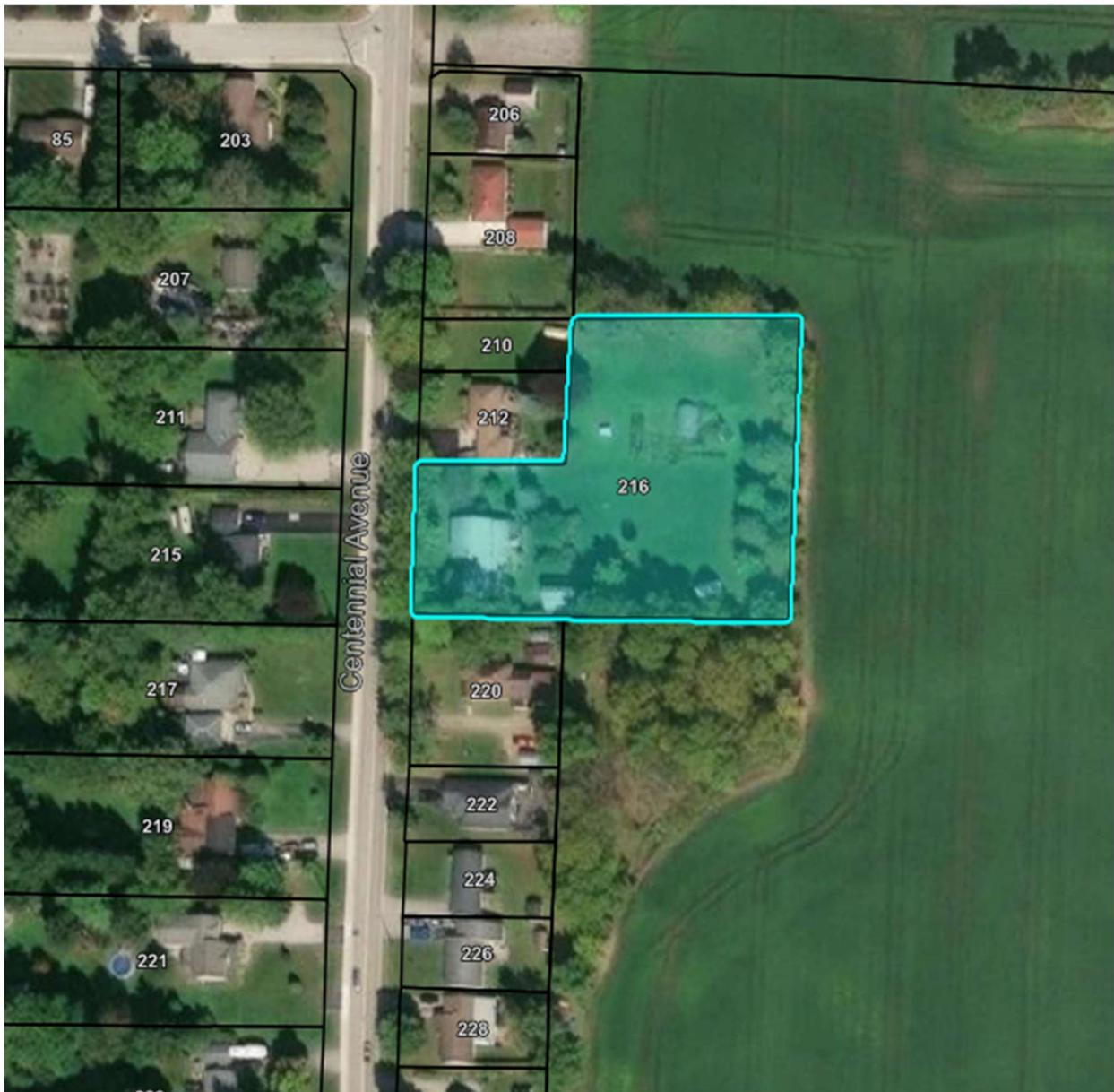
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**Key Map: 216 Centennial Avenue**



**Subject Site**

**DATED** at the Municipality of Central Elgin, this 24<sup>th</sup> day of March, 2026.

Emerald Austerberry  
Secretary-Treasurer, Committee of Adjustment  
Municipality of Central Elgin  
450 Sunset Drive, 1st Floor  
St. Thomas, Ontario  
N5R 5V1  
(519) 631-4860, Ext. 242

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

**216 Centennial Avenue**

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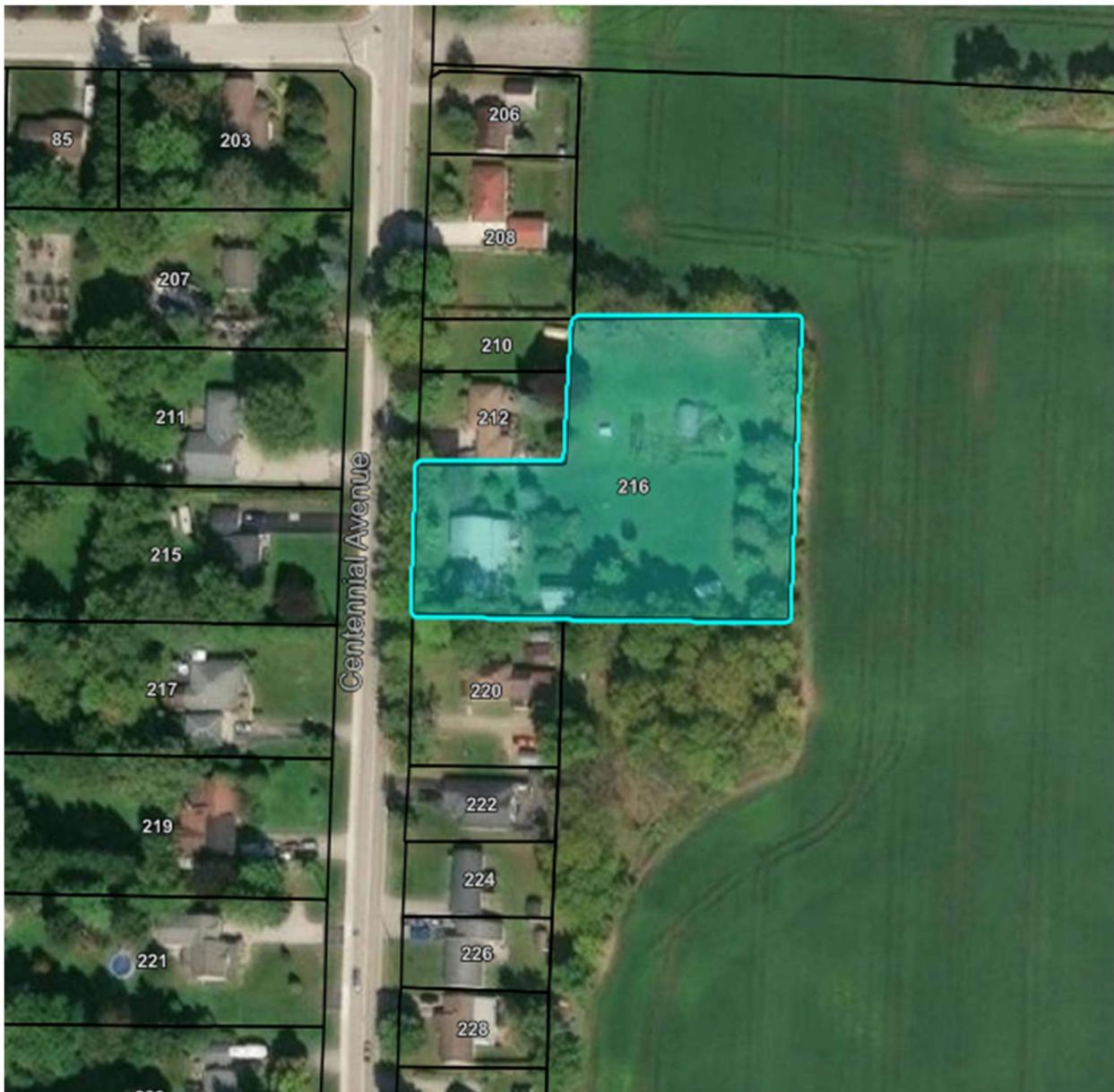
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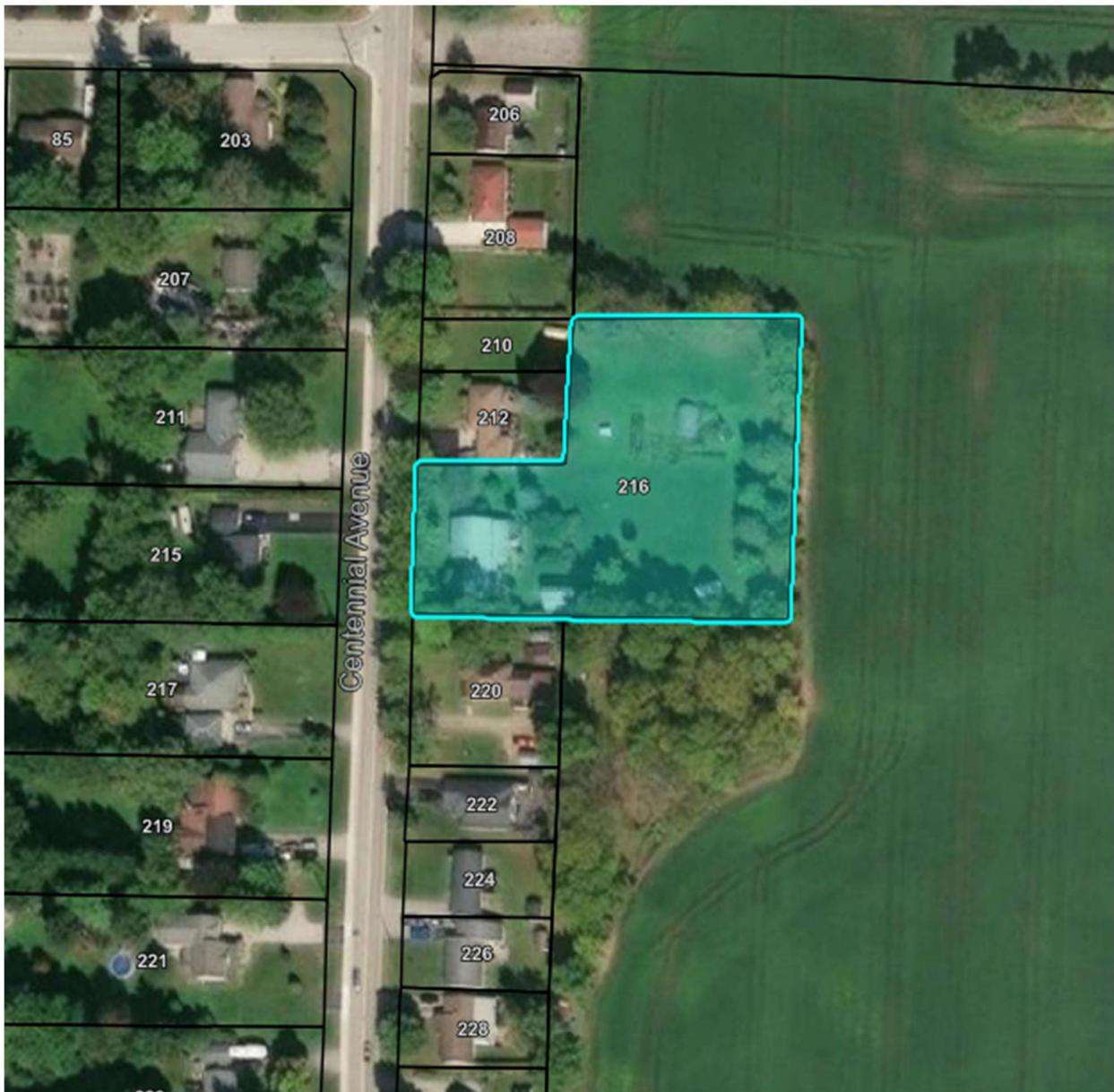
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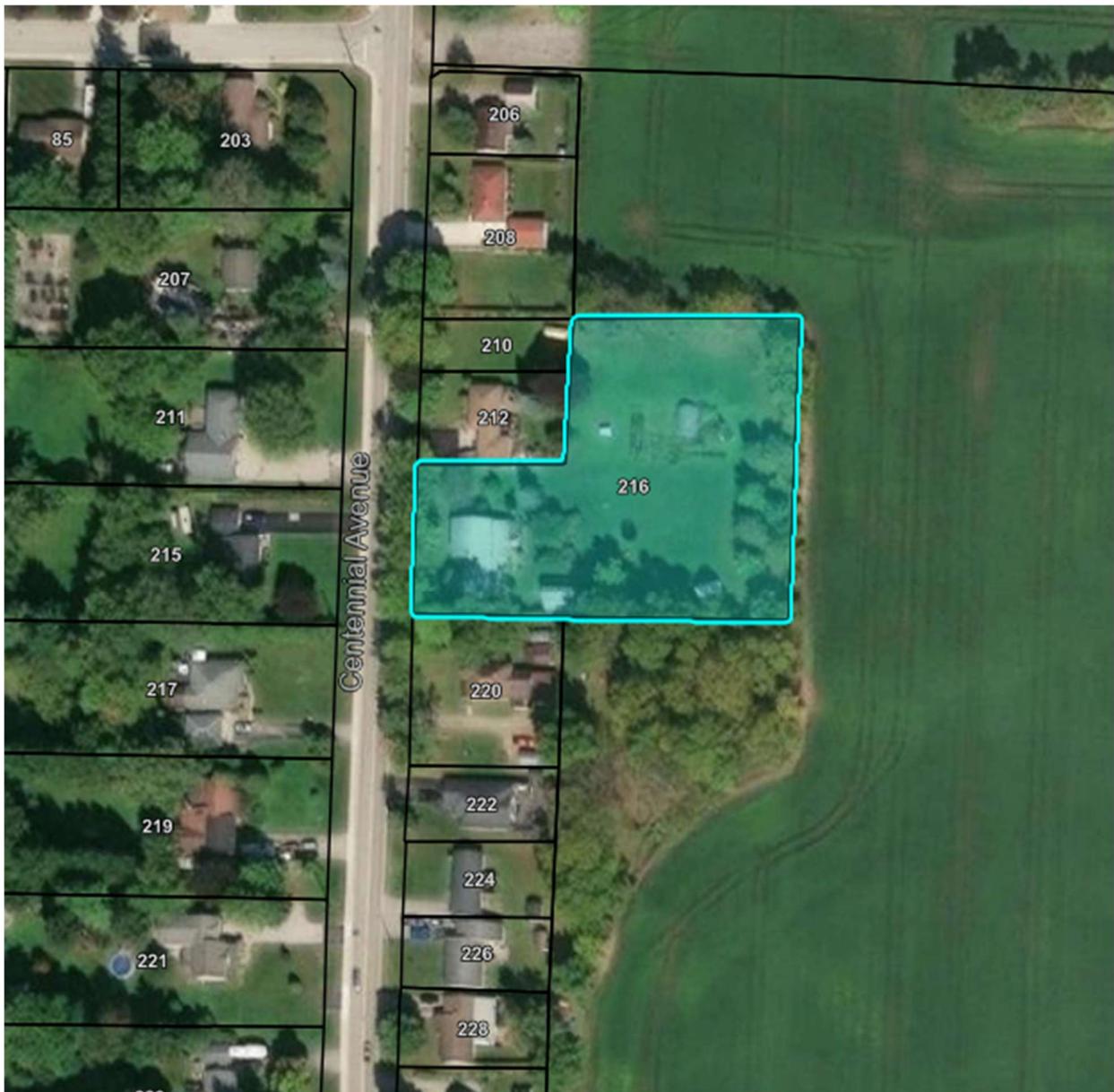
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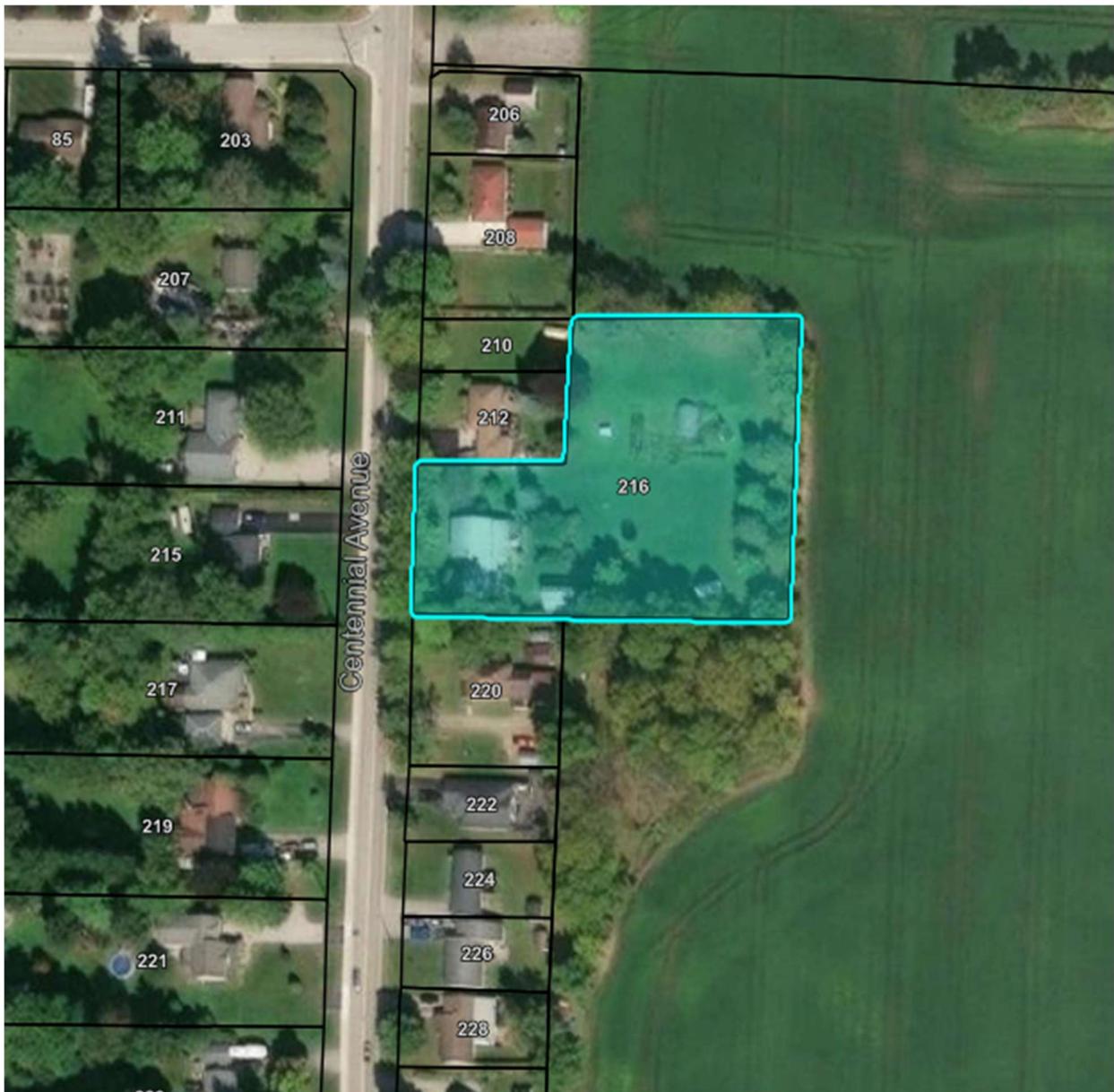
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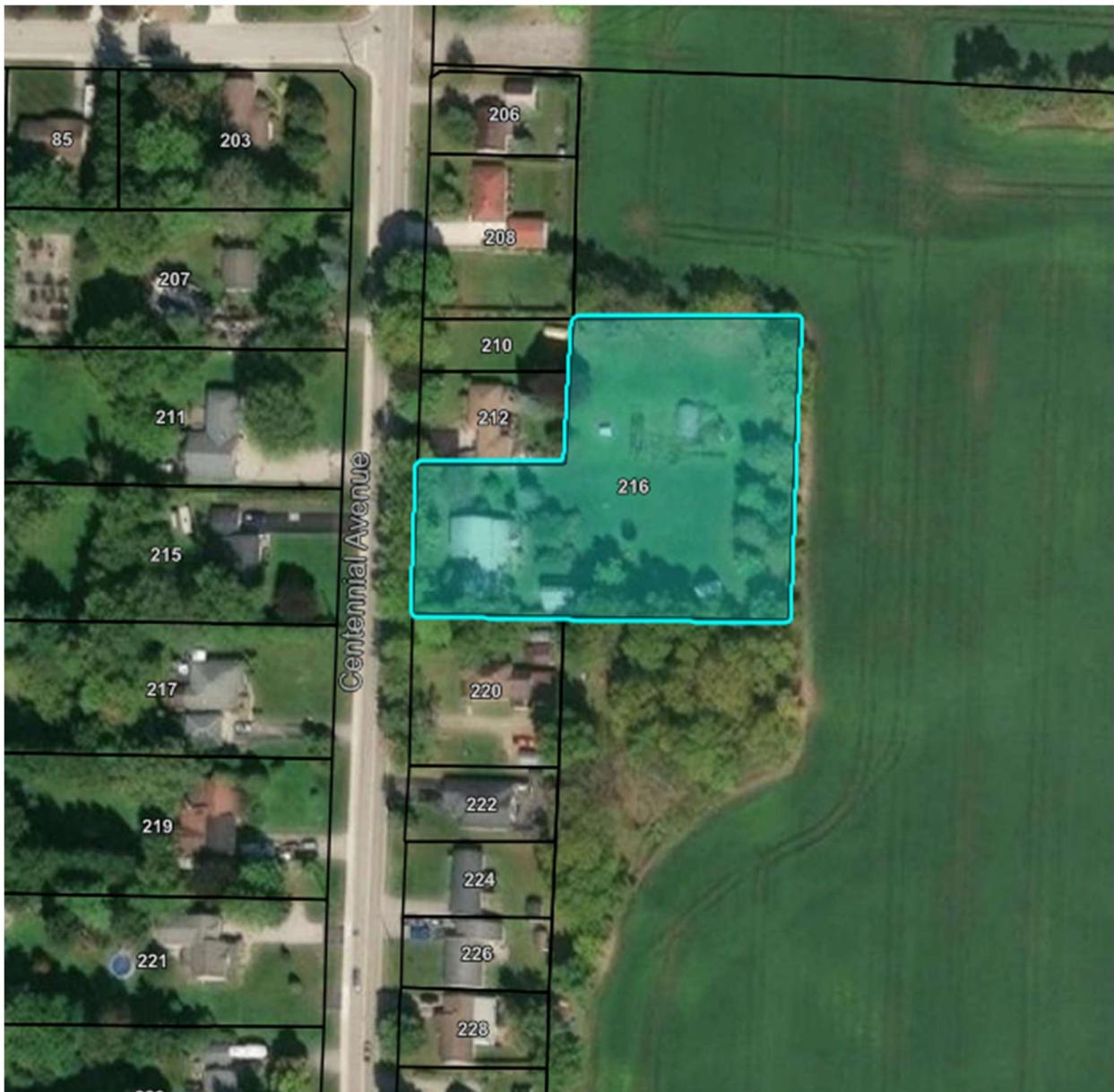
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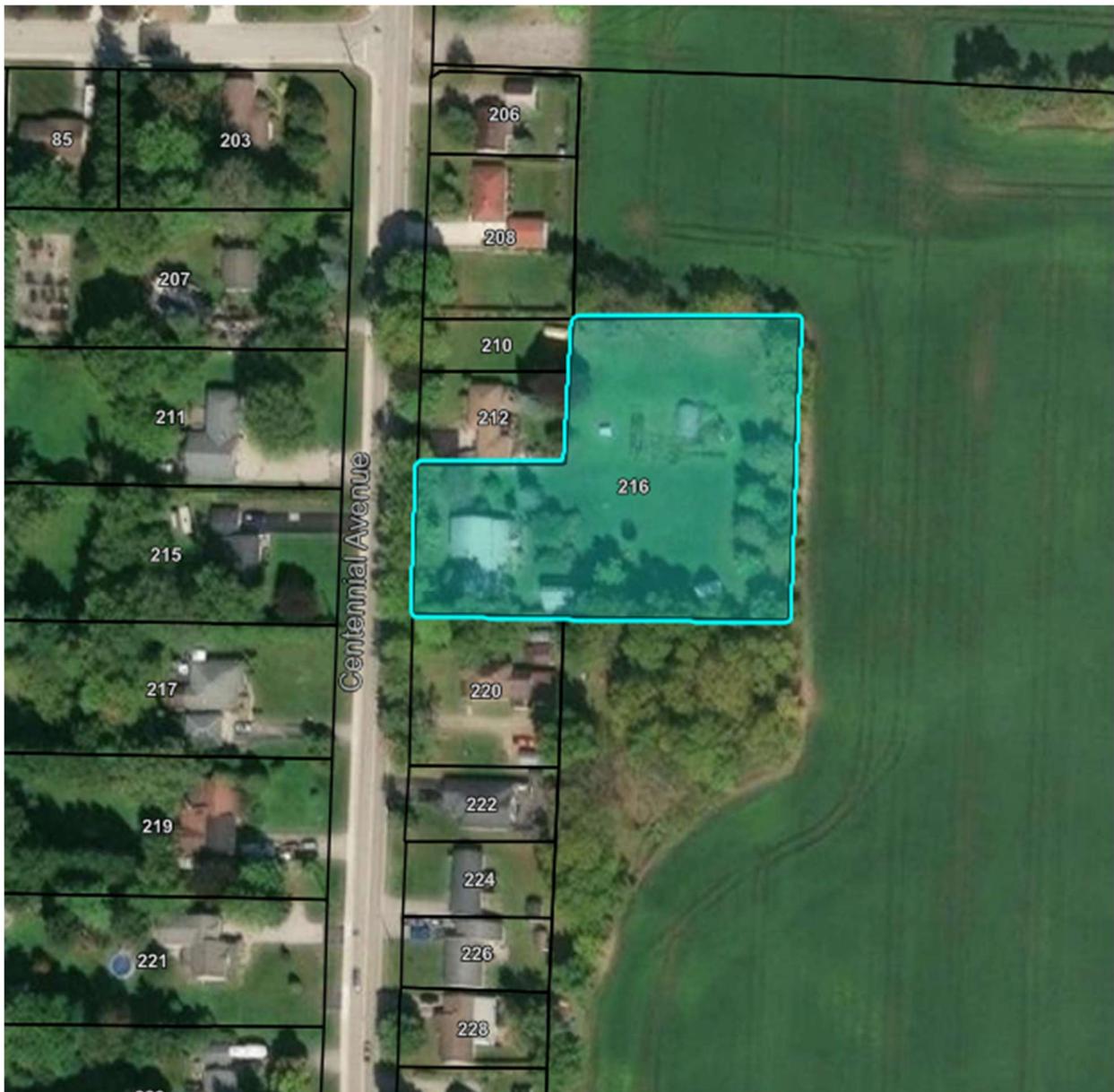
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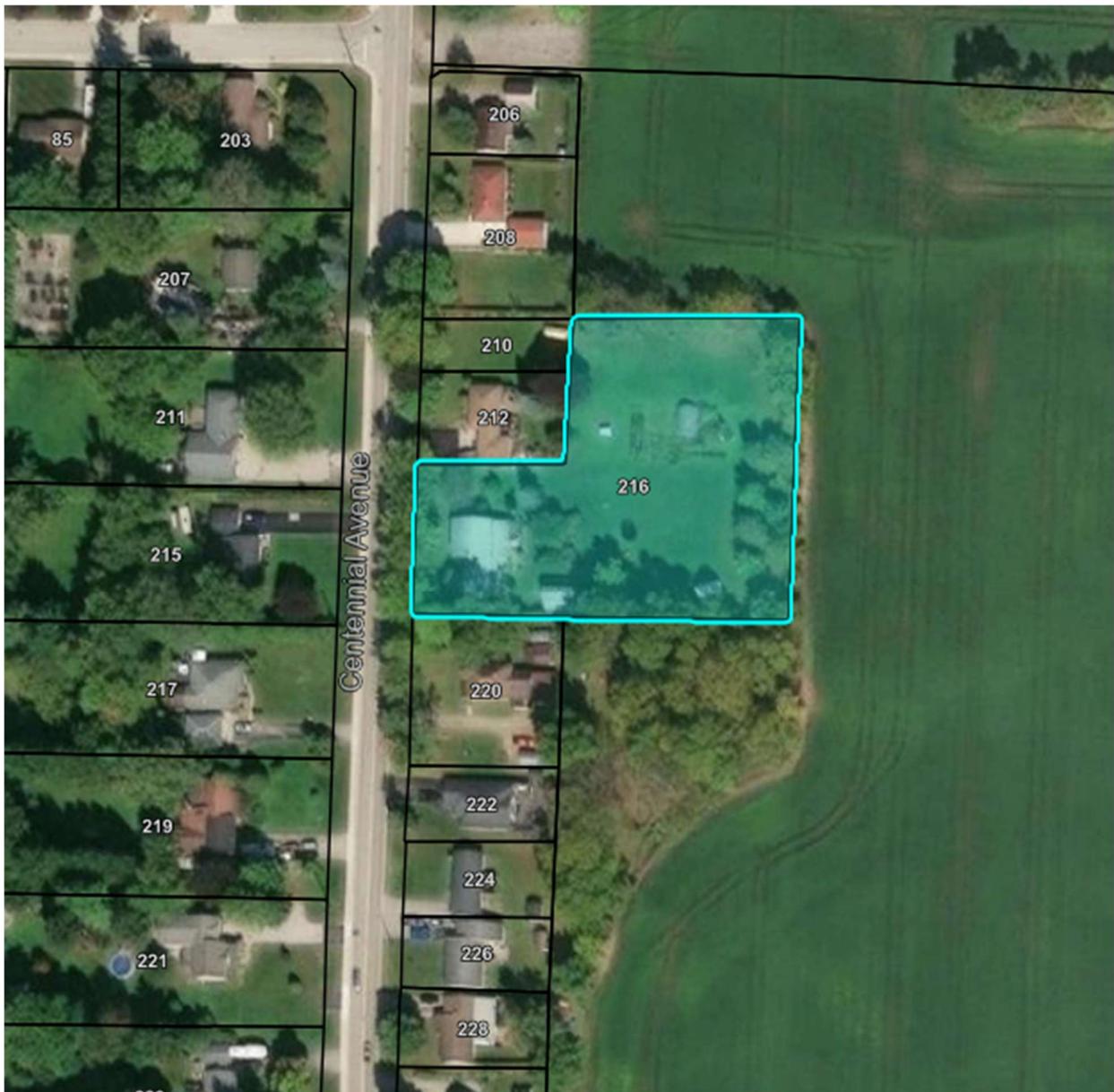
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NOTICE OF AN APPLICATION AND PUBLIC MEETING  
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**216 Centennial Avenue**

**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 Knutson Development Consultants Inc. on behalf of Len Graat, 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 **13th day of April, 2026 at 6:00 P.M.** to consider a proposed amendment to the Port Stanley Consolidated Zoning By-Law 1507. 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>

**PURPOSE AND EFFECT:** The purpose of the proposed Zoning By-law Amendment is to rezone the subject lands, known municipally as 216 Centennial Avenue in the former Township of Yarmouth, to permit the future creation of eight (8) freehold residential lots accessed by a private road. The portion of the property containing the existing dwelling and accessory structure is not included in the proposed development and will remain unchanged. The subject lands are zoned R1 Zone in part and OS2 in part in the Township of Yarmouth Zoning By-law No. 1998, as amended and designated as Residential in the Municipality of Central Elgin Official Plan and a Tier 1 Settlement Area in the Elgin County Official Plan.

The effect of the amendment is to establish zoning permissions that support low-density residential development on the lands, while recognizing that additional planning approvals will be required prior to development proceeding. A Holding (“H”) provision will be applied to the lands to ensure that specific conditions—particularly the finalization and approval of a stormwater management strategy—are satisfied before development can occur.

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

If a specified 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 specified 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: 216 Centennial Avenue**



**Subject Site**

**DATED** at the Municipality of Central Elgin, this 24<sup>th</sup> day of March, 2026.

Emerald Austerberry  
Secretary-Treasurer, Committee of Adjustment  
Municipality of Central Elgin  
450 Sunset Drive, 1st Floor  
St. Thomas, Ontario  
N5R 5V1  
(519) 631-4860, Ext. 242

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