

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

Part of Lot 16, Con 15, Belmont

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 Lorrion Technologies Inc. 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 **6th day of October, 2025 at 6:40 P.M.** to consider a proposed amendment to the Village of Belmont Zoning By-law 91-21. 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 & Effect – The purpose of the subject application is to amend the Municipality of Central Elgin Zoning By-law to permit the development of a contractor's yard on lands with no civic address located on the south side of Borden Avenue, west of Belmont Road, within the community of Belmont (see key map for location). The lands are currently zoned a site-specific "Industrial Commercial (h1 h2 MC-1) Zone" in the Village of Belmont Zoning By-law and designated for "Commercial Industrial" in the Central Elgin Official Plan. The effect of the proposed amendment is to:

1. Rezone the subject lands to removing the existing holding provisions and add a 'Contractor's Yard' as a permitted use within the zone, defined as a facility for the storage and maintenance of equipment used by a construction company, including associated office, administration, and equipment storage areas, but excluding wholesale or retail sales.
2. Facilitate the development of a one-storey administrative and workshop/storage building, parking and trailer storage areas, bulk storage and fuelling facilities, and associated landscaping and access improvements.

If approved, the amendment would enable the applicant (Lorrion Technologies Inc.) to establish a new operations centre for its telecommunications construction business. The facility would serve as the base for administrative, mechanical, and operational staff, with storage for trucks, trailers, and construction equipment.

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.

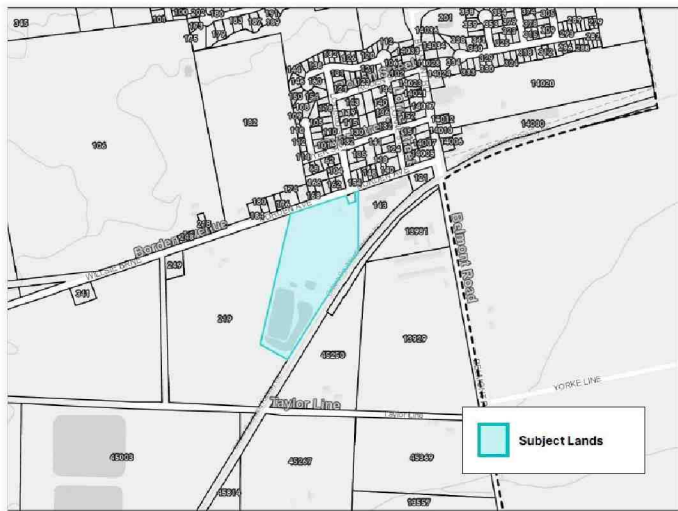
If a specified person or public body would otherwise have an ability to appeal the decision of the Council of the Municipality of Central Elgin to the Ontario Land Tribunal but the specified person or public body does not make oral submissions at a public meeting or make written submissions to the Municipality 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:



DATED at the Municipality of Central Elgin this 16th day of September, 2025.

Delany Leitch, Deputy Clerk
Municipality of Central Elgin
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St. Thomas, Ontario
N5R 5V1
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