

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

43865 and 43847 Feguson 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 Joyce Marie Ferguson 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 6:30 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>

Purpose & Effect – The purpose of the application is to amend the Zoning By-law for the former Township of Yarmouth on lands known municipally as 43865 Ferguson Line and 43847 Ferguson Line. The lands are currently designated 'Agricultural' in the Municipality's Official Plan and zoned site-specific "Open Space (OS1-78 and OS1-111) Zones" in the Zoning By-law.

The effect of the proposed amendment is to:

- 1. Prohibit residential dwellings on the retained agricultural lands, in accordance with the conditions of a land severance granted by the Elgin County Land Division Committee (Applications E19-25 and E20-25).
- 2. Recognize the revised boundaries of the retained lands, which will continue to be used for agricultural purposes.
- 3. Allow the severed parcels to be used for their existing rural residential and lot addition purposes, while ensuring the retained farm parcel cannot be developed for a new dwelling.

This amendment is intended to implement the conditions placed on the severance application, conform with the official plan policies of both the municipal and county official plans for surplus farm dwellings, and maintain the long-term agricultural use of the retained lands.

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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