

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

8415 Hobson Road

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 Edward (Ted) Chyc, 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 **10th day of December, 2025 at 6:45 P.M.** to consider a proposed amendment to the Township of Yarmouth Zoning By-law. 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 Zoning By-law Amendment is to fulfill a condition of approval for a surplus farm dwelling severance affecting the lands municipally known as 9415 Hobson Road in the former Township of Yarmouth. The subject property is zoned OS1 Zone in the Zoning By-law and designated Agricultural in the Municipality of Central Elgin Official Plan, and a zoning amendment is required to prohibit any future residential use on the retained agricultural lands, consistent with Provincial and local policies governing surplus farm dwelling severances.

The effect of the proposed amendment is to rezone the retained farm parcel from its current zoning to an agricultural zone that prohibits residential dwellings, thereby preventing the establishment of any new residential use on the retained farm while allowing continued agricultural use of the lands. The amendment will also recognize the existing dwelling on the severed parcel as a surplus farm residence and ensure the severed lot remains appropriately zoned for residential use.

This Zoning By-law Amendment implements the approved consent application E-38/25, which severed the surplus farm dwelling and required the rezoning of the retained farm parcel as a condition of consent approval.

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.

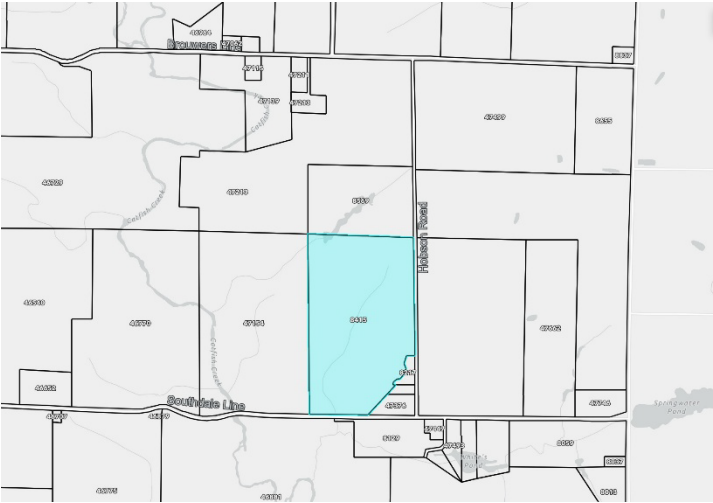
If a specified person or public body would otherwise have an ability to appeal the decision of the Council of the Municipality of Central Elgin to the Ontario Land Tribunal but the specified person or public body does not make oral submissions at a public meeting or make written submissions to the Municipality 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 20th day of November, 2025.

Delany Leitch, Deputy Clerk
Municipality of Central Elgin
450 Sunset Drive, 1st Floor
St. Thomas, Ontario
N5R 5V1
(519) 631-4860, Ext. 286