

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

42400 & 42420 JOHN WISE 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 Lindsey & Brent Duncan, 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 **9th day of February, 2026 at 6:15 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 amend the Township of Yarmouth Zoning By-law to fulfill a condition of approval for a Consent to Sever application affecting the lands municipally known as 42420 John Wise Line in the former Township of Yarmouth. The subject property is zoned Open Space Zone 1 (OS1) in the Zoning By-law and designated Residential in the Municipality of Central Elgin Official Plan. A Zoning Amendment is required to establish two new Special Use Regulation Residential 1 (R1) zones in order to permit the establishment of 1 retained and 2 new residential lots and bring all lots into compliance with the applicable zoning.

The effect of the proposed amendment is to rezone a portion of the lot a Special Use R1-XX zone permitting a reduced lot area of 1,270 m² whereas the By-law typically requires a minimum lot area of 1,858 m² for a lot where public sanitary disposal facilities and piped public water facilities are not available, as per section 9.2.1.3.1. In addition, the proposed amendment will rezone the remaining portion of the lot to a separate Special Use R1-XY zone permitting a reduced lot area of 1,350 m² whereas the By-law typically requires a minimum lot area of 1,858 m² for a lot where public sanitary disposal facilities and piped public water facilities are not available, as per section 9.2.1.3.1 and a reduced lot frontage of 29.45 m (96.6 ft) whereas the By-law typically requires a minimum lot frontage of 30.48 m (100 ft), as per section 9.2.1.4.1.

This Zoning By-law Amendment implements the approved consent applications E-65/25 and E-66/25, which severed the subject property and required the establishment of appropriate zoning 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.

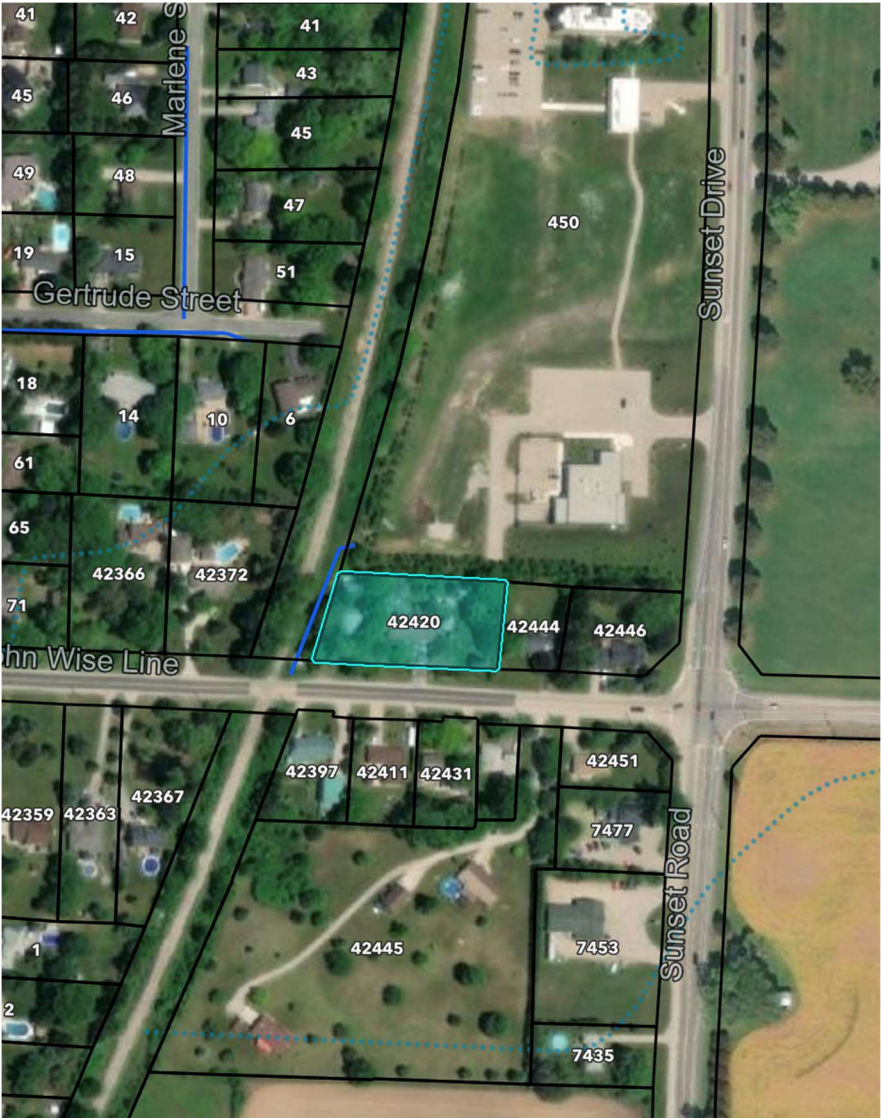
If a specified person or public body does not make oral submissions at a public meeting, or make written submissions to the Municipality of Central Elgin before the by-law is passed, the specified person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal 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:

42420 John Wise Line



Subject Site

DATED at the Municipality of Central Elgin, this 16th day of January, 2026.

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