



THE MUNICIPALITY OF CENTRAL ELGIN

ZONING BY-LAW AMENDMENT APPLICATION

Form ZBA-1/2014

REQUIREMENTS FOR A COMPLETE APPLICATION:

Note: Until the Municipality of Central Elgin has received the information and material requested herein (as required under subsections (10.1) and (10.2) of Section 34 and any fee under Section 69(1) of the *Planning Act*), the application will be deemed incomplete and the time periods referred to in sections 34(10.7) and 34(11) of the Act will not begin. Please ensure your submission includes:

OFFICE USE ONLY
Date Stamp – Date Received:

Fee Paid: ☐ Yes ☐ No

- ☐ The completed application form and declarations as required under subsection 34 (10.1) (10.2) of the *Planning Act*.
- ☐ 1 digital copy of sketch/plan showing **EXISTING** and **PROPOSED** building(s) and structure(s) on subject lands, where applicable. Digital sketch is to include, for each existing and proposed building or structure, the location including setbacks from lot lines, height and dimensions (or floor areas) in metric units. See Section 22 of this application for more detail.
- ☐ Application Fee made payable to "The Municipality of Central Elgin" Application Fee amount: \$ 830.50
- ☐ A Letter of Authorization from the Owner (with dated, original signature) OR completion of the Owner's Authorization on page 7, if the Owner is not filing the application.
- ☐ Other information identified through Pre-consultation.

PLEASE LIST THE REPORTS OR STUDIES THAT ACCOMPANY THIS APPLICATION (supply two copies of each):

Note: This section applies to all reports that may have been identified as a result of any pre-application consultation meeting as studies required for a complete application.

About Pre-Consultation

Prior to submitting this application for a Zoning By-law Amendment to the Municipality of Central Elgin, a proponent is required to consult with relevant staff. Pre-application consultation is intended to facilitate early discussions between the proponent and staff pertaining to the application, and to allow staff to assist in determining the specific reports, studies and information that may be required to be submitted together with the application form as part of a complete application. Has pre-consultation occurred? ☒ Yes ☐ No

Date of Pre-Consultation: October 10, 2024 2 nd meeting Feb 26, 2025

Staff Contact: Steve Craig

THIS APPLICATION PACKAGE MUST BE SUBMITTED TO:

Central Elgin Planning Office

9 Mondamin Street, St. Thomas, Ontario N5P 2T9

Telephone: 519-633-2560

Facsimile: 519-633-6581

Personal information is collected under the authority of the Planning Act and will be used only for the purposes of considering and reviewing your application.

RECEIVED

JUN 10 2025

Municipality of Central Elgin

PER: KG

TIME: 3:20pm



THE MUNICIPALITY OF CENTRAL ELGIN

ZONING BY-LAW AMENDMENT APPLICATION

I/We hereby apply, as outlined in this application, to the Council of the Corporation of the Municipality of Central Elgin pursuant to the provisions of the Planning Act, for an amendment to the Zoning By-law.

1. Name of applicant: Maxine Elma Kentner and Donald Wayne Kentner
Address: 8982 Yarmouth Centre Road, St. Thomas, ON
Telephone (home): 519-633-7472 7427 (business) _____
E-Mail: wkentner@outlook.com

2. Is the applicant the owner of the land? ☒ Yes ☐ No If no, please provide:

Name of owner: _____
Address: _____
Telephone (home): _____ (business) _____
E-Mail: _____
Date Lands Acquired: _____

3. Name of Agent (if any): David Roe, Civic Planning Solutions Inc.
Address: 61 Trailview Dr. Tillsonburg, ON N4G 0C6
Telephone: (home): _____ (business) 519-983-8154
E-Mail: dfrefez@me.com

4. Location of Property ("subject lands"):
Registered Plan No.: _____ Lot No.(s): _____
Concession No.: 8 Lot No.(s): part Lot 15
Reference Plan No.: RP 11R-3457 Part No.(s): 1
Municipal Address: 8982 Yarmouth Centre Road, St. Thomas, ON

5. Name and address of mortgagee, holders of charges, or other encumbrances:
none

6. Municipality of Central Elgin Official Plan:
Designation of the subject lands: Agricultural
Explain how this application conforms to the Official Plan (add additional pages if necessary):
Severance of a dwelling made surplus through farm consolidation

7. Current applicable Zoning By-law: A
Current applicable zone: A
8. What is the present use(s) of the subject lands? Agricultural cash crops

How long has this use(s) continued on the subject lands? Many years
9. What is the proposed use(s) of the subject lands?
Severance of a dwelling made surplus through farm consolidation
Retained lands to continue to be used for agricultural purposes

Nature and extent of rezoning requested: restrict the placing of a dwelling on the retained lands

Reason(s) for the requested rezoning: Satisfy condition of severance File E 18-25
10. Dimensions of the subject lands:
Frontage (m): Severed - 34.55m Retained - 618m on Yarmouth Centre Road Street/Road/Highway
Depth (m): Severed - 237.31m, Retained - 252m
Area (m²): Severed - 3.32ha, Retained - 17.78ha
11. Access to the subject lands is provided by:
☒ A Provincial highway or municipal road that is maintained year-round or other public road;
☐ A right of way; or
☐ By water (Please provide a description of the parking/docking facilities to be used and the approximate distance of these facilities from the subject lands and the nearest public road):
12. Is the purpose of this application to implement an alteration to the boundary of an area of settlement or to implement a new area of settlement? ☐ Yes ☒ No If Yes, please provide details of the official plan or official plan amendment that deals with the matter:
13. Is the purpose of this application to remove land from an area of employment? ☐ Yes ☒ No If Yes, please provide details of the official plan or official plan amendment that deals with the matter:

14. Particulars of all existing and proposed structures on the subject lands (as applicable - add additional pages if necessary):

	On Severed Lot	No building on retained lands	
EXISTING	BUILDING 1	BUILDING 2	BUILDING 3 & 4
Building type:	Dwelling	Shed	Shed Shed
Length (m):			
Width (m):			
Height (m):			
No. of storeys:			
Ground floor area (m ²):	294m2	10m2	10m2 10m2
Gross floor area (m ²):			
Parking area (m ²):			
Setback, front lot line (m):	extensive	extensive	extensive extensive
Setback, rear lot line (m):	47.05m	20m	5.99m 25m
Setback, side lot line (m):	42.47m	10m	5.13m extensive
Setback, side lot line (m):	extensive	extensive	extensive extensive
Date constructed:	older home		

PROPOSED	BUILDING 1	BUILDING 2	BUILDING 3
Building type:	Nothing proposed		
Length (m):			
Width (m):			
Height (m):			
No. of storeys:			
Ground floor area (m ²):			
Gross floor area (m ²):			
Parking area (m ²):			
Setback, front lot line (m):			
Setback, rear lot line (m):			
Setback, side lot line (m):			
Setback, side lot line (m):			

15. Potable water will be supplied to the subject lands through:

- ☐ Publicly owned and operated piped water system.
☒ Privately owned and operated individual or communal well.
☐ Lake or other water body.
☐ Other means. Explain: _____

16. Sewage disposal will be supplied to the subject lands through:

- ☐ Publicly owned and operated sanitary sewage system.
☒ Privately owned and operated individual or communal septic system.
☐ A privy.
☐ Other means. Explain: _____

17. If sanitary sewage disposal is to be supplied through a privately owned and operated individual or communal septic system, and more than 4500 litres of effluent will be produced per day as a result, the following reports must be provided with this application:
- ☐ A servicing options report; and
- ☐ A hydrogeological report.
18. Storm drainage will be supplied to the subject lands through:
- ☐ Publicly owned and operated storm sewer system.
- ☐ Privately owned and operated storm sewer system.
- ☒ Ditches and swales.
- ☐ Other means. Explain: _____
19. Has the subject lands ever been the subject of any of the following matters under the Planning Act:
- (a) For approval of a plan of subdivision under Section 51. ☐ Yes ☐ No
File No.: _____ Status: _____
- (b) For approval of a consent under Section 53. ☐ Yes ☐ No
File No.: E 18-25 Status: Approved May 28th 2025
- (c) For approval of zoning under Section 34. ☐ Yes ☐ No
File No.: _____ Status: _____
- (d) A Minister's Zoning Order under Section 47. ☐ Yes ☐ No
O. Reg. No.: _____ Status: _____
20. Is this application for a zoning by-law amendment consistent with policy statements issued under Section 3(1) of the Planning Act? ☒ Yes ☐ No Explain: _____
Severance of a dwelling made surplus through farm consolidation
21. Has there been an industrial or commercial use, or an orchard, on the subject land or adjacent lands?
☐ Yes ☒ No ☐ Unknown If yes, specify the use(s): _____
- | | Yes | No | Unknown |
|---------------------------------------------------------------------------------------------------------------------|--------------------------|-------------------------------------|--------------------------|
| Has the grading of the subject land been changed by adding earth or other material(s)? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Has a gas station been located on the subject land or adjacent land at any time? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Has there been petroleum or other fuel stored on the subject land or adjacent land? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Is there reason to believe the subject land may have been contaminated by former uses on the site or adjacent site? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
- What information did you use to determine the answers to the above questions on former uses? _____
- (i) If Yes to any of the above, an inventory of previous uses of the subject land or, if appropriate, of the adjacent land(s), is needed. Is the inventory of previous uses attached? ☐ Yes ☐ No
If the inventory is not attached, why not? _____
- (ii) If Yes to any of the above, was an Environmental Site Assessment (ESA) conducted under the *Environmental Assessment Act* or has a Record of Site Condition (RSC) been filed? ☐ Yes ☐ No
If no, why not? Explain on a separate page, if necessary. _____

22. This application must be accompanied by a digital sketch, in metric, showing as applicable:
- ✓ The boundaries and dimensions of the subject lands;
 - ✓ The location, size and type of all existing and proposed buildings and structures on the subject land, indicating their distance from the front lot line, rear lot line and side lot lines;
 - ✓ The approximate location of all natural and artificial features (i.e. buildings, railways, roads, watercourses, drainage ditches, rivers or streams, wetlands, wooded areas, wells and septic tanks) that,
 - (i) are located on the subject land and on land that is adjacent to it; and
 - (ii) in the applicant's opinion, may affect the application.
 - ✓ The current uses of land that is adjacent to the subject land;
 - ✓ The location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public traveled road, a private road or a right of way;
 - ✓ If access to the subject lands will be by water only, the location of the parking and docking facilities to be used; and
 - ✓ The location and nature of any easement affecting the subject land.
23. This application must be filed with the Central Elgin Planning Office, 9 Mondamin Street, St. Thomas, Ontario, N5P 2T9 or with the Municipality of Central Elgin, 450 Sunset Drive, St. Thomas, Ontario, N5R 5V1, and must be accompanied by the application fee of \$801.75.

PLEASE MAKE CHEQUES PAYABLE TO "THE MUNICIPALITY OF CENTRAL ELGIN"

DECLARATION:

I, Maxine and Wayne Kentner of Municipality of Central Elgin
do solemnly declare that all above statements contained in all of the exhibits transmitted herewith are true, and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of the Canada Evidence Act.

Declared before me at the _____ of _____
Municipality of Central Elgin
In the County of Elgin
this 10th
day of June A.D. 2025
Jenna Marie Fentie
A Commissioner, etc.

Maxine and Wayne Kentner
Signature of Owner or Authorized Agent
Maxine and Wayne Kentner

**Jenna Marie Fentie, Deputy Clerk
for the Corporation of the County of Elgin
A Commissioner of Oaths and Affidavits
in the County of Elgin -6-
in the Province of Ontario.**

Date: June 10, 2025
Signature: Jenna Marie Fentie

OWNER'S AUTHORIZATION:

THIS MUST BE COMPLETED BY THE OWNER IF THE OWNER IS NOT FILING THE APPLICATION

Note: If there are multiple Owners, an authorization letter from each Owner (with dated, original signature) is required OR each Owner must sign the following authorization.

I, (we) MAXINE + WAYNE KENTNER being the Applicant(s) and/or
registered Owner(s) of the subject lands, hereby authorize DAVID ROE
to prepare and submit an Application for a Zoning By-law Amendment.

Signature [Signature]
Day 10 Month 06 Year 2021

Municipal Freedom of Information Declaration:

In accordance with the provisions of the Planning Act, it is the policy of the Municipality of Central Elgin to provide public access to all development applications and supporting documentation.

In submitting this development application and supporting documentation, I Maxine and Wayne Kentner
(please print name) the ☒ Owner ☐ Applicant ☐ Authorized Agent, hereby acknowledge the above-noted policy
and provide my consent, in accordance with the provisions of the Municipal Freedom of Information and
Protection of Privacy Act, that the information on this application and any supporting documentation provided
by myself, my agents, consultants and solicitors, will be part of the public record and will also be available to the
general public.

I hereby authorize the Municipality of Central Elgin to post a "Possible Land Use Change" sign and allow
municipal staff to access to the subject lands for purposes of evaluation of the subject application.

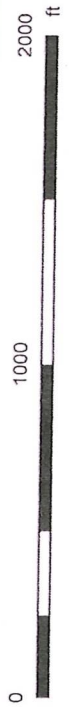
Signature [Signature] Day 10 Month 06 Year 2021
Maxine and Wayne Kentner
[Signature]



8982 Yarmouth Centre Road



Maxar



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Legend

- Elgin_Road_Network
- County Roads
- Local Road Network
- Landbase
- Parcels
- World Imagery
- World Imagery
- Low Resolution 15m Imagery
- High Resolution 60cm Imagery
- High Resolution 30cm Imagery
- Citations
- 2.4m Resolution Metadata

Notes