

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

14000 Belmont Road

TAKE NOTICE that:

- a) pursuant to Subsections 22(6.4)(a) and 34(10.7)(a) of the Planning Act, R.S.O. 1990, as amended, concurrent applications have been made by Belmont Farm Supply for approval of a proposed Official Plan and 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 concurrent Public Meeting, pursuant to Subsections 22(1)(b) and 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 **26th day of February, 2024 at 6:40 P.M.** to consider amendments to the Municipality of Central Elgin Official Plan and Village of Belmont 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 Official Plan and zoning proposal. The meeting will be conducted by **Zoom Webinar** and detailed information for this meeting can be found at <https://www.centralelgin.org/en/building-and-development/current-planning-applications.aspx>.

The subject lands are located east of the intersection of Belmont Road and Borden Avenue, north of the Ontario Southland Railway track and south of the Belmont Community Centre and Arena lands. The property has approximately 57 metres of frontage on to Belmont Road and an area of 3.44 hectare (8.5 acres). Municipally known as 14000 Belmont Road, they may be legally described as Plan 231 Part Lots 28 to 30, and 32 RP 11R1214 Parts 1 TO, 3 RP 11R5071 Parts 1 TO 3, and RP 11R10278 Part 1 in the Municipality of Central Elgin. The lands are shown on the Key Map.

The applicant is proposing a new warehouse building with an approximate size of 51.2 metres by 24.4 metres and an area of 1,249.28 square metres (13,447 square feet) for the purposes of storing small seed and fertilizer. The building itself will also have a maximum height of 10.2 metres.

To facilitate the development of the warehouse use, the applicant requires an amendment to the Municipality of Central Elgin Official Plan and Village of Belmont Zoning By-law. The effect of the proposed Official Plan amendment would be a change the existing "Community Facility" and "Natural Heritage" land use designations to "Commercial-Industrial" to allow for the proposed use. The effect of the Zoning By-law amendment would be a change the current "Park" zone to an "Industrial" zone. The zone regulations would establish the specific requirements for the proposed 1,249.28 square metre warehouse use.

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 Official Plan or Zoning By-law Amendments

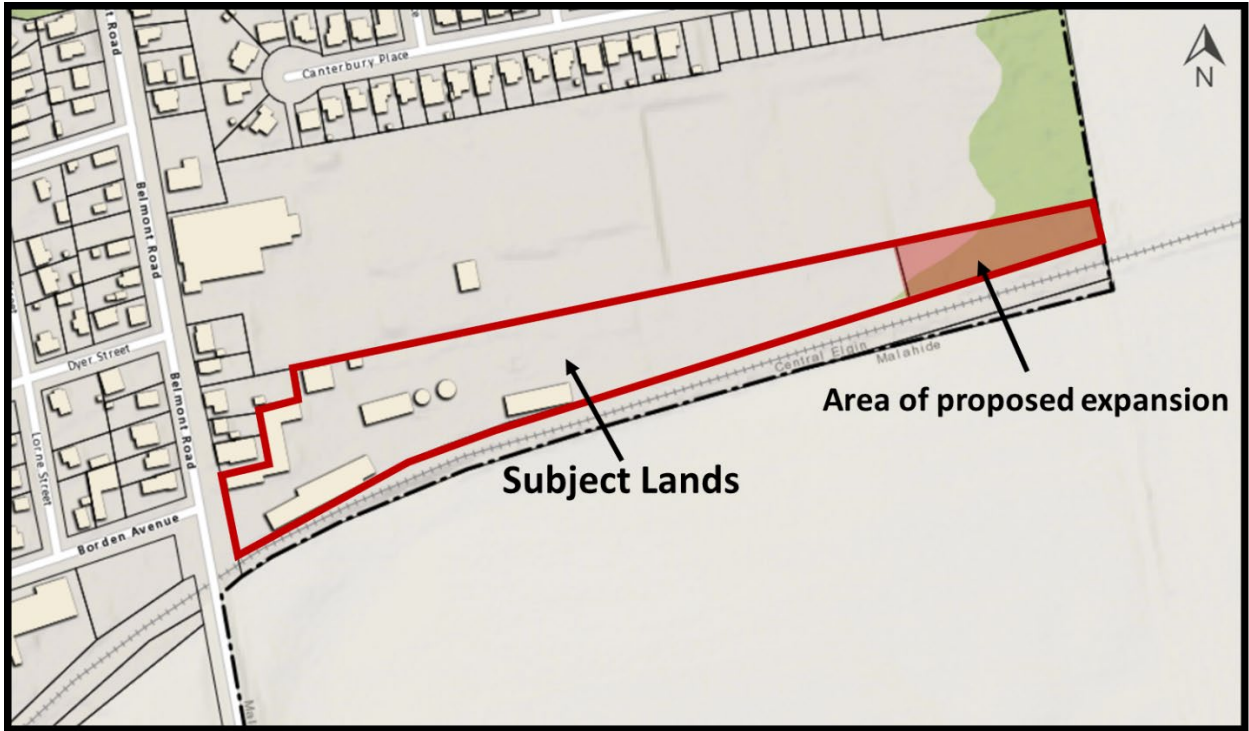
If a person or public body would otherwise have an ability to appeal the decision of the Council of the Municipality of Central Elgin to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Municipality of Central Elgin before the by-law is passed, the person or public body is not entitled to appeal the decision.

If a 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 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.

ADDITIONAL INFORMATION relating to the proposed Official Plan and Zoning By-law Amendments are available for inspection daily, Monday to Friday, 9:00 A.M. to 4:00 P.M. at the Municipal Offices and at the Central Elgin Planning Office, 9 Mondamin Street, St. Thomas.

Key Map (on reverse)



DATED at the Municipality of Central Elgin, this 31st day of January, 2024.

Delany Leitch, Deputy Clerk
Municipality of Central Elgin
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