

**MUNICIPALITY OF CENTRAL ELGIN
NOTICE OF PASSING
CONCERNING PROPOSED ZONING BY-LAW AMENDMENT**

279 Hill Street

TAKE NOTICE that the Council of the Corporation of the Municipality of Central Elgin passed By-law No. 2624 on the 12th day of December, 2022 pursuant to Section 34(18) of the Planning Act, R.S.O. 1990 as amended.

The subject lands are located north of Hill Street, west of Beamish Street in the Community of Port Stanley and have a total lot area of approximately 0.81 hectares. They may be legally described as Part of Lot 1, Concession 2, in the Municipality of Central Elgin. The lands are shown on the Key Map.

The purpose of the application is to rezone the subject lands from the existing Open Space 2 (OS2) zone to a site-specific Residential Zone 1 (R1-87) zone to allow for the construction of a 27-unit plan of condominium townhouse development. The effect of the application will be to allow for the proposed townhouse use and provide several site-specific regulations for lot area, lot frontage, building height, coverage, setbacks, parking, and deck encroachments to allow for the proposed lot layout in the condominium plan that was submitted to support the zoning by-law amendment.

A public meeting was held on November 14th, 2022 where Council heard from residents, the applicant and Staff about the proposal. The theme areas of concern that were related to natural heritage, natural hazards and the environment; compatibility/character of the proposed development and housing form; affordability and accessibility; financial impacts of the development on the municipality; infrastructure concerns; safety and traffic; lack of parks, trails and open space.

In coming to its decision, Council considered the planning reports prepared by staff, the correspondence that was received from the public, and comments made at the public meeting.

AND TAKE NOTICE that any person or public body may appeal to the Ontario Lands Tribunal with respect to the By-law by filing with the Clerk of the Corporation of the Municipality of Central Elgin, not later than the 3rd day of January, 2023 a notice of appeal, setting out the reasons for the appeal, and must be accompanied by the fee required by the Tribunal.

Only individuals, corporations and public bodies may appeal a by-law to the Ontario Lands Tribunal. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or group on its behalf.

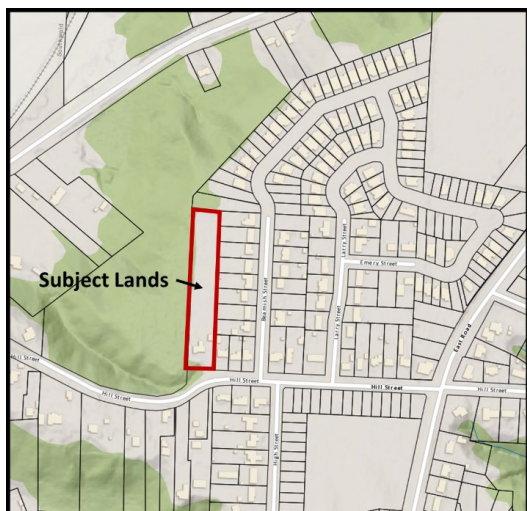
No person or public body shall be added as a party to the hearing of the appeal unless, before the by-law was passed, the person or public body made oral submissions at a public meeting or written submission to the council or, in the opinion of the Ontario Lands Tribunal, there are reasonable grounds to add the person or public body as a party.

The complete By-law is available for inspection daily, from Monday to Friday, during regular office hours, at the Clerk's Office.

ADDITIONAL INFORMATION relating to the proposed Zoning By-law Amendment is 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.

DATED at the Municipality of Central Elgin, this 13th day of December, 2022.

Key Map (not to scale):



Dianne Wilson, Deputy Clerk
Municipality of Central Elgin
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