

**MUNICIPALITY OF CENTRAL ELGIN
NOTICE OF AN APPLICATION AND PUBLIC MEETING
CONCERNING PROPOSED OFFICIAL PLAN AND ZONING BY-LAW AMENDMENTS**

410 Sunset Drive

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 2561603 Ontario Ltd. 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 **25th day of January, 2023 at 6:10 P.M.** to consider amendments to the Municipality of Central Elgin Official Plan and Township of Yarmouth By-law No. 1998. 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 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#Zoning-By-law-and-Plan-of-Condominium>

The subject lands are located on the west side of Sunset Drive, have approximately 88 metres of frontage on Karen Street, 170 metres of frontage on Sunset Drive and are approximately 1.8 hectares in lot area (see Location Plan). Municipally known as 410 and 446 Sunset Drive, a legal opinion was submitted that the properties had merged. Based on the opinions expressed, the application is advancing as 410 Sunset Drive which may legally be described as Concession 6, Part of Lot 3, Registered Plan 11R-4446, Parts 1 to 8, Municipality of Central Elgin.

To facilitate the development of a 177-unit high-density residential proposal, the applicant has requested a site-specific exception to the "Office Professional" designation on the property that would permit high-density residential uses, including apartment buildings, with a maximum height of 6-storeys, and medical/dental office uses as permitted uses in addition to the general uses permitted in the designations. Further, a site-specific residential zoning by-law amendment has been submitted concurrently that would permit an apartment building and medical/dental office uses to a maximum height of 6-storeys. Alternative parking rates for the proposed additional uses has also been requested.

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 person or public body would otherwise have an ability to appeal the decision of the Council of the Municipality of Central Elgin to the Local Planning Appeal 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 Local Planning Appeal 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 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.

Key Map:



DATED at the Municipality of Central Elgin, this 17th day of December 2022.

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