

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

**37719 Lake 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 Strathroy Turf Farms 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 **25<sup>th</sup> day of January, 2023 at 6:30 P.M.** to consider a proposed amendment to the Village of Port Stanley By-law 1507. 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#Zoning-By-law-and-Plan-of-Condominium>**

The subject lands are located south of Lake Line, west of the Carlow Road in the Community of Port Stanley and have a total lot area of approximately 12.8 hectares (31.63 acres). They may be legally described as Part of Clergy Reserve Lot "D", North of the Lake Road, and Part of James Begg Lots 14 & 15, Registered Plan No. 20 (MIDD), and Part of Road Allowance Between Lots 14 & 15, North of the Lake Road, and All of Lot "T", Registered Plan No. 39, in the Municipality of Central Elgin. The lands are shown on the Key Map.

The purpose of the application is to rezone the lands to permit an associated Draft Plan of Subdivision (File No. 34T-CE2101) that has been submitted to the County of Elgin. The effect of the amendment would be to change the existing zoning on the lands to allow for the development of 97 residential units comprised of 70 single-detached lots, 9 semi-detached lots (18 units) and 2 townhouse lots (9 units). Specifically, the lands are to be rezoned Open Space to reflect the natural heritage and natural hazard features on the site and a residential zone to permit the single-detached and semi-detached development, as well as a site-specific zone for the townhouse units.

**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 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.

**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:**



**DATED** at the Municipality of Central Elgin, this 17<sup>th</sup> day of December, 2022.

Dianne Wilson, Deputy Clerk  
Municipality of Central Elgin  
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St. Thomas, Ontario  
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