

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

191 Carlow Road

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 The Corporation of the Municipality of Central Elgin 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 **25th day of January, 2023 at 5:55 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 on the east side of Carlow Road and are approximately 0.29 hectares (0.716 acres) in lot area (see Key Map). Municipally known as 191 Carlow Road, they may be legally described as Part of Lots 4 and 5, North of Smith Street, Part of Lots 2, 3, 4 and 5, South of George Street, Part of Lots 1 and 2, West of Water Street, Part of Water Street (Closed by By-law 735 Registered as Instrument PS4666), Part of George Street (Closed by By-law 734 Registered as Instrument PS4665), (Closed by Judge's Order Registered as Instrument 168774), Registered Plan 49 (Port Stanley), Municipality of Central Elgin.

The purpose of the amendment is technical in nature and will apply the existing zoning and land use regulations that were approved in 2019 on the new parcel fabric that has resulted from the recent lease-to-own agreement with a third party to develop and invest in the site. While most of the uses are to remain contained within the existing Dominion of Canada building and would be covered by the site-specific B1-23 zone, portions of the revised property limits are within an Industrial Zone 1 (C1) and would not permit the proposed use. This discrepancy is facilitating the need for the zoning by-law amendment application.

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 17th day of December, 2022.

Dianne Wilson, Deputy Clerk
Municipality of Central Elgin
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St. Thomas, Ontario
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(519) 631-4860, Ext. 286