

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

**Canterbury Place Extension**

**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 Karwood 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 **26<sup>th</sup> day of September, 2022 at 6:15 P.M.** to consider amendments to the 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 by **Zoom Webinar** and detailed information for this meeting can be found at <https://www.centralelgin.org/en/business-development/current-planningapplications.aspx>, under 'Current Planning Applications'

The subject lands are located south of Caesar Road, east of Canterbury Place, and north of the soccer fields at the Belmont Community Centre, Sports Fields, and Park in the Community of Belmont. and have a total lot area of approximately 7.45 hectares. They may be legally described as Part 3 and 7, Plan 11R-9106 of Lot 32 on Registered Plan 231 in the Municipality of Central Elgin. The lands are shown on the Key Map.

To facilitate the development of an associated Draft Plan of Subdivision (File No. 34T-CE2201) for the purposes of creating 18 lots for single-detached dwellings, the applicant has submitted a zoning by-law amendment application that proposes zone standards for the single-detached dwellings that would be similar to residential proposals that have been approved recently in the Village of Belmont. Specifically, the application is looking for changes to the general provisions in the Single Residential "R1" Zone for minimum lot area, minimum lot frontage, minimum side yard depth, minimum rear yard depth, maximum lot coverage, and yard encroachments.

**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 27<sup>th</sup> day of August, 2022.

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