

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

**9441 Springwater Road**

**TAKE NOTICE** that the Council of the Corporation of the Municipality of Central Elgin passed By-law No. 2817 on the 24<sup>th</sup> day of August, 2023 pursuant to Section 34(18) of the Planning Act, R.S.O. 1990 as amended.

The subject lands are located on the south side of John Street, west of Springwater Road, and are approximately 0.137 hectares (0.339 acres) in lot area (see Key Map). Municipally known as 9441 Springwater Road, which may be legally described as Concession 9 South Part of Lot 28, Registered Plan 11R-9164 Part 1, Municipality of Central Elgin.

The purpose of the application is to permit the construction of a single-detached residential dwelling unit. The effect of the application is to rezone the current site-specific Business Zone 2 (B2-1) zone in the Township of Yarmouth By-law to a site-specific Open Space 1 (OS1-236) zone that would only permit a rural residential use, home occupations and accessory uses. In addition, the minimum lot area regulations are amended to reflect the existing lot size of the subject land and provides additional regulations to address the municipal servicing criteria for the property.

In coming to its decision, Council considered the planning report prepared by staff. There were no written submissions, and no one appeared at the public meeting to speak to this matter.

**AND TAKE NOTICE** that any person or public body may appeal to the Ontario Land 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 15<sup>th</sup> day of September, 2023 a notice of appeal, setting out the reasons for the appeal, and must be accompanied by the fee required by the Tribunal.

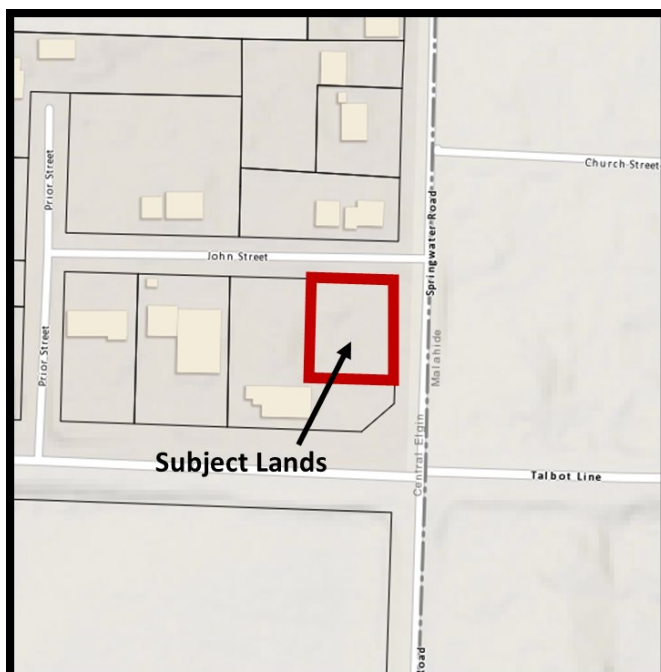
Only individuals, corporations and public bodies may appeal a by-law to the Ontario Land Tribunal. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or group on its behalf.

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 Land 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.

**Key Map:**



**DATED** at the Municipality of Central Elgin, this 31<sup>st</sup> day of August, 2023.

Delany Leitch, Deputy Clerk  
Municipality of Central Elgin  
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St. Thomas, Ontario  
N5R 5V1  
(519) 631-4860, Ext. 286