

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

42264 Ron McNeil 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 Larissa de Beker 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 September, 2023 at 6:40 P.M.** to consider a proposed amendment to the Township of Yarmouth Zoning By-law 1998. 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>

The subject lands are located on the north side of Ron McNeil Line, between Wellington Road and Dalewood Road, have approximately 660 metres (2,165 feet) of frontage and are approximately 53.15 hectares (131.33 acres) in lot area (see Key Map). Municipally known as 42264 Ron McNeil Line, they may be legally described as Concession 10, Part of Lots 2 and 3, Municipality of Central Elgin.

The applicant is seeking to establish a dog grooming/salon business on their farm property as an on-farm diversified use. Specifically, they are looking to convert an approximately 5.2 metre by 2.8 metre area within the existing attached garage of the dwelling for the use.

A zoning by-law amendment is required as the existing Open Space 2 (OS2) on the property would not permit the proposed use.

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 26th day of August, 2023.

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