

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

216 CENTENNIAL AVENUE

TAKE NOTICE that the Council of the Corporation of the Municipality of Central Elgin passed By-law No. 2026-034 on the 8th day of June, 2026 pursuant to Section 34(18) of the Planning Act, R.S.O. 1990 as amended.

SUBJECT LANDS: The subject lands are municipally known as 216 Centennial Avenue and are located on the east side of Centennial Avenue within a predominantly low-density residential area of the Municipality of Central Elgin (see attached Location Map). The property is irregular in shape and currently contains an existing single detached dwelling fronting onto Centennial Avenue, which is proposed to be retained separately and not form part of the proposed development.

PURPOSE AND EFFECT: The purpose of the proposed Zoning By-law Amendment is to rezone the subject lands to permit the future creation of eight (8) freehold residential lots accessed by a private road. The portion of the property containing the existing dwelling and accessory structure is not included in the proposed development and will remain unchanged.

The effect of the amendment is to establish zoning permissions that support low-density residential development on the lands, while recognizing that additional planning approvals will be required prior to development proceeding. A Holding (“H”) provision will be applied to the lands to ensure that specific conditions—particularly the finalization and approval of a stormwater management strategy—are satisfied before development can occur.

In making its decision, Council considered the staff planning report, all written and oral submissions received, and the discussions held during the public meeting on April 13, 2026, and the subsequent meeting on May 11, 2026, at which time the matter was deferred for further consideration.

AND TAKE NOTICE that an appeal to the Ontario Land Tribunal in respect to all or part of this Zoning By-law may be made by filing a notice of appeal with the Clerk either via the Ontario Land Tribunal e-file service (first-time users will need to register for a My Ontario Account) at <https://olt.gov.on.ca/e-file-service> by selecting Municipality of Central Elgin as the Approval Authority or by mail (450 Sunset Drive, St. Thomas, N5R 5V1) no later than 4:30 p.m. on **July 13th, 2026**.

The filing of an appeal after 4:30 p.m., in person or electronically, will be deemed to have been received the next business day. The appeal fee of \$1,100 can be paid online through e-file or by certified cheque/money order to the Minister of Finance, Province of Ontario. If you wish to appeal to the Ontario Land Tribunal (OLT) or request a fee reduction for an appeal, forms are available from the OLT website at www.olt.gov.on.ca. If thee-file portal is down, you can submit your appeal to info@centralelgin.org.

Only a specified person(s), public bodies, the registered owner, or the Minister may appeal a by-law to the Ontario Lands Tribunal.

No specified person(s) or public bodies shall be added as a party to the hearing of the appeal unless, before the by-law was passed, the specified person(s) or public bodies made oral submissions at a public meeting or written submission to the council or, in the opinion of the Ontario Lands Tribunal, there are reasonable grounds to add the person(s) 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.

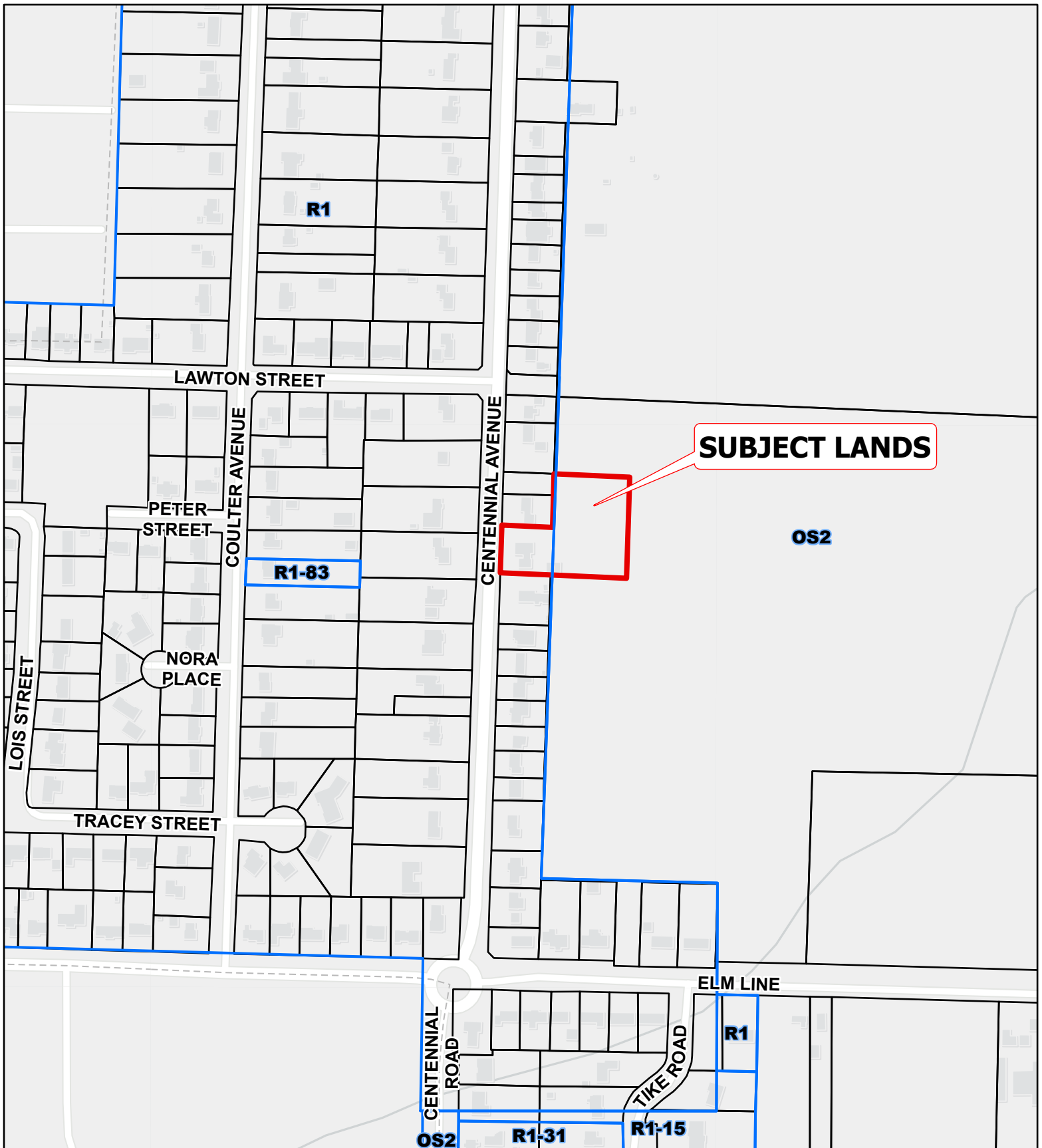
ADDITIONAL INFORMATION relating to the proposed Zoning By-law Amendment is available for inspection daily, Monday to Friday, 8:30 A.M. to 4:30 P.M. at the Municipal Office, 450 Sunset Drive St. Thomas or online at <https://www.centralelgin.org/en/building-and-development/current-planning-applications.aspx>

DATED at the Municipality of Central Elgin, this 22nd day of June 2026.

Emerald Austerberry

Emerald Austerberry
Planning Coordinator
Secretary-Treasurer, Committee of Adjustment

Municipality of Central Elgin
450 Sunset Drive, 1st Floor
St. Thomas, Ontario
N5R 5V1
(519) 631-4860, Ext. 242

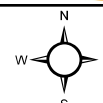


Zoning By-Law Amendment Location Map

216 Centennial Avenue, St Thomas
PLAN 257 LOTS 6 AND 7 CONC 8;PT LOT 11



Date: 02/04/2026
File No. ZBA 03/24



Scale: 1:4,000

0 15 30 60 90 120
m

DISCLAIMER: This drawing is neither a legally recorded map or a survey and is not intended to be used as one