



THE MUNICIPALITY OF CENTRAL ELGIN

ZONING BY-LAW AMENDMENT APPLICATION

I/We hereby apply, as outlined in this application, to the Council of the Corporation of the Municipality of Central Elgin pursuant to the provisions of the Planning Act, for an amendment to the Zoning By-law.

1. Name of applicant: RONALD C. VANZANTEN
Address: 46484 SPARTA LINE SPARTA ONT.
Telephone (home): 519 660 9321 (business) _____
E-Mail: RVANZANTEN@ROGERS.COM

2. Is the applicant the owner of the land? ☒ Yes ☐ No If no, please provide:

Name of owner: _____
Address: _____
Telephone (home): _____ (business) _____
E-Mail: _____
Date Lands Acquired: _____

3. Name of Agent (if any): _____
Address: _____
Telephone (home): _____ (business) _____
E-Mail: _____

4. Location of Property ("subject lands"):
Registered Plan No.: 11R-2372 Lot No.(s): Pt 8
Concession No.: 4 Lot No.(s): _____
Reference Plan No.: 11R-2372 Part No.(s): _____
Municipal Address: 46484 & 46498 SPARTA LINE

5. Name and address of mortgagee, holders of charges, or other encumbrances:

NIL

6. Municipality of Central Elgin Official Plan: A-1.
Designation of the subject lands: C 1-4

Explain how this application conforms to the Official Plan (add additional pages if necessary):

	RECEIVED PAYMENT WITH THANKS FEB 20 2026 Municipality of Central Elgin PER: <u>DL</u> AMT: <u>\$30.50</u>
--	---

7. Current applicable Zoning By-law: _____
Current applicable zone: _____
8. What is the present use(s) of the subject lands? C1-4
CONSTRUCTION WORKSHOP
- How long has this use(s) continued on the subject lands? March 1979
9. What is the proposed use(s) of the subject lands? Residential
- Nature and extent of rezoning requested: 5 HOUSE
- Reason(s) for the requested rezoning: change from C1-4 to
Residential
10. Dimensions of the subject lands:
Frontage (m): now 30.48 on SPARK LINE Street/Road/Highway
Depth (m): 190.9
Area (m²): 1.924 + -
11. Access to the subject lands is provided by:
☒ A Provincial highway or municipal road that is maintained year-round or other public road;
☐ A right of way; or
☐ By water (Please provide a description of the parking/docking facilities to be used and the approximate distance of these facilities from the subject lands and the nearest public road): _____
12. Is the purpose of this application to implement an alteration to the boundary of an area of settlement or to implement a new area of settlement? ☐ Yes ☒ No If Yes, please provide details of the official plan or official plan amendment that deals with the matter: _____
13. Is the purpose of this application to remove land from an area of employment? ☐ Yes ☒ No
If Yes, please provide details of the official plan or official plan amendment that deals with the matter: _____

14. Particulars of all existing and proposed structures on the subject lands (as applicable - add additional pages if necessary):

EXISTING	BUILDING 1	BUILDING 2	BUILDING 3
Building type:	WOOD & STEEL		
Length (m):	12.19		
Width (m):	22.86		
Height (m):	7.62		
No. of storeys:	2		
Ground floor area (m ²):	278 + 56		
Gross floor area (m ²):	278 + 445		
Parking area (m ²):	278		
Setback, front lot line (m):	44.2		
Setback, rear lot line (m):	132		
Setback, side lot line (m):	5.08		
Setback, side lot line (m):	51.73		
Date constructed:	1983		

PROPOSED	BUILDING 1	BUILDING 2	BUILDING 3
Building type:			
Length (m):			
Width (m):			
Height (m):			
No. of storeys:			
Ground floor area (m ²):			
Gross floor area (m ²):			
Parking area (m ²):			
Setback, front lot line (m):			
Setback, rear lot line (m):			
Setback, side lot line (m):			
Setback, side lot line (m):			

15. Potable water will be supplied to the subject lands through:

- ☐ Publicly owned and operated piped water system.
☒ Privately owned and operated individual or communal well.
☐ Lake or other water body.
☐ Other means. Explain: _____

16. Sewage disposal will be supplied to the subject lands through:

- ☐ Publicly owned and operated sanitary sewage system.
☒ Privately owned and operated individual or communal septic system.
☐ A privy.
☐ Other means. Explain: _____

17. If sanitary sewage disposal is to be supplied through a privately owned and operated individual or communal septic system, and more than 4500 litres of effluent will be produced per day as a result, the following reports must be provided with this application:

- ☐ A servicing options report; and
☐ A hydrogeological report.

18. Storm drainage will be supplied to the subject lands through:

- ☐ Publicly owned and operated storm sewer system.
☐ Privately owned and operated storm sewer system.
☒ Ditches and swales.
☐ Other means. Explain: _____

19. Has the subject lands ever been the subject of any of the following matters under the Planning Act:

(a) For approval of a plan of subdivision under Section 51. ☐ Yes ☒ No

File No.: _____

Status: _____

(b) For approval of a consent under Section 53.

☐ Yes ☐ No

File No.: _____

Status: _____

(c) For approval of zoning under Section 34.

☐ Yes ☐ No

File No.: _____

Status: _____

(d) A Minister's Zoning Order under Section 47.

☐ Yes ☐ No

O. Reg. No.: _____

Status: _____

20. Is this application for a zoning by-law amendment consistent with policy statements issued under Section 3(1) of the Planning Act? ☐ Yes ☐ No Explain: _____

21. Has there been an industrial or commercial use, or an orchard, on the subject land or adjacent lands?

☐ Yes ☐ No ☐ Unknown If yes, specify the use(s): _____

	Yes	No	Unknown
Has the grading of the subject land been changed by adding earth or other material(s)?	☐	☐	☐
Has a gas station been located on the subject land or adjacent land at any time?	☐	☐	☐
Has there been petroleum or other fuel stored on the subject land or adjacent land?	☐	☐	☐
Is there reason to believe the subject land may have been contaminated by former uses on the site or adjacent site?	☐	☐	☐

What information did you use to determine the answers to the above questions on former uses? _____

(i) If Yes to any of the above, an inventory of previous uses of the subject land or, if appropriate, of the adjacent land(s), is needed. Is the inventory of previous uses attached? ☐ Yes ☐ No

If the inventory is not attached, why not? _____

(ii) If Yes to any of the above, was an Environmental Site Assessment (ESA) conducted under the *Environmental Assessment Act* or has a Record of Site Condition (RSC) been filed? ☐ Yes ☐ No
If no, why not? Explain on a separate page, if necessary. _____

22. This application must be accompanied by a digital sketch, in metric, showing as applicable:
- ✓ The boundaries and dimensions of the subject lands;
 - ✓ The location, size and type of all existing and proposed buildings and structures on the subject land, indicating their distance from the front lot line, rear lot line and side lot lines;
 - ✓ The approximate location of all natural and artificial features (i.e. buildings, railways, roads, watercourses, drainage ditches, rivers or streams, wetlands, wooded areas, wells and septic tanks) that,
 - (i) are located on the subject land and on land that is adjacent to it; and
 - (ii) in the applicant's opinion, may affect the application.
 - ✓ The current uses of land that is adjacent to the subject land;
 - ✓ The location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public traveled road, a private road or a right of way;
 - ✓ If access to the subject lands will be by water only, the location of the parking and docking facilities to be used; and
 - ✓ The location and nature of any easement affecting the subject land.
23. This application must be filed with the **Municipality of Central Elgin, 450 Sunset Drive, St. Thomas, Ontario, N5R 5V1**, and must be accompanied by the application fee of **\$830.50**

PLEASE MAKE CHEQUES PAYABLE TO "THE MUNICIPALITY OF CENTRAL ELGIN"

DECLARATION:

I, RONALD C. VANZANTEN of Central Elgin
do solemnly declare that all above statements contained in all of the exhibits transmitted herewith are true, and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of the Canada Evidence Act.

Declared before me at the _____ of _____
Municipality of central Elgin

In the County of Elgin

this 20th

day of February A.D. 2026

[Signature]
A Commissioner, etc.

[Signature]
Signature of Owner or Authorized Agent

DELANY LYNN LEITCH, Deputy Clerk
for The Corporation of the Municipality
of Central Elgin. A Commissioner for
taking Affidavits in the County of Elgin
in the Province of Ontario.

OWNER'S AUTHORIZATION:

THIS MUST BE COMPLETED BY THE OWNER IF THE OWNER IS NOT FILING THE APPLICATION

Note: If there are multiple Owners, an authorization letter from each Owner (with dated, original signature) is required OR each Owner must sign the following authorization.

I, (we) _____, being the Applicant(s) and/or registered Owner(s) of the subject lands, hereby authorize _____ to prepare and submit an Application for a Zoning By-law Amendment.

Signature

Day

Month

Year

Municipal Freedom of Information Declaration:

In accordance with the provisions of the Planning Act, it is the policy of the Municipality of Central Elgin to provide public access to all development applications and supporting documentation.

In submitting this development application and supporting documentation, I _____ (please print name) the ☐ Owner ☐ Applicant ☐ Authorized Agent, hereby acknowledge the above-noted policy and provide my consent, in accordance with the provisions of the Municipal Freedom of Information and Protection of Privacy Act, that the information on this application and any supporting documentation provided by myself, my agents, consultants and solicitors, will be part of the public record and will also be available to the general public.

I hereby authorize the Municipality of Central Elgin to post a "Possible Land Use Change" sign and allow municipal staff to access to the subject lands for purposes of evaluation of the subject application.

Signature

Day

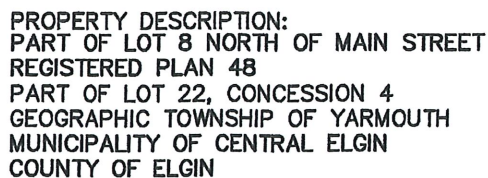
Month

Year

PREPARED ILLUSTRATING PROPOSED SEVERANCE
FOR: RONALD VANZANTEN
NOT TO SCALE

THIS IS NOT A PLAN OF SURVEY AND SHALL
NOT BE USED EXCEPT FOR THE PURPOSE
INDICATED IN THE TITLE BLOCK

 DENOTES FENCE
 DENOTES TREE
 DENOTES OVER HEAD MUTILATES



© COPYRIGHT 2025 SOUTH WESTERN SURVEYING LTD.
THE REPRODUCTION, ALTERATION, OR USE OF THIS REPORT IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF KIM HUSTED SURVEYING LTD. IS STRICTLY PROHIBITED



**SOUTH WESTERN
SURVEYING LTD.**

Blake van der Veen
ONTARIO LAND SURVEYOR

PORT STANLEY, ONTARIO
BLAKE@SURV.CA

DWG: GES

PROJECT: 25-009