



**MUNICIPALITY OF CENTRAL ELGIN
NOTICE OF APPLICATION AND PUBLIC MEETING**

Proposed Zoning Bylaw Amendment (File No: ZBA 07-26)

5699 Sunset Road

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 Jacob Williams, Harrison Pensa LLP on behalf of Daniel DeBackere, Joanna DeBackere and DeBackere Farms, Inc., for approval of a proposed Zoning By-law Amendment. Access to the information and material provided under subsections (10.1) and (10.2) of the *Planning Act* 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 **11th day of August 2026 at 6:00 P.M.** to consider a proposed amendment to the Village of Port Stanley Consolidated Zoning By-Law 1507. The purpose of the Public Meeting is to provide 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/planning>

PURPOSE AND EFFECT:

The purpose of the proposed Zoning By-law Amendment is to amend the Township of Yarmouth Zoning By-law No. 1998 to remove the 'Open Space Zone 2 with Exception 55 (OS2-55)' from a portion of the retained lands municipally known as 5699 Sunset Road and rezone those lands to 'Open Space Zone 2 (OS2)' (or an equivalent zone). The application has been submitted to satisfy a condition of provisional consent approval (File No. E 27-26) granted by the County of Elgin Land Division Committee.

The effect of the proposed Zoning By-law Amendment is to remove the site-specific zoning provision from the retained lands and establish a single, consistent zoning designation across the retained parcel and the benefitting lands following the approved boundary adjustment. The amendment is intended to implement a condition of provisional consent approval, facilitate the merger of the retained lands with the adjacent agricultural parcel, and remove the special zoning provision. No new development or change in land use is proposed as part of the application.

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 specified 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 specified 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 specified person or public body is not entitled to appeal the decision.

If a specified 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 specified 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 at <https://www.centralelgin.org/planning>

DATED at the Municipality of Central Elgin, this 21st Day of July 2026

Emerald Austerberry

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

