



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

Proposed Zoning Bylaw Amendment (File No: ZBA 02-26)

46484 Sparta 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 Ronald C. Vanzanten, 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 rezone a portion of the retained lands municipally known as 46484 Sparta Line from 'Industrial Zone 4 with Exception 1 (C4-1)' to 'Open Space 1 (OS1)' in order to satisfy a condition of provisional consent approval and permit residential zone use. The application also proposes to rezone a small remnant portion of the adjacent property municipally known as 46724 Sparta Line from 'Industrial Zone 4 with Site-Specific Exception 1 (C4-1)' to 'Open Space Zone 1 (OS1)' as a zoning boundary refinement.

The effect of the proposed amendment is to remove obsolete industrial zoning permissions from the retained parcel and establish a single "Open Space 1 (OS1)" zoning framework that is consistent with the intended residential use of the property and the applicable Official Plan policies. The amendment will also eliminate a small isolated industrial zoning remnant on the adjacent property, resulting in a more logical and consistent zoning boundary. The proposed amendment does not facilitate additional development or residential intensification.

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.

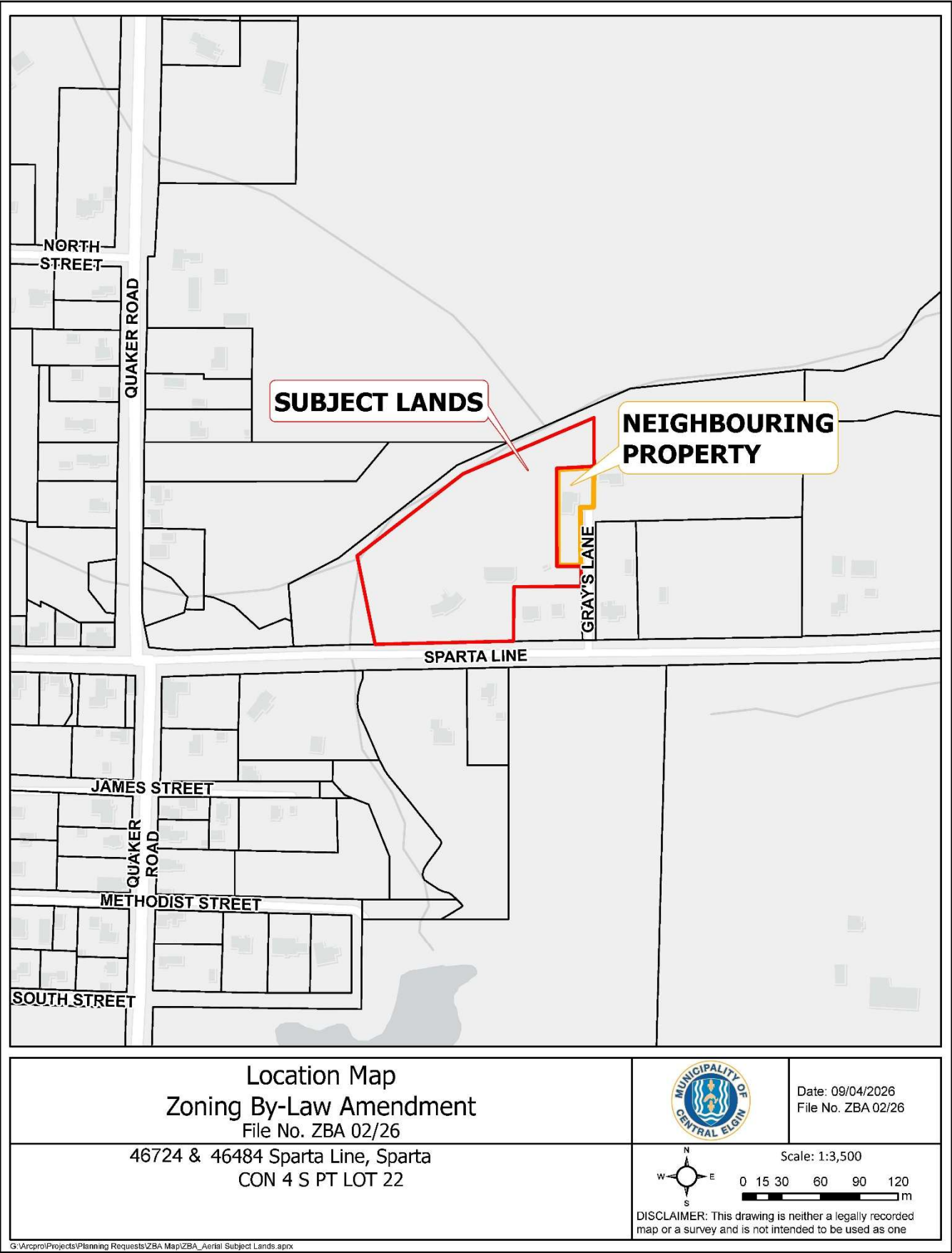
If you wish to be notified of the decision of the Council of the Municipality of Central Elgin on the proposed zoning by-law amendment, you must make a written request to the undersigned.

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



Location Map
Zoning By-Law Amendment
File No. ZBA 02/26

46724 & 46484 Sparta Line, Sparta
CON 4 S PT LOT 22



Date: 09/04/2026
File No. ZBA 02/26



Scale: 1:3,500

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