

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

44558 TALBOT LINE

TAKE NOTICE that the Council of the Corporation of the Municipality of Central Elgin passed By-law No. 2026-042 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 composed of a large, single parcel located on the north side of Talbot Line (Highway 3) between Yarmouth Centre Road and Tower Road, in the Municipality of Central Elgin (see Attached Location Map). The subject lands, known municipally as 44558 Talbot Line, is an 18.41 ha (45.24 ac) agricultural parcel containing a single detached dwelling. Surrounding land uses include rural residential and agricultural uses to the east and west, the St. Thomas Municipal Airport to the southeast and the Canadian National (CN) rail line to the north.

PURPOSE AND EFFECT: The purpose of the Zoning By-law Amendment is to fulfill a condition of approval for a surplus farm dwelling severance affecting the lands. The subject property is zoned OS1 in the Yarmouth Zoning By-law No. 1998 and designated Agricultural in the Municipality of Central Elgin Official Plan and Agricultural in the Elgin County Official Plan. A zoning amendment is required to prohibit any future residential use on the retained agricultural lands, consistent with Provincial and local policies governing surplus farm dwelling severances.

The effect of the proposed amendment is to rezone the retained farm parcel to prohibit residential dwellings, thereby preventing the establishment of any new residential uses on the retained farm while allowing continued agricultural use of the lands. The amendment will also recognize the existing dwelling on the severed parcel as a surplus farm residence and ensure the severed lot remains appropriately zoned for continued residential use.

This Zoning By-law Amendment implements the approved consent application E 15-26, which severed the surplus farm dwelling.

In coming to its decision, Council considered the planning report prepared by Staff, correspondence received, and discussion during the public meeting held on April 13, 2026.

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, 2025**.

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 the e-file portal is down, you can submit your appeal to info@centralelgin.org.

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

No specified person(s) or public body shall be added as a party to the hearing of the appeal unless, before the by-law was passed, the specified person or public body 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.

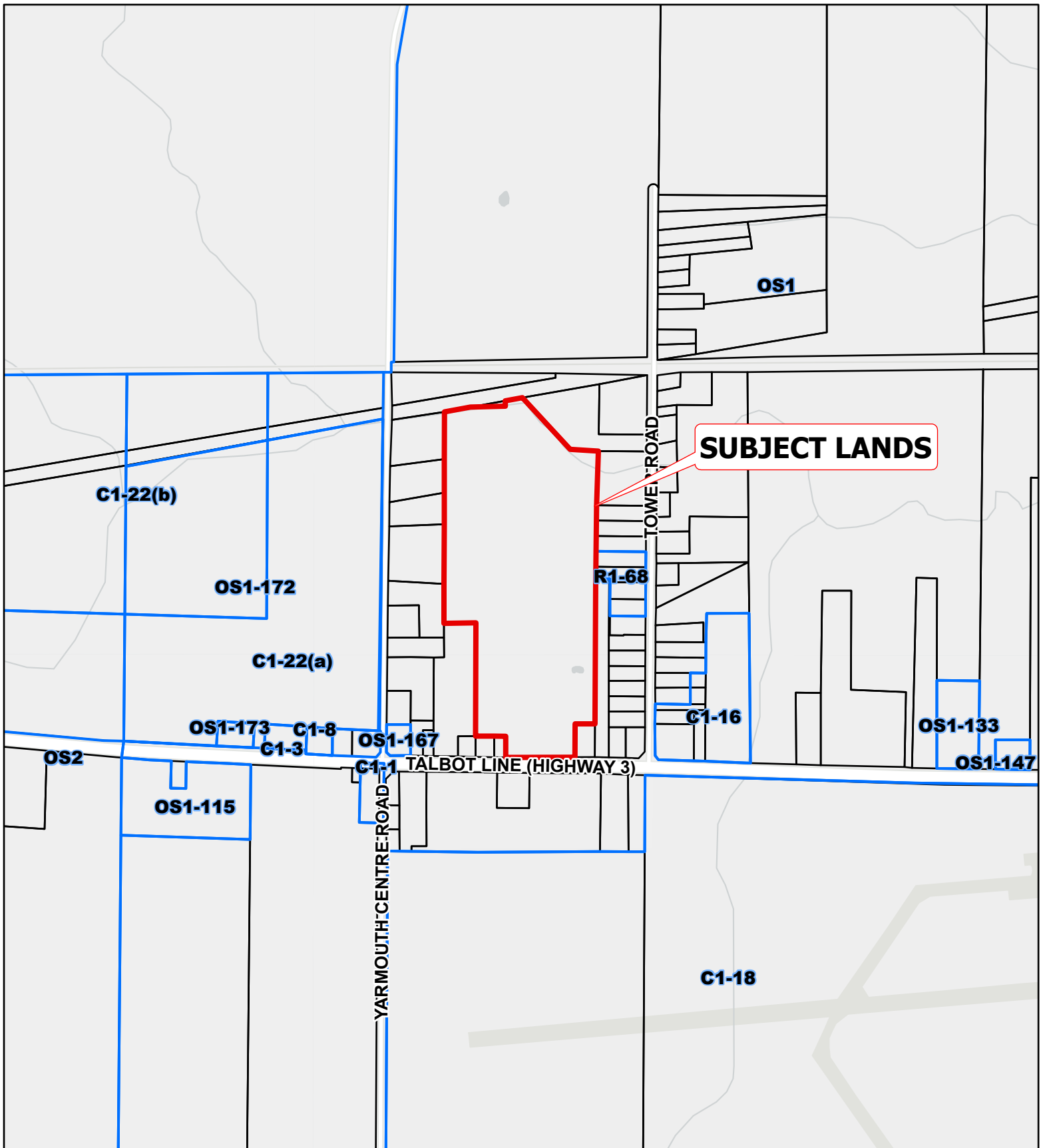
A handwritten signature in cursive script that reads "Emerald Austerberry".

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

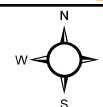


Zoning By-Law Amendment Location Map

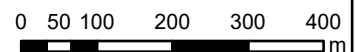
44558 Talbot Line, St Thomas
CON 9 S PT LOT 15



Date: 02/04/2026
File No. ZBA 15/25



Scale: 1:10,000



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