



THE MUNICIPALITY OF CENTRAL ELGIN

ZONING BY-LAW AMENDMENT APPLICATION

REQUIREMENTS FOR A COMPLETE APPLICATION:

Note: Until the Municipality of Central Elgin has received the information and material requested herein (as required under subsections (10.1) and (10.2) of Section 34 and any fee under Section 69(1) of the *Planning Act*), **the application will be deemed incomplete and the time periods referred to in sections 34(10.7) and 34(11) of the Act will not begin.** Please ensure your submission includes:

OFFICE USE ONLY
Date Stamp – Date Received:

Fee Paid: ☐ Yes ☐ No

- ☐ The completed application form and declarations as required under subsection 34 (10.1) (10.2) of the *Planning Act*.
- ☐ 1 digital copy of sketch/plan showing **EXISTING** and **PROPOSED** building(s) and structure(s) on subject lands, where applicable. Digital sketch is to include, for each existing and proposed building or structure, the location including setbacks from lot lines, height and dimensions (or floor areas) in metric units. See Section 22 of this application for more detail.
- ☐ **Application Fee made payable to “The Municipality of Central Elgin”. Application Fee amount: \$830.50**
- ☐ A Letter of Authorization from the Owner (with dated, original signature) **OR** completion of the Owner’s Authorization on page 7, **if the Owner is not filing the application.**
- ☐ Other information identified through Pre-consultation.

PLEASE LIST THE REPORTS OR STUDIES THAT ACCOMPANY THIS APPLICATION (supply two copies of each):

Note: This section applies to all reports that may have been identified as a result of any pre-application consultation meeting as studies required for a complete application.

About Pre-Consultation

Prior to submitting this application for a Zoning By-law Amendment to the Municipality of Central Elgin, a proponent is required to consult with relevant staff. Pre-application consultation is intended to facilitate early discussions between the proponent and staff pertaining to the application, and to allow staff to assist in determining the specific reports, studies and information that may be required to be submitted together with the application form as part of a complete application. **Has pre-consultation occurred?:** ☐ Yes ☒ No

Date of Pre-Consultation: _____

Staff Contact: _____

Deemed not necessary by planning staff

THIS APPLICATION PACKAGE MUST BE SUBMITTED TO:

Municipality of Central Elgin

450 Sunset Drive, St. Thomas, Ontario N5R 5V1

Telephone: 519-631-4860

Facsimile: 519-631-4036

Personal information is collected under the authority of the *Planning Act* and will be used only for the purposes of considering and reviewing your application.



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: Daniel DeBackere, Joanna DeBackere and DeBackere Farms Inc.
 Address: 5013 Yarmouth Centre Road, Union, Ontario N0L 2L0
 Telephone (home): 519-476-4623 (business) _____
 E-Mail: debackerefarms@gmail.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): Jacob Williams, Harrison Pensa LLP
 Address: 1101-130 Dufferin Avenue, London, Ontario N6A 5R2
 Telephone: (home): _____ (business) 519-661-6738
 E-Mail: jdwilliams@harrisonpensa.com

4. Location of Property ("subject lands"):
 Registered Plan No.: _____ Lot No.(s): _____
 Concession No.: Con 3 Yarmouth Lot No.(s): Part Lot 3
 Reference Plan No.: 11R1277 Part No.(s): 1
 Municipal Address: 5699 Sunset Drive, Union, Ontario

5. Name and address of mortgagee, holders of charges, or other encumbrances:
Canadian Imperial Bank of Commerce

6. Municipality of Central Elgin Official Plan:
 Designation of the subject lands: Agricultural and Natural Heritage
 Explain how this application conforms to the Official Plan (add additional pages if necessary):
No change in land use, only seeking removal of special provision from some of the lands

7. Current applicable Zoning By-law: Township of Yarmouth Zoning By-law No. 1998, as amended
Current applicable zone: Open Space Zone 2 (OS2-55)
8. What is the present use(s) of the subject lands? agricultural

How long has this use(s) continued on the subject lands? unknown

9. What is the proposed use(s) of the subject lands? agricultural

Nature and extent of rezoning requested: removal of special provision

Reason(s) for the requested rezoning: to be consistent with the abutting parcel to which the retained lands shall merge

10. Dimensions of the subject lands:
Frontage (m): 118.3 m on Sunset Road Street/Road/Highway
Depth (m): approx 210m
Area (m²): 21,500
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): There are no existing or proposed buildings on the subject lands.

<u>EXISTING</u>	<u>BUILDING 1</u>	<u>BUILDING 2</u>	<u>BUILDING 3</u>
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):	_____	_____	_____
Date constructed:	_____	_____	_____

<u>PROPOSED</u>	<u>BUILDING 1</u>	<u>BUILDING 2</u>	<u>BUILDING 3</u>
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: no buildings
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: no buildings

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: lands slope to a creek which flows to Kettle Creek
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.: E 27-26 Status: provisional approval
- (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: no change of use is proposed and the re-zon will permit consolidation with the abutting lands, which will reduce fragmentation of farm parcels
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? owner has owned the lot and the land is too sloped to do anything with
- (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, Daniel Debackere of THE COUNTY OF 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 REMOTELY IN ACCORDANCE WITH O. REG 431/20

_____ of _____

In the County of _____

this 6/26/2026

day of _____ A.D. _____

Designed by:
Jacob Williams

8ACB46DA9E7E442
A Commissioner, etc.

Signed by:

05D0FF4200D04DE

~~95B6F51332D04BE~~

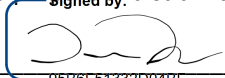
Signature of Owner or Authorized Agent

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) Joanna DeBackere, Daniel DeBackere and DeBackere Farms Inc., being the Applicant(s) and/or registered Owner(s) of the subject lands, hereby authorize Jacob Williams, Harrison Pensa LLP to prepare and submit an Application for a Zoning By-law Amendment.

Signed by:  Signed by: Joanna DeBackere
95B6F51332D04BE... D9A1DEEC42B6414...
Signature 6/26/2026

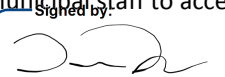
Day Month Year

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 (see names above) (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.

Signed by:  Signed by: Joanna DeBackere 6/26/2026
95B6F51332D04BE... D9A1DEEC42B6414...
Signature Day Month Year