

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

14000 Belmont Road

TAKE NOTICE that the Council of the Corporation of the Municipality of Central Elgin passed By-law No. 2887 on the 18th day of April, 2024 pursuant to Section 34(18) of the Planning Act, R.S.O. 1990 as amended.

The subject lands are located east of the intersection of Belmont Road and Borden Avenue, north of the Ontario Southland Railway track and south of the Belmont Community Centre and Arena lands. The property has approximately 57 metres of frontage on to Belmont Road and an area of 3.44 hectare (8.5 acres). Municipally known as 14000 Belmont Road, they may be legally described as Plan 231 Part Lots 28 to 30, and 32 RP 11R1214 Parts 1 TO, 3 RP 11R5071 Parts 1 TO 3, and RP 11R10278 Part 1 in the Municipality of Central Elgin. The lands are shown on the Key Map.

The purpose of the amendment is to permit a new warehouse building with an approximate size of 51.2 metres by 24.4 metres and an area of 1,249.28 square metres (13,447 square feet) for the purposes of storing small seed and fertilizer. The effect of the amendment would be the changing of the current Park (P) zone to a site-specific Industrial (M-2) zone. Specifically, there amendment would reduce the north side yard setback to 1.5 metres, which is consistent with the other development on the property.

The lands are also subject to an Official Plan amendment application that was adopted on April 18th, 2024 that would be a change the existing “Community Facility” and “Natural Heritage” land use designations to “Commercial-Industrial” to allow for the proposed use.

In coming to its decision, Council considered the planning report prepared by staff and comments that were submitted by the public in advance of the Public Meeting.

AND TAKE NOTICE that any person or public body may appeal to the Ontario Land Tribunal with respect to the By-law by filing with the Clerk of the Corporation of the Municipality of Central Elgin, not later than the 10th day of May, 2024 a notice of appeal, setting out the reasons for the appeal, and must be accompanied by the fee required by the Tribunal.

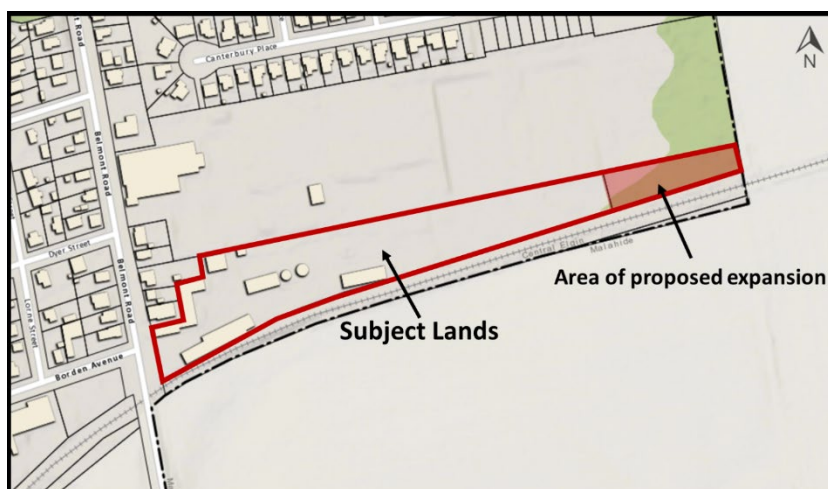
Only individuals, corporations and public bodies may appeal a by-law to the Ontario Land Tribunal. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or group on its behalf.

No person or public body shall be added as a party to the hearing of the appeal unless, before the by-law was passed, the person or public body made oral submissions at a public meeting or written submission to the council or, in the opinion of the Ontario Land Tribunal, there are reasonable grounds to add the person 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, 9:00 A.M. to 4:00 P.M. at the Municipal Offices and at the Central Elgin Planning Office, 9 Mondamin Street, St. Thomas.

Key Map:



DATED at the Municipality of Central Elgin, this 22nd day of April, 2024.

Delany Leitch, Deputy Clerk
Municipality of Central Elgin
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N5R 5V1
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