

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

380, 382 and 382A Edith Cavell Boulevard

TAKE NOTICE that the Council of the Corporation of the Municipality of Central Elgin passed By-law No. 2916 on the 29th day of July, 2024 pursuant to Section 34(18) of the Planning Act, R.S.O. 1990 as amended.

The subject lands are located on the south side of Edith Cavell Boulevard and have a combined area of approximately 0.35 hectares (0.87 acres) in lot area (see Location Plan). Municipally known as 380, 382 and 382A Edith Cavell Boulevard, the lands may be legally described as Part of Lot 1, South of George Street, West of Sydenham Street and Part of Lot 25, North of Lake Erie, Registered Plan No. 117, in the Municipality of Central Elgin.

The applicant is seeking to rezone the lands as a condition of the associated Consent application (E33/24) with the County of Elgin Land Division Committee (LDC).

The purpose of the amendment is to rezone the lands to reflect the uses on the reconfigured lots as proposed through the LDC application. The effect of the zoning by-law amendment would be the creation of two new site-specific residential zones that recognize the location of the existing buildings and structures on both properties created through the consent, address a deficient lot frontage on the severed lot, provide general side yard setbacks consistent with development in this area, and address the general Addition Residential Unit regulations for the one new parcel that contains two existing dwellings.

In coming to its decision, Council considered the planning report prepared by staff. There were no written submissions, and no individuals spoke at the Public Meeting on this matter.

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 23rd day of August, 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.

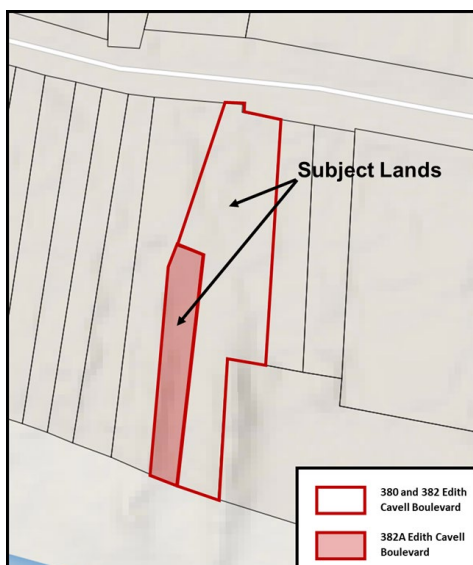
No person or public body shall be added as a party to the hearing of the appeal unless, before the by-law was passed, the person or public body made oral submissions at a public meeting or written submission to the council or, in the opinion of the Ontario Lands Tribunal, there are reasonable grounds 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.

DATED at the Municipality of Central Elgin, this 2nd day of August, 2024.

Key Map (not to scale):



Delany Leitch, Deputy Clerk
Municipality of Central Elgin
450 Sunset Drive, 1st Floor
St. Thomas, Ontario
N5R 5V1
(519) 631-4860, Ext. 286