

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

44828 Fruit Ridge Line

TAKE NOTICE that the Council of the Corporation of the Municipality of Central Elgin passed By-law No. 2025-006 on the 10th day of February, 2025 pursuant to Section 34(18) of the Planning Act, R.S.O. 1990 as amended.

The subject lands are located on the north side of Fruit Ridge Line and west of Yarmouth Centre Road. They have approximately 250 metres of frontage and are approximately 20 hectares in lot area (see Key Map). Municipally known as 44828 Fruit Ridge Line, they may be legally described as Concession 5, South Part of Lot 14, Municipality of Central Elgin.

The lands were subject to an Elgin County Land Division Committee application (LDC Application No. E50-24) for the purpose of creating a lot for a residence that was surplus to a farm operation through farm consolidation. The applicant requested to sever an approximately 0.54-hectare parcel of land with 46.84 metres of frontage onto Fruit Ridge Line. The retained lands would be approximately 19.85 hectares with approximately 203.2 metres of frontage.

To satisfy the conditions required by the Municipality and the County of Elgin Land Division Committee decision that would prohibit the retained lands from constructing a new residential dwelling a zoning by-law amendment is required.

In coming to its decision, Council considered the planning report prepared by Staff. There were no written submissions, and no one appeared at the public meeting to speak to 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 7th day of March, 2025 a notice of appeal, setting out the reasons for the appeal, and must be accompanied by the fee required by the Tribunal.

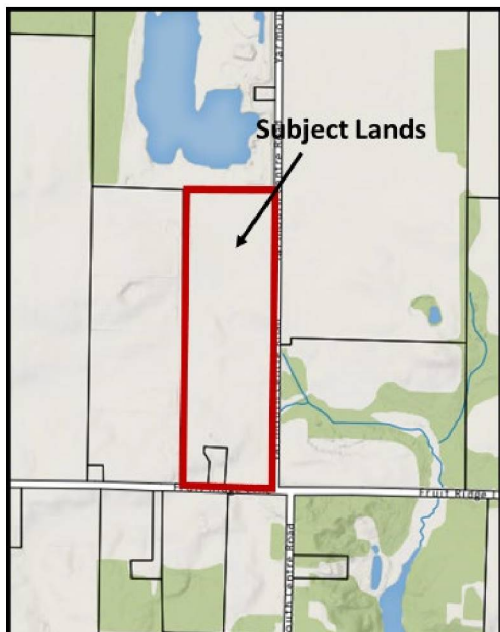
Only individuals, corporations and public bodies may appeal a by-law to the Ontario Land Tribunal. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or group on its behalf.

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 21st day of February, 2025.

Delany Leitch, Deputy Clerk
Municipality of Central Elgin
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