



THE MUNICIPALITY OF CENTRAL ELGIN

OFFICIAL PLAN 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 (4) and (5) of Section 22 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 22(6.4) and 22(7) 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 22 (4) (5) of the *Planning Act*.
- ☐ Application Fee made payable to "The Municipality of Central Elgin" Application Fee Amount: \$ \$3,120.00
- ☐ A Letter of Authorization from the Owner (with dated, original signature) OR completion of the Owner's Authorization on page 6, 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 an Official Plan Amendment to the Municipality of Central Elgin, a proponent is encouraged 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.

THIS APPLICATION PACKAGE MUST BE SUBMITTED TO:

Municipality of Central Elgin
450 Sunset Drive, St. Thomas 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
OFFICIAL PLAN 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 Official Plan.

1. Name of applicant: CORNELIUS WILLEMSSE
Address: 44390 JOHN WISE LINE
Telephone (home): 519-902-7848 (business) _____
E-Mail: CASEYW@EXECULINK.COM
LINDAW@CASEYS.CA
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): _____
Address: _____
Telephone: (home): _____ (business) _____
E-Mail: _____
4. Location of Property ("subject lands"):
Registered Plan No.: _____ Lot No.(s): _____
Concession No.: CON 6 Lot No.(s): S PT LOT 13
Reference Plan No.: _____ Part No.(s): _____
Municipal Address: _____
5. Dimensions of the subject lands:
Frontage (m): 223.73 M APPROX JOHN WISE LINE Street/Road/Highway
Depth (m): 769.50 M APPROX
Area (m²): 49.28 ACRES
6. Municipality of Central Elgin Official Plan:
Designation of the subject lands: AGRICULTURAL & NATURAL
Permitted uses of the designation: HERITAGE AREA
7. Current applicable Zoning By-law: OPEN SPACE 1
Current applicable zone: _____

8. What is the purpose of the requested amendment? TO BUILD AN ADDITIONAL RESIDENTIAL UNIT (ARU)

9. Does the proposed amendment change, replace or delete a policy in the Official Plan? ☒ Yes ☐ No

If yes, what is the policy to be changed, replaced or deleted? SECTION 2.3.6.1 (ii)

Please provide text of the proposed amendment (add additional pages if required):

AS MENTIONED IN SECTION 8

10. Does the proposed amendment change or replace a designation in the Official Plan? ☐ Yes ☒ No

If yes, what is the designation to be changed or replaced?

11. Does the proposed amendment change or replace a schedule in the Official Plan? ☐ Yes ☒ No

If yes, what is the schedule to be changed or replaced?

12. What land use(s) would the proposed amendment authorize?

RESIDENTIAL + AGRICULTURAL

13. 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, what are the current policies regarding alteration or establishment of new settlement areas?

14. Is the purpose of this application to remove land from an area of employment? ☐ Yes ☒ No If Yes, what are the current policies regarding removing land from an area of employment?

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: _____

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: _____
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. Please indicate if the subject lands or any lands within 120 metres of it is also the subject of any of the following matters under the Planning Act:
- | | | |
|---|---|---|
| (a) For approval of a plan of subdivision under Section 51. | ☐ Subject lands | ☐ Lands within 120m. |
| (b) For approval of a consent under Section 53. | ☐ Subject lands | ☐ Lands within 120m. |
| (c) For a zoning by-law amendment under Section 34. | ☐ Subject lands | ☐ Lands within 120m. |
| (d) For approval of a minor variance under Section 45. | ☒ Subject lands | ☐ Lands within 120m. |
| (e) For an official plan amendment under Section 22. | ☐ Subject lands | ☐ Lands within 120m. |
| (f) For approval of a site plan under Section 41. | ☐ Subject lands | ☐ Lands within 120m. |
| (g) A Minister's Zoning Order under Section 47. | ☐ Subject lands | ☐ Lands within 120m. |

For any applicable, please provide the following (add additional pages if necessary):

File No.: NA Status: _____

Approval Authority: _____

Legal Description: _____

Address: _____

Purpose of the Application: _____

Effect on Requested Amendment: _____

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Approval Authority: _____

Legal Description: _____

Address: _____

Purpose of the Application: _____

Effect on Requested Amendment: _____

19. Is this application for an official plan amendment consistent with policy statements issued under Section 3(1) of the Planning Act? ☐ Yes ☒ No Explain: _____
- _____
- _____
- _____
20. 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? HAS BEEN AGRICULTURAL LAND FOR GENERATIONS

(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. _____

21. This application must be filed with the **Central Elgin Planning Office, 9 Mondamin Street, St. Thomas, Ontario, N5P 2T9** or with the **Municipality of Central Elgin, 450 Sunset Drive, St. Thomas, Ontario, N5R 5V1**, and must be accompanied by the application fee of **\$801.75**.

PLEASE MAKE CHEQUES PAYABLE TO "THE MUNICIPALITY OF CENTRAL ELGIN"

DECLARATION:

I, CORNELIUS WILLEMSIE of CENTRAL 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
MUNICIPALITY of CENTRAL ELGIN
In the County of ELGIN
this 16
day of JULY A.D. 2026
E. Austerberry
A Commissioner, etc.

Carey
Signature of Owner or Authorized Agent

**Emerald Jan Austerberry,
a Commissioner, etc.,
Province of Ontario,
for The Corporation of the
Municipality of Central Elgin.
Expires February 3, 2036.**

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) _____, being the Applicant(s) and/or registered Owner(s) of the subject lands, hereby authorize _____ to prepare and submit an Application for an Official Plan amendment.

Signature

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 CORNELIUS WILLEMSE (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.

Cornelius Willemse
Signature

26
Day

07
Month

2026
Year