MUNICIPALITY OF CENTRAL ELGIN
NOTICE OF APPLICATION AND PUBLIC MEETING

Proposed Zoning Bylaw Amendment (File No: ZBA 06-26)

45587 Fruit Ridge Line

TAKE NOTICE that:

a) pursuant to Subsection 34(10.7) (a) of the *Planning Act*, R.S.O. 1990, as amended, an application has been made by Eugenio DiMeo on behalf of Adam Pfeffer, for approval of a proposed Zoning By-law Amendment. Access to the information and material provided under subsections (10.1) and (10.2) of the *Planning Act* in support of the application is available for public access, and

b) Public Meeting, pursuant to Subsection 34(12) of the Planning Act, R.S.O. 1990, as amended, will be held by the Council of the Municipality of Central Elgin on the **14th day of September 2026 at 6:00 P.M**. to consider a proposed amendment to the Yarmouth Consolidated Zoning By-Law. The purpose of the Public Meeting is to provide any person that attends an opportunity to make representation with respect to the Zoning Bylaw Amendment and Official Plan Amendment proposal. The meeting will be conducted in person in the Council Chambers, Elgin County Administration Building, 450 Sunset Drive, St. Thomas and by Zoom Webinar. Should you choose to attend by ZOOM, detailed instructions to join the Zoom meeting can be found at: https://www.centralelgin.org/planning

PURPOSE AND EFFECT:

The purpose of the proposed Zoning By-law Amendment is to satisfy a condition of consent associated with the severance of a surplus farm dwelling and to permit a nature education program on the severed lands.

The effect of the proposed amendment is to rezone the retained agricultural lands to a site-specific Open Space Zone 1 (OS1) to prohibit the construction of a new residential dwelling, consistent with applicable Provincial and Official Plan policies for surplus farm dwelling severances.

The amendment would also rezone the severed lands to a site-specific Open Space Zone 1 (OS1) to permit a nature education program and associated uses. A Holding (H) provision would apply to the site-specific zoning of the severed lands to ensure that required site plan and related technical matters are addressed to the satisfaction of the Municipality prior to the establishment of the proposed use.

ANY PERSON OR PUBLIC BODY may attend the Public Meeting and/or make written or verbal representation either in support of, or in opposition to the proposed Zoning By-law Amendment.

If a specified person or public body would otherwise have an ability to appeal the decision of the Council of the Municipality of Central Elgin to the Ontario Land Tribunal but the specified person or public body does not make oral submissions at a public meeting or make written submissions to the Municipality of Central Elgin before the by-law is passed, the specified person or public body is not entitled to appeal the decision.

If a specified person or public body does not make oral submissions at a public meeting, or make written submissions to the Municipality of Central Elgin before the by-law is passed, the specified person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

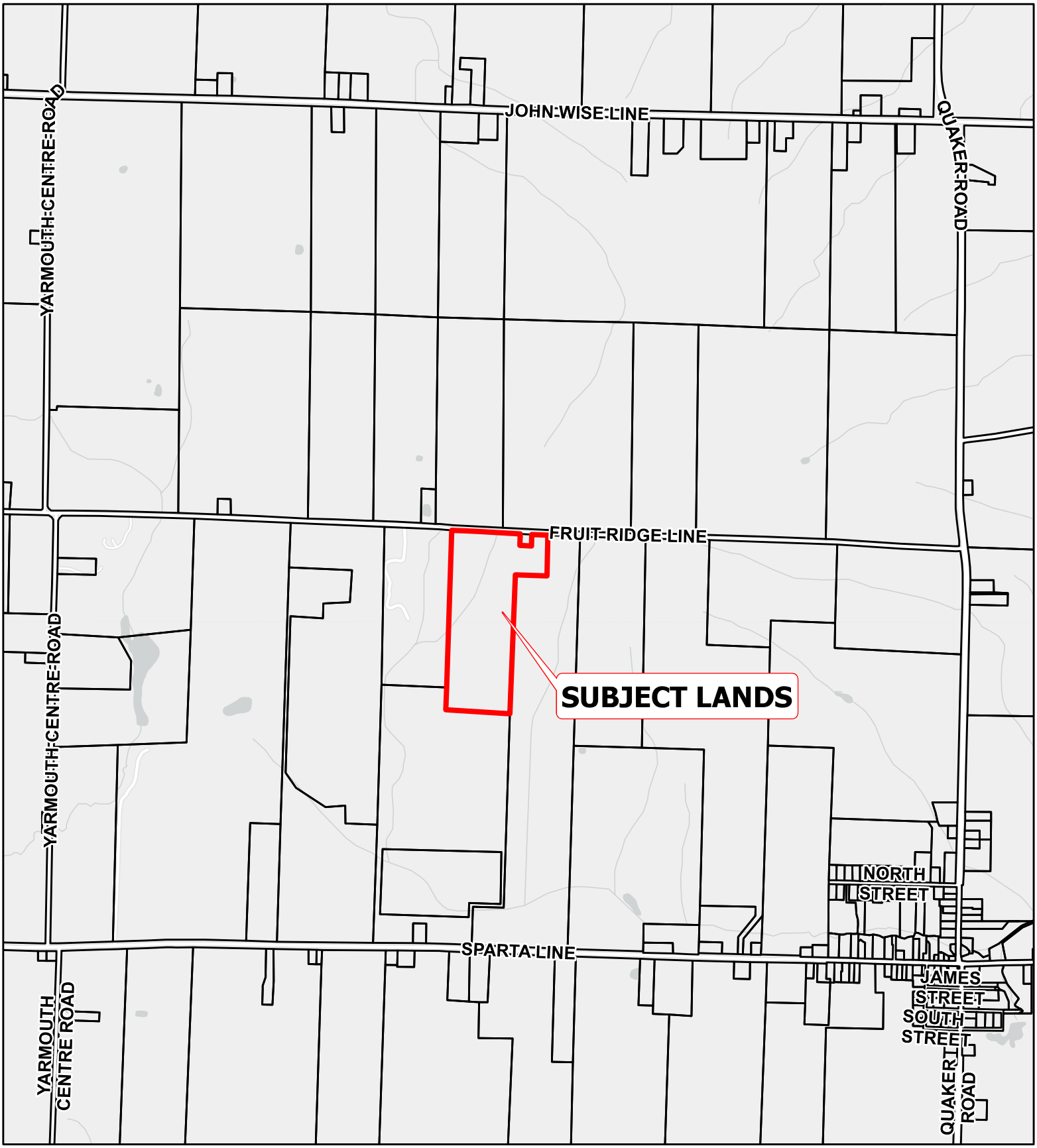
If you wish to be notified of the decision of the Council of the Municipality of Central Elgin on the proposed zoning by-law amendment, you must make a written request to the undersigned.

PUBLIC ACCESS TO INFORMATION relating to the proposed Zoning By-law Amendment may be accessed on the Municipality's website at https://www.centralelgin.org/planning

DATED at the Municipality of Central Elgin, this 25th day of August 2026.

Emerald Austerberry

Emerald Austerberry
Secretary-Treasurer, Committee of Adjustment
Municipality of Central Elgin
450 Sunset Drive, 1st Floor
St. Thomas, Ontario
N5R 5V1
(519) 631-4860, Ext. 242



Location Map
Zoning By-Law Amendment
File No. ZBA 06/26

45587 Fruit Ridge Line, St Thomas
CON 4 N PT LOT 18

Date: 26/06/2026
File No. ZBA 06/26

Scale: 1:20,000

0 100 200 400 600 800 m

DISCLAIMER: This drawing is neither a legally recorded map or a survey and is not intended to be used as one

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