



**MUNICIPALITY OF CENTRAL ELGIN
NOTICE OF AN APPLICATION AND PUBLIC MEETING**

**Proposed Official Plan Amendment (File No: OPA 03-26)
Proposed Zoning Bylaw Amendment (File No: ZBA 10-26)**

44390 John Wise 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 Cornelius Willemse, for approval of a proposed Official Plan Amendment and 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) a 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 and Municipality of Central Elgin Official Plan. 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:

Zoning By-law Amendment Application (ZBA 10-26)

Purpose and Effect:

The purpose and effect of the proposed Zoning By-law Amendment is to permit one detached Additional Residential Unit on the lands municipally known as 44390 John Wise Line, with site-specific provisions to permit:

1. Private well and septic servicing;
2. A maximum building height of 6.10 metres, rather than the permitted maximum of 4.0 metres; and
3. The Additional Residential Unit within the front yard, rather than within the rear yard or interior side yard.

The subject lands are currently zoned Open Space 1 (OS1) in the Township of Yarmouth Zoning By-law No. 1998, as amended.

Official Plan Amendment Application (OPA 03-26)

Purpose and Effect:

The purpose and effect of the proposed Official Plan Amendment is to establish a site-specific policy for the lands municipally known as 44390 John Wise Line to permit one detached Additional Residential Unit within the front yard, whereas the Official Plan otherwise permits a detached Additional Residential Unit only within a rear yard or interior side yard.

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 Official Plan Amendment and 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 and Official Plan Amendment may be accessed on the Municipality's Current Planning Applications website at <https://www.centralelgin.org/planning>

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

Emerald Austerberry
Secretary-Treasurer, Committee of Adjustment
Municipality of Central Elgin
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