



THE MUNICIPALITY OF CENTRAL ELGIN

ZONING BY-LAW AMENDMENT APPLICATION

Form ZBA-1/2014

REQUIREMENTS FOR A COMPLETE APPLICATION:

Note: Until the Municipality of Central Elgin has received the information and material requested herein (as required under subsections (10.1) and (10.2) of Section 34 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 34(10.7) and 34(11) 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 34 (10.1) (10.2) of the *Planning Act*.
- ☐ 1 digital copy of sketch/plan showing **EXISTING** and **PROPOSED** building(s) and structure(s) on subject lands, where applicable. Digital sketch is to include, for each existing and proposed building or structure, the location including setbacks from lot lines, height and dimensions (or floor areas) in metric units. See Section 22 of this application for more detail.
- ☐ **Application Fee made payable to "The Municipality of Central Elgin". Application Fee amount: \$ 750.00**
- ☐ A Letter of Authorization from the Owner (with dated, original signature) **OR** completion of the Owner's Authorization on page 7, **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.

Septic Inspection - John Wise Enterprises - Oct 13, 2025

Well Inspection report - L.S. Putnam & Son - Oct 1, 2025

About Pre-Consultation

Prior to submitting this application for a Zoning By-law Amendment to the Municipality of Central Elgin, a proponent is required 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. Has pre-consultation occurred?: ☒ Yes ☐ No

Date of Pre-Consultation: Sept 22, 2025

Staff Contact: Emerald Austerberry

THIS APPLICATION PACKAGE MUST BE SUBMITTED TO:

Central Elgin Planning Office
9 Mondamin Street, St. Thomas, Ontario N5P 2T9

Telephone: 519-633-2560
Facsimile: 519-633-6581

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

ZONING BY-LAW 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 Zoning By-law.

1. Name of applicant: Adam Pfeffer
Address: 45180 Fruit Ridge Line, St Thomas ON, N5P 3S9
Telephone (home): 519-784-6849 (business) _____
E-Mail: Adam.pfeffer@bayer.com
2. Is the applicant the owner of the land? ☒ Yes ☐ No If no, please provide:

Name of owner: same
Address: _____
Telephone (home): _____ (business) _____
E-Mail: _____
Date Lands Acquired: _____
3. Name of Agent (if any): Eugenio DiMeo
Address: 38 Little Creek Place, Port Stanley, ON
Telephone: (home): 519-777-7495 (business) _____
E-Mail: eugeniodimeo@gmail.com
4. Location of Property ("subject lands"):
Registered Plan No.: _____ Lot No.(s): _____
Concession No.: 4 Lot No.(s): 18
Reference Plan No.: _____ Part No.(s): _____
Municipal Address: 45587 Fruit Ridge Line, St Thomas, ON, N5P 3S9
5. Name and address of mortgagee, holders of charges, or other encumbrances:
Royal Bank of Canada

6. Municipality of Central Elgin Official Plan:
Designation of the subject lands: Agricultural
Explain how this application conforms to the Official Plan (add additional pages if necessary):
this property is currently a working farm as permitted by the OP

7. Current applicable Zoning By-law: Township of Yarmouth By Law 1998
Current applicable zone: OS 1
8. What is the present use(s) of the subject lands? active cash cropping

How long has this use(s) continued on the subject lands? 30 year Plus.

9. What is the proposed use(s) of the subject lands? residential & agricultural on both retained and severed,
As per Severance File E 18-26. In addition a site specific zoning provision that would allow the establishment
of an outdoor children's learning camp on both severed and retained lands.

Nature and extent of rezoning requested: As pre conditions of severance E 18-26 to zoning severed
lands for residential purposes and retained farm shall prohibit and new dwelling units in the future. In addition to allow the establishment
of an outdoor children's learning camp on both severed and retained lands.

Reason(s) for the requested rezoning: as a condition of severance E 18-26

10. Dimensions of the subject lands:
Frontage (m): 316m on Fruit Ridge Line Street/Road/Highway
Depth (m): 632m
Area (m²): 200000m2
11. Access to the subject lands is provided by:
☒ A Provincial highway or municipal road that is maintained year-round or other public road;
☐ A right of way; or
☐ By water (Please provide a description of the parking/docking facilities to be used and the approximate distance of these facilities from the subject lands and the nearest public road):

12. 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, please provide details of the official plan or official plan amendment that deals with the matter:

13. Is the purpose of this application to remove land from an area of employment? ☐ Yes ☒ No
If Yes, please provide details of the official plan or official plan amendment that deals with the matter:

14. Particulars of all existing and proposed structures on the subject lands (as applicable - add additional pages if necessary):

<u>EXISTING</u>	<u>BUILDING 1</u>	<u>BUILDING 2</u>	<u>BUILDING 3</u>
Building type:	Storage	House # 1	House # 2
Length (m):	20	20	24
Width (m):	10	10	10
Height (m):	3	3	3
No. of storeys:	1	1	1
Ground floor area (m ²):	200	200	240
Gross floor area (m ²):	200	200	240
Parking area (m ²):	200	200	200
Setback, front lot line (m):	45 m	40 m	30 m
Setback, rear lot line (m):	350 m +	400 m +	400 m +
Setback, side lot line (m):	70 m	200 m +	70 m +/-
Setback, side lot line (m):	200 +	18 m	200 m +
Date constructed:	1980	+/- 1980	+/- 1980

<u>PROPOSED</u>	<u>BUILDING 1</u>	<u>BUILDING 2</u>	<u>BUILDING 3</u>
Building type:			
Length (m):			
Width (m):			
Height (m):			
No. of storeys:			
Ground floor area (m ²):			
Gross floor area (m ²):			
Parking area (m ²):			
Setback, front lot line (m):			
Setback, rear lot line (m):			
Setback, side lot line (m):			
Setback, side lot line (m):			

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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. Storm drainage will be supplied to the subject lands through:

- ☐ Publicly owned and operated storm sewer system.
☐ Privately owned and operated storm sewer system.
☐ Ditches and swales.
☒ Other means. Explain: systematic field drainage tile

19. Has the subject lands ever been the subject of any of the following matters under the Planning Act:

(a) For approval of a plan of subdivision under Section 51. ☐ Yes ☒ No

File No.: _____

Status: _____

(b) For approval of a consent under Section 53.

☐ Yes ☒ No

File No.: E 18-26

Status: passed

(c) For approval of zoning under Section 34.

☒ Yes ☐ No

File No.: _____

Status: _____

(d) A Minister's Zoning Order under Section 47.

☐ Yes ☒ No

O. Reg. No.: _____

Status: _____

20. Is this application for a zoning by-law amendment consistent with policy statements issued under Section 3(1) of the Planning Act? ☒ Yes ☐ No Explain: _____

21. 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): _____

Has the grading of the subject land been changed by adding earth or other material(s)?

Yes No Unknown

☐ ☒ ☐

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? _____

(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. _____

22. This application must be accompanied by a digital sketch, in metric, showing as applicable:
- ✓ The boundaries and dimensions of the subject lands;
 - ✓ The location, size and type of all existing and proposed buildings and structures on the subject land, indicating their distance from the front lot line, rear lot line and side lot lines;
 - ✓ The approximate location of all natural and artificial features (i.e. buildings, railways, roads, watercourses, drainage ditches, rivers or streams, wetlands, wooded areas, wells and septic tanks) that,
 - (i) are located on the subject land and on land that is adjacent to it; and
 - (ii) in the applicant's opinion, may affect the application.
 - ✓ The current uses of land that is adjacent to the subject land;
 - ✓ The location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public traveled road, a private road or a right of way;
 - ✓ If access to the subject lands will be by water only, the location of the parking and docking facilities to be used; and
 - ✓ The location and nature of any easement affecting the subject land.
23. This application must be filed with the **Municipality of Central Elgin, 450 Sunset Drive, St. Thomas, Ontario, N5R 5V1**, and must be accompanied by the application fee of **\$2,800**.

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

DECLARATION:

I, Eugenio Di Meo of Port Stanley, ON
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

Village
In the County of Elgin
this 2nd
day of April A.D. 2026

Dylan L3043823D
A Commissioner, etc.

Port Stanley
[Signature]
Signature of Owner or Authorized Agent

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) Adam Pfeffer, being the Applicant(s) and/or registered Owner(s) of the subject lands, hereby authorize Eugenio DiMeo to prepare and submit an Application for a Zoning By-law Amendment.



Signature
09-Jan-2026

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 Eugenio DiMeo
(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.



Signature
2nd April 2026
Day Month Year