



The Corporation of the Municipality of  
**Central Elgin**

**REPORT**

**DATE:** December 20<sup>th</sup>, 2019

**REPORT:** CEP.02.20  
**CEPO FILE:** Y2-12-19

**TO:** Mayor Sally Martyn and Council

**PREPARED BY:** Jim McCoomb, Manager of Planning Services  
Central Elgin Planning Department

**SUBJECT:** Application to Amend Township of Yarmouth By-law 1998 – 43588 Sparta  
Line – Ships Ahoy Marine

**ATTACHMENTS:** Correspondence from William Baker

**TO COUNCIL:** January 13<sup>th</sup>, 2020

**RECOMMENDATION:**

**THAT** Report CEP.02.20 be received as information.

**ORIGIN:**

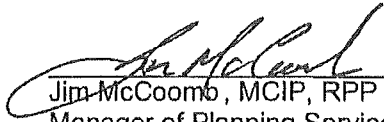
The applicant applied for a zoning by-law amendment to permit automotive trade as a permitted use on the subject lands. A public meeting was held on December 9<sup>th</sup>, 2019 at which one person attended but only raised a concern regarding the notice of the public meeting. One piece of written correspondence was received at the public meeting opposing the amendment from William Baker, who lives at 43564 Sparta Line.

**REPORT:**

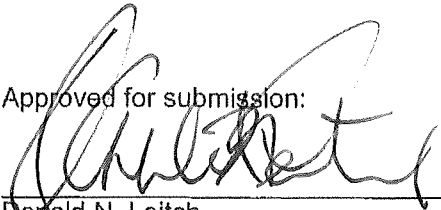
Staff have reviewed the correspondence from Mr. Baker (attached) and note that his concerns are related to having competition with his own garage/used car sales business located to the west of the subject lands. Competition is not a legitimate land use planning consideration and staff would recommend that Council put little weight on this concern when considering the proposed amendment. It is noted that Mr. Baker suggests that his own zoning amendment application was a lengthy process with many difficulties. A review of the file indicates that he filed the application on February 27, 1990 and it was approved on May 14, 1990, a total of 76 days and well within typical approval timeframes.

The amendment has been placed on the January 13<sup>th</sup>, 2020 agenda for Council's consideration. No other concerns have been raised and staff recommend that Council consider the application supportable.

Respectfully submitted:

  
\_\_\_\_\_  
Jim McCoombe, MCIP, RPP  
Manager of Planning Services

Approved for submission:

  
\_\_\_\_\_  
Donald N. Leitch  
CAO/Clerk

**Opposition to the proposed Zoning By-law Amendment for 43588 Sparta Line**

I Bill Baker wish to oppose the proposed Zoning By-Law Amendment for 43588 Sparta Line.

We have a family run Auto Mechanic and Sales Shop located at 43564 Sparta Line (Bake's Garage), and have been successfully running and operating it as a family business for 30 + years, and I feel having another auto sales dealership two doors down would significantly hurt our business. Everyone in our area respects and loves the country feel, and it was difficult to obtain this zoning permit ourselves when we applied for it. It was a proven lengthy process, and we had many difficulties along the way achieving it. I understand we have a growing community, but two used car dealerships basically next door to each other, really isn't necessary in such a small rural community. I'm trying to protect the future of our business for my children and their future opportunities. I really fear for my employment and the future of my business if this by-law is passed.

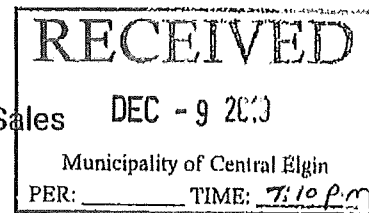
William Harvey Baker

*Bill Baker*

Owner and operator of Bake's Garage Auto Mechanics and Sales

43564 Sparta Line, RR4 St.Thomas ON N5P 3S8

519-633-5664/519-870-7561



\* *received after the public meeting*

*DW.*