

## Planning Justification

Proposed Three Storey Semi-detached Dwelling

165 Maud Street, Port Stanley

April 22, 2026

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The following report is offered in support of a zoning by-law amendment to permit a semi-detached dwelling at 165 Maud Street in the former Village of Port Stanley. The lands are devoid of any buildings or structures and lie vacant and unused.

**1. Provincial Policy Statement (PPS):** Under the PPS, the subject lands lie within a defined *settlement area*. *Settlement areas* are earmarked to be *the focus of growth and development* in the Province. Municipalities are required by the PPS to support a range and mix of housing options (Section 2.3.1) defined as being a range of housing types including semi-detached dwellings. The proposed use and development of the subject lands for the purposes of a semi-detached dwelling aligns with these provisions.

Conclusion: The proposed amendment to the Zoning By-law to permit a semi-detached dwelling on the subject lands is consistent with the Provincial Policy Statement.

**2. County of Elgin Official Plan (COP):** The County Official Plan identifies the village of Port Stanley as a *Tier I Settlement Area*. Settlement areas, under the COP, are centres of residential, commercial, industrial and institutional development where the primary use of land is intended to be for the widest possible range of urban uses (Section 6.0). A stated objective of the COP is to *ensure an adequate mix of housing types and tenures to address the current and future needs of households in the County*. (Section 4.0). The proposed use and development of the subject lands for the purposes of a semi-detached dwelling, an uncommon housing type in the village, aligns with these provisions.

Conclusion: The proposed amendment to the Zoning By-law to permit a semi-detached dwelling on the subject lands is in conformity with the Elgin County Official Plan.

**3. Central Elgin Official Plan (CEOP):** Under the CEOP, the subject lands lie within an Urban Settlement Area which are intended to be the focus of urban growth in the Municipality and are designated 'Harbour Low Density Residential'. Low density residential includes semi-detached dwellings (Section 4.3.2). Low density buildings are not to exceed *3 storeys or 11 metres in height..... to ensure building heights and built forms are compatible with the built form and physical character of the neighborhood.* The proposed use and development of the subject lands for the purposes of a semi-detached dwelling, which would not exceed 3 storeys or 11 metres in height, aligns with these provisions.

Conclusion: The proposed amendment to the Zoning By-law to permit a semi-detached dwelling on the subject lands is in conformity with the Central Elgin Official Plan.

**4.Zoning By-law:** Under the Village of Port Stanley comprehensive Zoning by-law No. 1507, the subject lands are zoned Open Space Zone 3 (OS3). With respect to residential uses, only those (other than summer cottages) which lawfully existed on the day of passing of the By-law are permitted. New residential uses are not permitted thereby rendering the current zoning of the subject lands not in conformity with their existing 'Harbour Low Density Residential' designation or their previous long-standing 'Residential' designation.

Conclusion: The proposed amendment to the Zoning By-law to permit a semi-detached dwelling on the subject lands would bring the zoning of the lands into conformity with the Central Elgin Official Plan.

**5. Other Planning Considerations:** In further support of the proposed 3 storey semi-detached dwelling on the subject lands, the following additional considerations are offered:

- i) A semi-detached dwelling previously occupied the subject lands in apparent harmony with neighbouring single unit detached dwellings for an extended period between 1955 and 2022 before being demolished;
- ii) The subject lands lie on the periphery of a residential neighbourhood (originally a cottage community) surrounded by existing and proposed residential development on three sides. The proposed semi-detached dwelling would be

compatible with the scale and density of existing and proposed development;

- iii) The Municipality recently re-zoned the abutting property (163 Maud Street) to the south of the subject lands to permit a 3 storey single unit detached dwelling;
- iv) The subject lands are sufficiently wide to accommodate a semi-detached dwelling along with required off-street parking;
- v) The resulting undersized front and rear yard would be consistent with existing and recently approved front and rear yards in the neighbourhood;
- vi) The subject lands are fully serviced by the Municipality's water supply system and sanitary sewage system;
- vii) Under the current zoning, the use of the lands has been effectively sterilized. Its vacant status constitute a blight on the neighbourhood and the Municipality.

In closing, the proposed amendment to the Zoning By-law to permit a semi-detached dwelling on the subject lands is consistent with the Provincial Policy Statement, in conformity with the Official Plan of the County of Elgin and the Official Plan of the Municipality of Central Elgin, consistent with the long established previous use of the lands and appropriate for the desirable and orderly development of the neighbourhood without the potential for adverse environmental or land use impacts.

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**Outline of Proposed Zoning By-law Amendment 165 Maud**

Defined Area (165 Maud St)

R1-#, as shown on Zoning Map, ##

Permitted Uses:

(a) Semi-detached dwelling

(b) home occupation

(c) accessory uses

Permitted Buildings and Structures:

Buildings and structures for the uses permitted in

Lot Area:

320 square metres

Lot Frontage:

19 metres

Lot Depth:

15 metres

Front Yard:

2 metres

Side Yard:

2.9 metres although no side shall be required from  
the common wall dividing the individual dwelling units  
of a semi-detached dwelling

Rear Yard:

2.5 metres

Coverage:

50% maximum

Height:

3 storeys maximum

Off-Street Parking:

2 spaces per unit

Encroachments into Rear Yard:

2.5 metres maximum for decks, balconies,  
& unenclosed porches

Exceptions:

The provisions of subsections.....  
.....shall not apply to the area defined in  
subsection.....