



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

**Proposed Zoning Bylaw Amendment (File No: ZBA 04-26)
165 Maud Street
Port Stanley Settlement Area, Central Elgin**

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 Ted L. Halwa on behalf of Douglas John Chamberlain, 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) 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 **22nd day of June 2026 at 6:00 P.M.** to consider a proposed amendment to the Village of Port Stanley Consolidated Zoning By-Law 1507. The purpose of the Public Meeting is to provide any person that attends an opportunity to make representation with respect to the zoning 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/en/building-and-development/current-planning-applications.aspx>

PURPOSE AND EFFECT:

The applicant is proposing to rezone the subject property from the *Open Space 3 (OS3)* Zone to the *Residential 1 (R1)* Zone with site-specific exceptions to facilitate the construction of a three-storey semi-detached dwelling.

The subject property is currently zoned *Open Space 3 (OS3)* under Port Stanley Consolidated Zoning By-Law 1507, as amended, and is designated *Harbour Low Density Residential* in the Municipality of Central Elgin Official Plan and as a *Tier 1 Settlement Area* in the Elgin County Official Plan.

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.

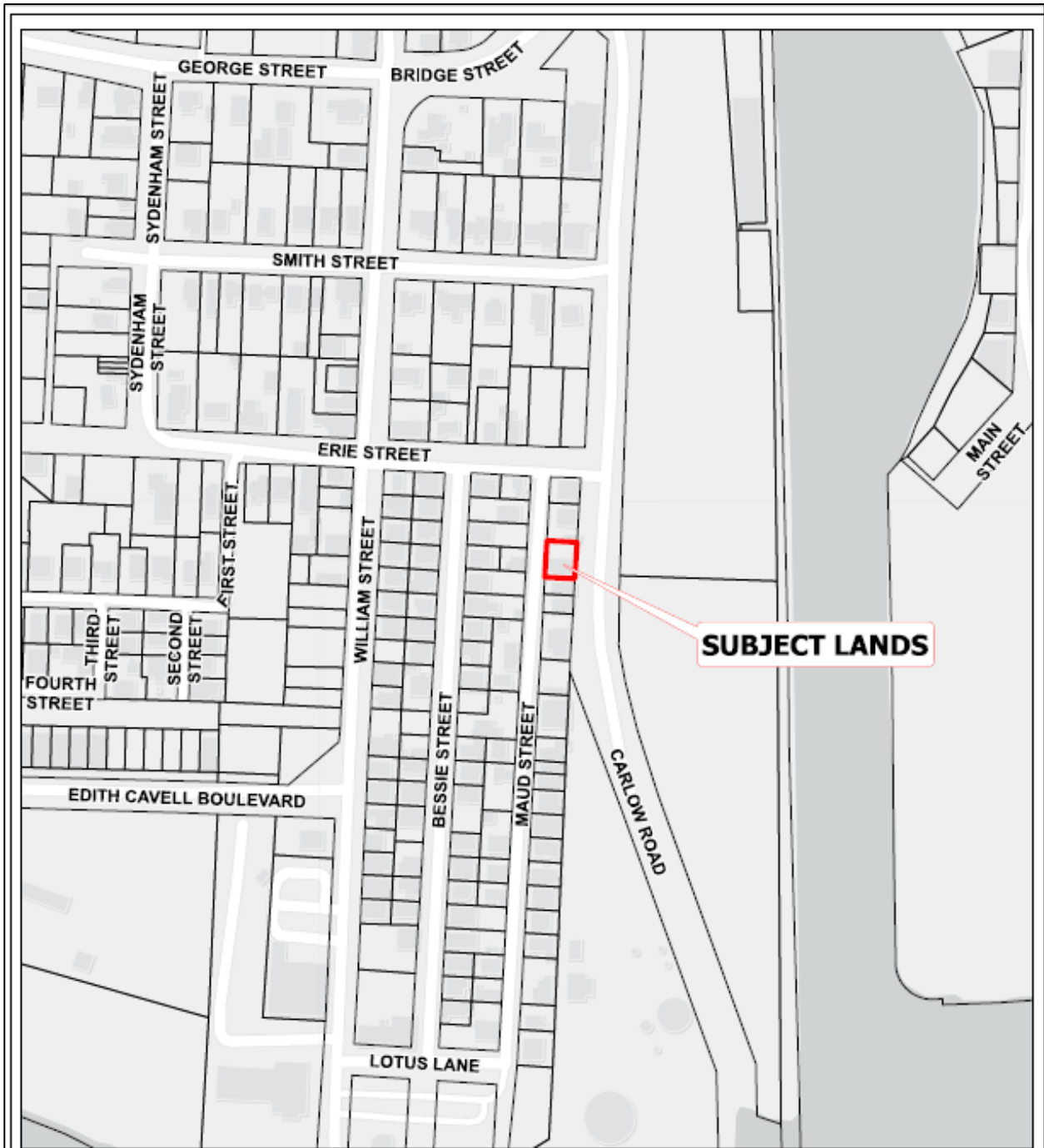
If a specified person or public body does not make oral submissions at a public meeting, or make written submissions to the Municipality of Central Elgin before the by-law is passed, the specified person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal 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 <https://www.centralelgin.org/en/businessdevelopment/current-planning-applications.aspx> under 'Current Planning Applications'

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

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



SUBJECT LANDS

Location Map
Zoning By-Law Amendment
 File No. ZBA 04/26

165 Maud Street, Port Stanley
 PLAN 225 LOT 4 PT LOT 3



Date: 07/05/2026
 File No. ZBA 04/26



Scale: 1:2,500

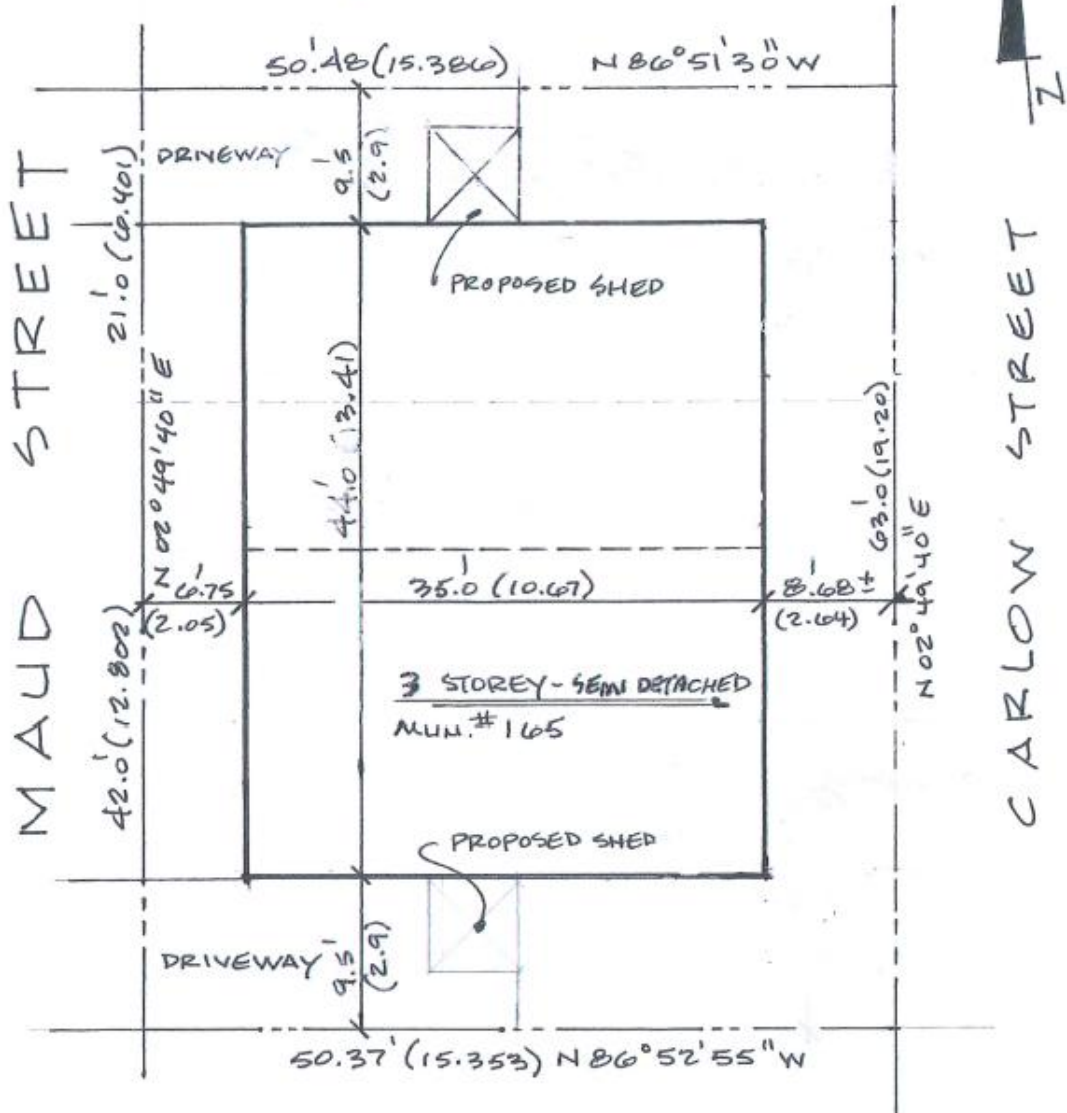


DISCLAIMER: This drawing is neither a legally recorded map or a survey and is not intended to be used as one

**Proposed Site Plan
165 Maud Street, Port Stanley**

Municipality of Central Elgin

Received
Dated: April 24, 2026



SITE CRITERIA

LOT AREA = 4000 SQ. FT. (371.61 M²)
 BUILDING AREA = 1540 SQ. FT. (143.07 M²) 38.5%