



**MUNICIPALITY OF CENTRAL ELGIN
NOTICE OF AN APPLICATION AND PUBLIC MEETING NOTICE
PROPOSED ZONING BY-LAW AMENDMENT (ZBA 05-26)
& OFFICIAL PLAN AMENDMENT (OPA 02-26)**

396 Edith Cavell Boulevard, Port Stanley

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 Stephen Cornwell per Cyril J. Demeyere Ltd. (CJDEL), on behalf of the owner Michael Mescia, for approval of a proposed Zoning By-law Amendment & Official Plan 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 Yarmouth Consolidated Zoning By-Law 1998. 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>

OFFICIAL PLAN AMENDMENT - PURPOSE AND EFFECT:

Purpose:

The purpose of the Official Plan Amendment is to establish a site-specific policy for the lands municipally known as 396 Edith Cavell Boulevard to permit Additional Residential Units (ARUs) within the front yard.

Effect:

The effect of the amendment is to permit one detached Additional Residential Unit on each proposed lot in a location that would otherwise not be permitted by the Official Plan.

ZONING BY-LAW AMENDMENT PURPOSE AND EFFECT:

Purpose:

The purpose of the Zoning By-law Amendment is to rezone the subject lands from Open Space 3 (OS3) to a site-specific Residential Zone (R1-XX) to facilitate the redevelopment of the property and implement the approved consent.

Effect:

The effect of the amendment is to permit two single detached dwellings and two detached Additional Residential Units on two separate lots and establish site-specific zoning standards to accommodate the proposed development.

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 2nd day of June 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

