

**MUNICIPALITY OF CENTRAL ELGIN  
NOTICE OF PASSING  
CONCERNING PROPOSED ZONING BY-LAW AMENDMENT**

**410 EDITH CAVELL BOULEVARD**

**TAKE NOTICE** that the Council of the Corporation of the Municipality of Central Elgin passed By-law No. 2026-07 on the 9<sup>th</sup> day of February, 2026 pursuant to Section 34(18) of the Planning Act, R.S.O. 1990 as amended.

**PURPOSE & EFFECT** – The purpose of the application is to amend the Municipality of Central Elgin Zoning By-law to permit the reconstruction of a dwelling at 410 Edith Cavell Boulevard, within the Village of Port Stanley. The subject property is currently zoned OS-3 (Open Space – Dynamic Beach) and is designated Residential & Dynamic Beach in the Official Plan.

The effect of the proposed amendment is to rezone the lands to a site-specific residential zone to permit a new two-storey single detached dwelling with reduced side yard setbacks of 1.2 metres, whereas the current zoning provisions require greater setbacks within the Dynamic Beach zone. The amendment would recognize the proposed building footprint and site configuration while maintaining all other provisions of the parent by-law.

The proposed Zoning By-law Amendment will facilitate the redevelopment of the property with a modern single detached dwelling serviced by municipal water and sanitary sewer, consistent with surrounding residential development on Edith Cavell Boulevard.

In coming to its decision, Council considered the planning report prepared by Staff, correspondence received, and discussion during the public meeting held on December 8, 2025.

**AND TAKE NOTICE** that an appeal to the Ontario Land Tribunal in respect to all or part of this Zoning By-law may be made by filing a notice of appeal with the Clerk either via the Ontario Land Tribunal e-file service (first-time users will need to register for a My Ontario Account) at <https://olt.gov.on.ca/e-file-service> by selecting Municipality of Central Elgin as the Approval Authority or by mail (450 Sunset Drive, St. Thomas, N5R 5V1) no later than 4:30 p.m. on **March 2<sup>nd</sup>, 2026**.

The filing of an appeal after 4:30 p.m., in person or electronically, will be deemed to have been received the next business day. The appeal fee of \$1,100 can be paid online through e-file or by certified cheque/money order to the Minister of Finance, Province of Ontario. If you wish to appeal to the Ontario Land Tribunal (OLT) or request a fee reduction for an appeal, forms are available from the OLT website at [www.olt.gov.on.ca](http://www.olt.gov.on.ca). If the e-file portal is down, you can submit your appeal to [info@centralelgin.org](mailto:info@centralelgin.org).

Only a specified person, a public body, the registered owner, or the Minister may appeal a by-law to the Ontario Lands Tribunal.

No specified person or public body shall be added as a party to the hearing of the appeal unless, before the by-law was passed, the specified person or public body made oral submissions at a public meeting or written submission to the council or, in the opinion of the Ontario Lands Tribunal, there are reasonable grounds to add the person or public body as a party.

The complete By-law is available for inspection daily, from Monday to Friday, during regular office hours, at the Clerk's Office.

**ADDITIONAL INFORMATION** relating to the proposed Zoning By-law Amendment is available for inspection daily, Monday to Friday, 9:00 A.M. to 4:00 P.M. at the Municipal Office, 450 Sunset Drive St. Thomas.

**Key Map:**



**DATED** at the Municipality of Central Elgin, this 10th day of February 2026.

Emerald Austerberry

Planning Coordinator

Municipality of Central Elgin

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N5R 5V1

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