



**MUNICIPALITY OF CENTRAL ELGIN
NOTICE OF AN APPLICATION AND PUBLIC MEETING NOTICE
PROPOSED ZONING BY-LAW AND OFFICIAL PLAN AMENDMENTS
(ZBA 09/25 & OPA 02/25)
0 East Road (Part Lot 2, Concession 2), Port Stanley**

TAKE NOTICE that:

- a) pursuant to Subsections 17(15) (c) and 34(10.7) (a) of the *Planning Act*, R.S.O. 1990, as amended, an application has been made by Wastell Homes Inc. c/o Emily Schnittke for approval of a proposed Zoning By-law and Official Plan Amendment. Access to the information and material pursuant to the *Planning Act* in support of the application is available for public access, and
- b) a Public Meeting, pursuant to Subsections 17(17) and 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 **11th day of May, 2026 at 6:00 P.M.**, to consider a proposed amendment to the Municipality of Central Elgin Official Plan and the Township of Yarmouth 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 proposed applications. 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 purpose and effect of the Official Plan Amendment is to permit and facilitate a comprehensively planned residential development with a range and mix of housing types and densities, while recognizing and protecting natural heritage features.

The purpose and effect of the Zoning By-law Amendment is to rezone the subject lands to appropriate residential zones to permit low-, medium-, and higher-density residential uses, together with site-specific provisions to implement the proposed development.

The proposal contemplates the development of a mixed-density residential community consisting of:

- 32 single detached dwellings;
- 61 street townhouse units; and
- one medium/high density residential block, which may accommodate either townhouse dwellings or an apartment building, depending on future market conditions.

In total, the development is expected to yield approximately 130 to 165 residential units. The plan includes a public street network, including the extension of Beamish Street, to integrate with the existing surrounding neighbourhood and provide access to East Road. Supporting infrastructure includes a stormwater management facility, municipal servicing, and pedestrian connections.

A portion of the lands containing significant woodland features is proposed to be retained and protected within a Natural Heritage/Hazard block, with appropriate setbacks and no development permitted in this area.

Overall, the proposal is intended to function as a logical extension of the existing residential community, providing a range of housing types and densities while integrating natural features and supporting infrastructure.

A Draft Plan of Subdivision has also been submitted to facilitate the creation of the parcel fabric (i.e., lots and blocks, roads and supporting infrastructure, including stormwater management facilities). The Draft Plan of Subdivision is being reviewed concurrently and will be considered separately by the County of Elgin as the approval authority.

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

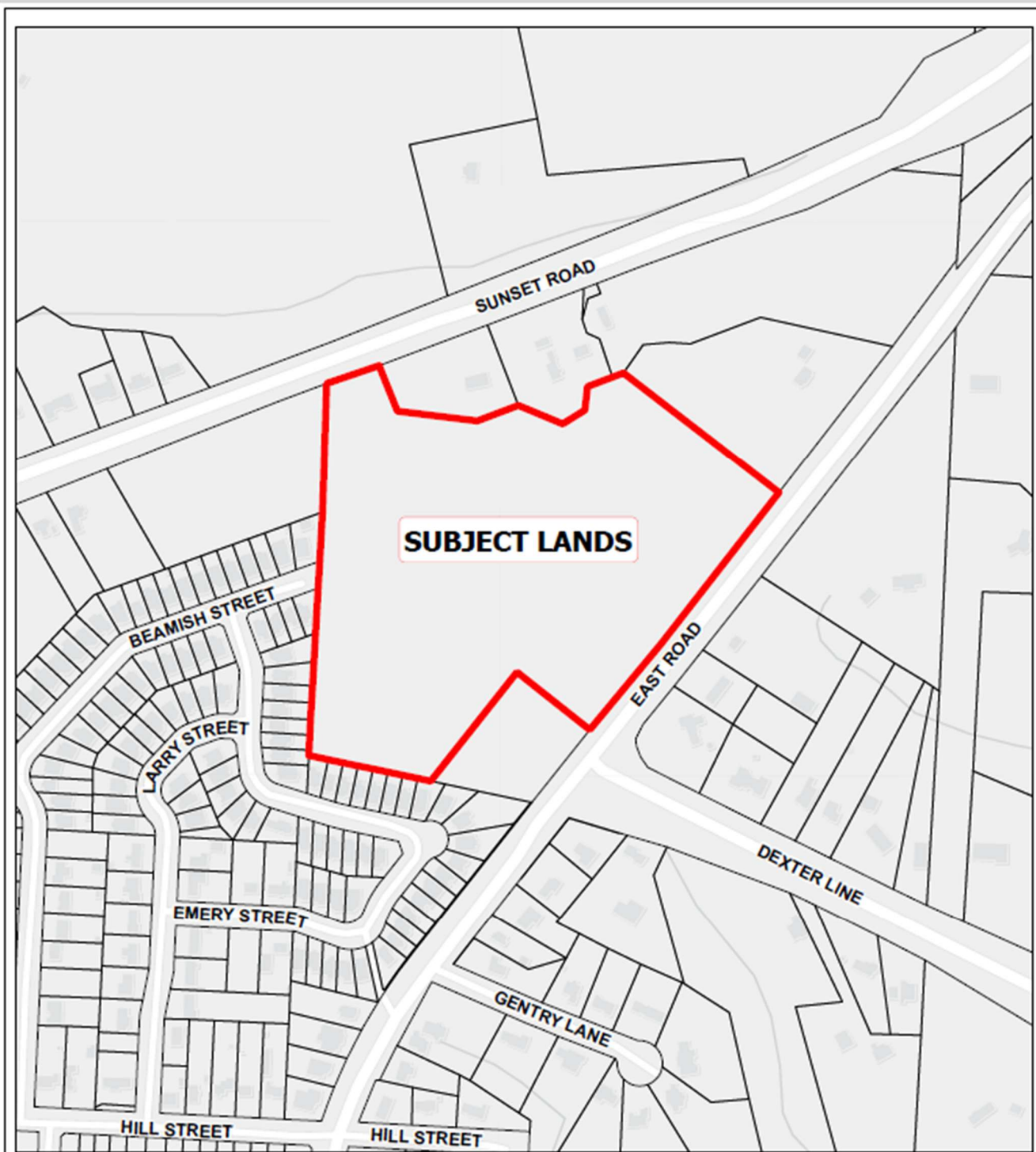
person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

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 21st day of April 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



Location Map

Official Plan Amendment (File No: OPA 02-25)
 Zoning Bylaw Amendment (File No: ZBA 09-25)
 Subdivision (File No: 34T-CE2503)

0 East Road, Port Stanley
 CON 2 PT LOT 2



Date: 20/04/2026



Scale: 1:4,000

0 15 30 60 90 120
 m

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

MONTEITH BROWN
PLANNING CONSULTANTS
4500 UNIVERSITY AVENUE, SUITE 100
DENVER, CO 80202
TEL: 303.733.1100
WWW.MONTEITHBROWN.COM

DRAFT PLAN OF SUBDIVISION

PART OF LOTS 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

APPROVED FOR THE CITY OF DENVER
ON 08/14/2013 BY THE PLANNING COMMISSION
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LAND USE SCHEDULE

NO.	NAME	NO.	NAME
1	RESIDENTIAL SINGLE-FAMILY	11	COMMERCIAL GENERAL
2	RESIDENTIAL TWO-FAMILY	12	COMMERCIAL OFFICE
3	RESIDENTIAL MULTIFAMILY	13	COMMERCIAL RETAIL
4	RESIDENTIAL MEDIUM-DENSITY	14	COMMERCIAL INDUSTRIAL
5	RESIDENTIAL HIGH-DENSITY	15	COMMERCIAL MIXED-USE
6	RESIDENTIAL MEDIUM-DENSITY	16	COMMERCIAL MIXED-USE
7	RESIDENTIAL HIGH-DENSITY	17	COMMERCIAL MIXED-USE
8	RESIDENTIAL MEDIUM-DENSITY	18	COMMERCIAL MIXED-USE
9	RESIDENTIAL HIGH-DENSITY	19	COMMERCIAL MIXED-USE
10	RESIDENTIAL MEDIUM-DENSITY	20	COMMERCIAL MIXED-USE

WASTE L.L.
- HOMES -

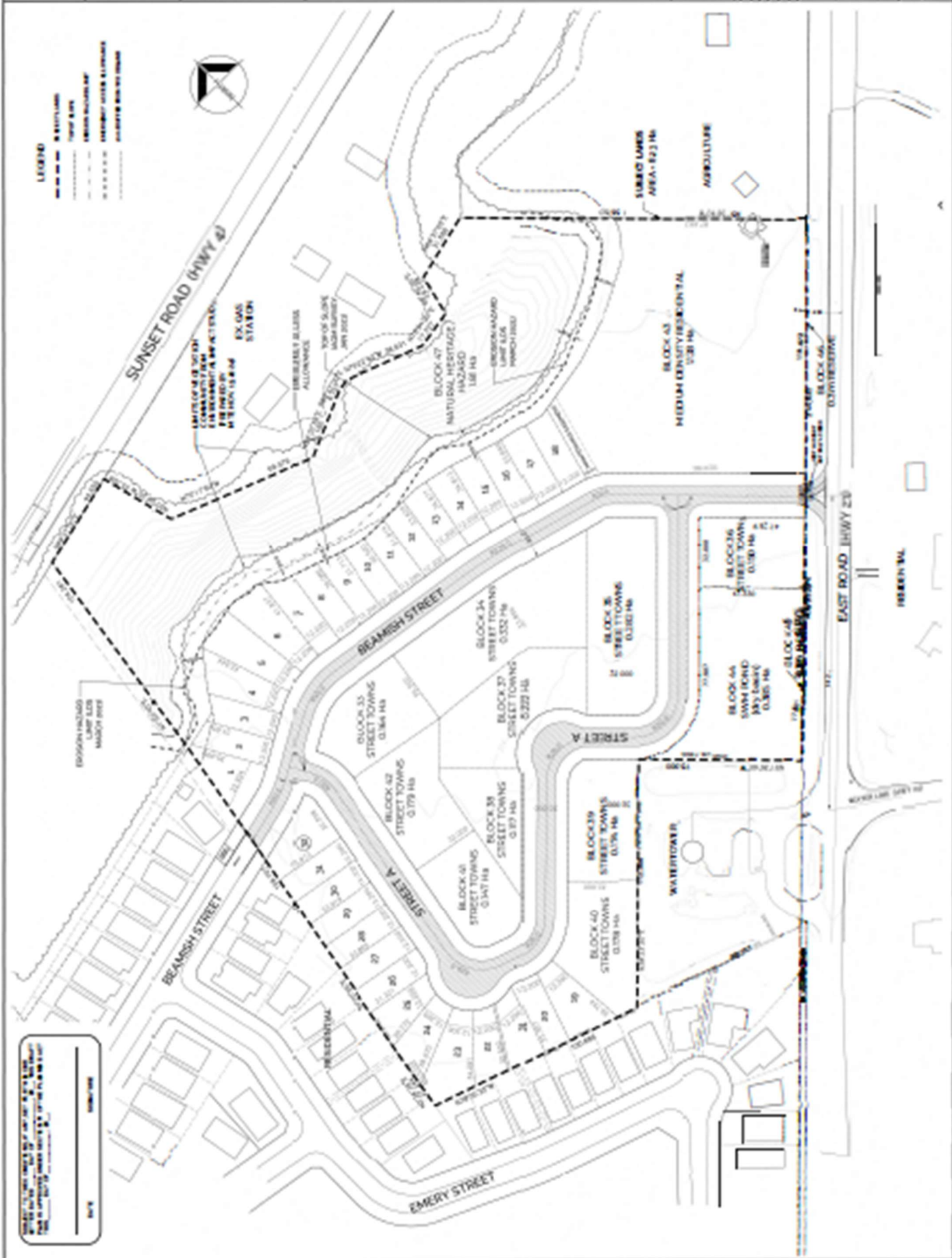
WASTE L.L. HAS BEEN REVIEWED BY THE CITY OF DENVER
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- LEGEND**
- SUNSET ROAD (HWY 40)
 - BEAMISH STREET
 - EMERY STREET
 - WATER TOWER
 - STREET A
 - STREET B
 - STREET C
 - STREET D
 - STREET E
 - STREET F
 - STREET G
 - STREET H
 - STREET I
 - STREET J
 - STREET K
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 - STREET M
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 - STREET Q
 - STREET R
 - STREET S
 - STREET T
 - STREET U
 - STREET V
 - STREET W
 - STREET X
 - STREET Y
 - STREET Z



DATE: 08/14/2013
DRAWN BY: [Name]
CHECKED BY: [Name]
APPROVED BY: [Name]

WATER TOWER
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