



NOTICE OF A PUBLIC HEARING FOR A MINOR VARIANCE

510 Lower Spring Street, former Village of Port Stanley

Application No. COA 02-26

TAKE NOTICE that an application has been made by the owner **James MacLean** for a minor variance pursuant to Section 45 of the Planning Act, c. P.13, R.S.O. 1990, as amended, on lands known municipally known as **510 Lower Spring Street**, former Village of Port Stanley, Municipality of Central Elgin.

The Committee of Adjustment of the Municipality of Central Elgin will hold a Public Hearing on

Monday, March 9th, 2026 at 6:00pm

The meeting will be conducted in person in the Council Chambers 450 Sunset Dr, St. Thomas and via Zoom Webinar. Detailed information including instructions to join the Zoom meeting can be found at: <https://www.centralelgin.org/en/building-and-development/current-planning-applications.aspx#Minor-Variance>

The subject lands are zoned Residential Zone 1 (R1) in part, Open Space 3 (OS3) in part, and Dynamic Beach Standard (DBS) in part in the Village of Port Stanley Zoning By-law 1507, as amended and designated as "Residential" in the Central Elgin Official Plan and within a Tier 1 Settlement Area in the Elgin County Official Plan.

The applicant has submitted a Minor Variance Application, to permit the enlargement and extension of the existing legal, non-complying building (i.e., cottage dwelling), as follows:

- An addition to the existing building footprint of 9.75 m² (105 ft²) for a new covered front porch;
- A 5.01 m² (54 ft²) addition to the western elevation of the existing building; and
- Replacement of the roof of the existing one-and-a-half-storey structure to a two-storey cottage.

The requested variance is being considered under Section 45(2) of the Planning Act to facilitate modest expansion and alteration to the existing legal non-complying building (cottage dwelling) to enhance its functionality, maximize the use of the building, and support long-term use.

ADDITIONAL INFORMATION regarding this application may be accessed on the Municipality's website: <https://www.centralelgin.org/en/building-and-development/current-planning-applications.aspx#Minor-Variance> or by contacting the undersigned.

A copy of the decision of the Committee will be sent to the applicant and to each person who provides written confirmation to the Secretary-Treasurer that they wish a copy of the Notice of Decision.

DATED at the Municipality of Central Elgin this 27th Day of February 2026

Emerald Austerberry
Secretary-Treasurer
Central Elgin Committee of Adjustment
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