

**MUNICIPALITY OF CENTRAL ELGIN
NOTICE OF AN APPLICATION AND PUBLIC MEETING
CONCERNING A PROPOSED ZONING BY-LAW AMENDMENT**

460 WEST EDITH CAVELL BOULEVARD

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 Peter "Shane" Curtis, for approval of a proposed Zoning By-law Amendment. Access to the information and material provided under subsections (10.1) and (10.2) 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 **9th day of March, 2026 at 6:00 P.M.** to consider a proposed amendment to the Port Stanley Consolidated Zoning By-Law 1507. The purpose of the Public Meeting is to afford 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 & Effect – The purpose of the Zoning By-law Amendment is to amend the former Village of Port Stanley By-law as it pertains to the subject lands, known municipally as 460 West Edith Cavell Boulevard. The subject lands are presently zoned Open Space Zone 3 (OS3) in the former Village of Port Stanley Zoning By-law No. 1507, as amended and designated "Residential" and "Dynamic Beach" on Schedule "G" (Community of Port Stanley Land Use Plan), in the Central Elgin Official Plan.

The effect of the proposed Zoning By-law Amendment is to rezone the subject lands from Open Space Zone 3 (OS3) to a site-specific Residential Zone 1 (R1-XX) to permit the construction of a new, year-round single detached dwelling whereas the current zoning does not permit new, year-round single detached dwellings. Only those existing residential uses that were lawfully existing on the day of the passing of the Zoning By-law (i.e., legal, non-conforming are permitted).

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'

Key Map:

460 WEST EDITH CAVELL BOULEVARD



Subject Site

DATED at the Municipality of Central Elgin, this 17th day of February, 2026.

Delany Leitch, Clerk
Municipality of Central Elgin
450 Sunset Drive, 1st Floor
St. Thomas, Ontario
N5R 5V1
(519) 631-4860, Ext. 286