

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

410 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 Ken Bell, c/o Crown Homes, 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 **10th day of December, 2025 at 6:45 P.M.** to consider a proposed amendment to the Village of Port Stanley Zoning By-law. 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 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.

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.

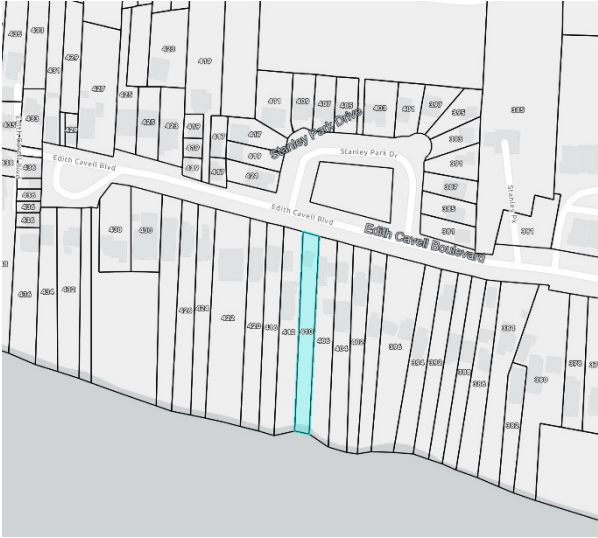
If a specified person or public body would otherwise have an ability to appeal the decision of the Council of the Municipality of Central Elgin to the Ontario Land Tribunal but the specified person or public body does not make oral submissions at a public meeting or make written submissions to the Municipality 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:



DATED at the Municipality of Central Elgin, this 20th day of November, 2025.

Delany Leitch, Deputy Clerk
Municipality of Central Elgin
450 Sunset Drive, 1st Floor
St. Thomas, Ontario
N5R 5V1
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