

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

156 Maud Street

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 Glenn Dolmage 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 **26th day of February, 2024 at 6:50 P.M.** to consider a proposed amendment to the Village of Port Stanley 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>

The subject lands are located on the west side of Maud Street, between Erie Street and Lotus Lane in the Community of Port Stanley. They have approximately 36.576 metres (120 feet) of frontage on George Street with a total lot area of approximately 0.056 hectares (0.138 acres) (see Location Plan). Municipally known as 156 Maud Street, they may be legally described as Lots 67, 68, and 69, Registered Plan 176, in the Municipality of Central Elgin.

The applicant is seeking to rezone the lands to permit the development of three, two-storey single detached dwellings, one on each of the legally conveyable lots.

The purpose of the amendment is to change the existing zoning on the property to site-specific residential zones to allow for the proposed residential development. The effect of the zoning would be to change the existing Open Space 3 (OS3) zoning to site-specific Residential Zone 1 (R1) zones on the three individual lots to allow for the construction of two-storey residential dwellings with off-street parking. This would include the recognition of the existing lot sizes, an increase in permitted lot coverage, exceptions to front, side, and rear-yard setbacks, and the maximum floor area ratio.

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 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 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 person or public body is not entitled to appeal the decision.

If a 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 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.

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 Offices and at the Central Elgin Planning Office, 9 Mondamin Street, St. Thomas.

Key Map:



DATED at the Municipality of Central Elgin, this 31st day of January, 2024.

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