

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

**392 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 Steve and Mary Ellen DiFazio 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 **25<sup>th</sup> day of January, 2023 at 5:40 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#Zoning-By-law-and-Plan-of-Condominium>**

The subject lands, are located on the south side of Edith Cavell Boulevard, have approximately 10 metres (33 feet) of frontage and are approximately 0.08 hectares (0.2 acres) in lot area (see Key Map). Municipally known as 392 Edith Cavell Boulevard, they may be legally described Registered Plan No. 117, Part of Lot 25, South Side of Front, in the Municipality of Central Elgin.

The purpose of the amendment is to rezone a portion of the property so that the existing building can be demolished to allow for the construction of a new single-detached residential dwelling to be built. The effect of the amendment is to rezone the subject lands from the existing Open Space 3 (OS3) zone to a site-specific Residential Zone 1 (R1) zone with reductions in the side-yard setbacks (1.0 metre). While the southern portion of the property is zoned Dynamic Beach Standard (DBS) zone, no changes have been requested for that area.

**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.

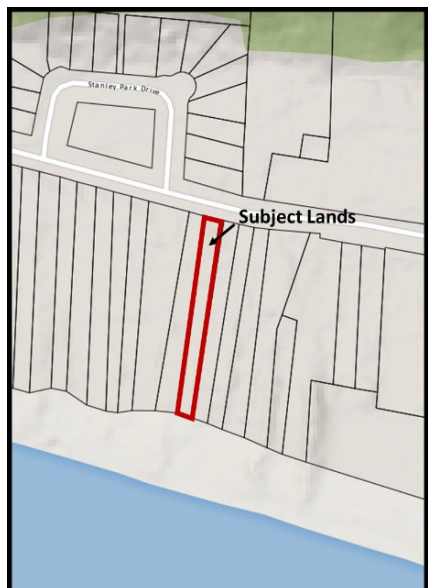
If a person or public body would otherwise have an ability to appeal the decision of the Council of the Municipality of Central Elgin to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Municipality of Central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

**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 17<sup>th</sup> day of December, 2022.

Dianne Wilson, Deputy Clerk  
Municipality of Central Elgin  
450 Sunset Drive, 1st Floor  
St. Thomas, Ontario  
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