

06 July 2026

19037

Municipality of Central Elgin
450 Sunset Drive
St. Thomas, Ontario
N5R 5V1

RE: PLANNING JUSTIFICATION BRIEF
APPLICATION FOR ZONING BY-LAW AMENDMENT
381 EDITH CAVELL BLVD
PORT STANLEY; CENTRAL ELGIN

Dear Planning Staff,

On behalf of the applicant, Dom-Lin Investments Inc., we are pleased to submit the enclosed application for a Zoning By-law Amendment for the lands municipally known as 381 Edith Cavell Blvd in Port Stanley in the Municipality of Central Elgin. Part of Lot 1, South of George Street, West of Sydenham Street and Part of Lot 25, North of Lake Erie, South of Front Street, Registered Plan No. 117, Geographic Township of Port Stanley (Central Elgin).

The proposed Zoning By-law Amendment would support the development of a 4-unit, 3-storey, street-fronting, townhouse units on the subject lands.

Figure 1: Location of the Subject Lands



☐ Fax

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☒ e-mail

The Subject Lands

The subject lands are located at 381 Edith Cavell Blvd., and are comprised of 3 parcels providing a total site area of approximately 942 m² (0.23 ac), with approx. 32 m of frontage on Edith Cavell Blvd. The site is currently vacant.

The subject lands are designated Tier 1 Settlement Area of Port Stanley in Schedule 'A' of the Elgin County Official Plan. The lands are designated Residential in Schedule 'G' of the Central Elgin Official Plan. The subject property is partly zoned Residential 1-31 (R1-31) and partly Open Space 3 (OS3) in the Port Stanley Zoning By-law No. 1507. The lands are fully within the area regulated by the Kettle Creek Conservation Authority (KCCA).

Proposed Zoning By-law Amendment

The proposed development is for 4-unit, 3-storey, street-fronting, townhouse units on the subject lands. The proposed development is depicted on the accompanying Site Plan (CJDL, 2026).

The Zoning by-law amendment would rezone the lands from R1-31 and OS3 to a Residential 1 Zone with special provisions (R1-XX). The Draft Zoning By-law text is as follows:

<u>Defined Area:</u>	R1-XX as shown on Zoning Map X
<u>Permitted Buildings:</u>	A townhouse dwelling
<u>Lot Area:</u>	165.0 m ² per dwelling unit
<u>Lot Frontage:</u>	6.7 m per dwelling unit
<u>Lot Depth:</u>	23.5 m
<u>Lot Coverage:</u>	60% maximum
<u>Front Yard:</u>	6.0 m
<u>Side Yard:</u>	1.2 m (nil for abutting units)
<u>Rear Yard:</u>	3.0 m
<u>Height:</u>	3-storeys
<u>Floor Area Ratio:</u>	0.50 maximum
<u>Ground Floor Area:</u>	75.0 m ² per dwelling unit
<u>Definition:</u>	"townhouse dwelling" means a building containing three or more attached dwelling units in a single row, each of which dwelling unit has an independent entrance from the outside and is vertically separated from any abutting dwelling unit.
<u>Exceptions:</u>	The provisions of subsections 9.2.1.2, 9.2.1.3, 9.2.1.4, 9.2.1.5, 9.2.1.6(a), 9.2.1.7.1(b), 9.2.1.7.2, 9.2.1.7.3, 9.2.1.8(a), 9.2.1.9, and 9.2.1.10 shall not apply to the area defined in subsection X

Planning Analysis

The proposed Zoning By-law Amendment is supported by the existing framework of the policy-led planning system provided by the Provincial Planning Statement (PPS), the Elgin County Official Plan, and the Central Elgin Official Plan.

Provincial Planning Statement (2024)

The Provincial Planning Statement (PPS) is a Policy Statement issued under Section 3 of the *Planning Act* (R.S.O. 1990) and contains objectives, policies, and guidance on matters of Provincial Interest. All planning decisions in Ontario are required to be consistent with the PPS.

Section 2.2 outlines strategies for housing, stating:

“Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected needs of current and future residents of the regional market area by:

...

b) permitting and facilitating:

1. all housing options required to meet the social, health, economic and well-being requirements of current and future residents

...

c) promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation;”

Section 2.3.1 states, *“Settlement areas shall be the focus of growth and development.”*

Section 2.3.2 states:

“Land use patterns within settlement areas should be based on densities and a mix of land uses which:

a) efficiently use land and resources;

b) optimize existing and planned infrastructure and public service facilities;”

The proposed development is within the Port Stanley Settlement Area, and provides residential development at a density that makes efficient use of land and servicing infrastructure, and supports the provision of a variety of land uses within the settlement area.

Elgin County Official Plan

The current Elgin County Official Plan came into effect in September of 2025 and focuses on matters and issues of County-wide importance.

The subject lands are designated Tier 1 settlement area and will be provided with full municipal services.

Section 4.0 outline goals for housing, stating that objectives include:

- “a) Ensure a healthy supply of residentially designated lands, including redevelopment lands, for new housing opportunities;*
- b) Ensure an adequate mix of housing types and tenures to address the current and future needs of households in the County;”*

Section 6.0 contains policies for Settlement Areas, stating that objectives include:

- “a) Protect the unique small-town character of the County’s settlement areas;*
- b) Facilitate the creation of compact, complete, and pedestrian-friendly communities that provide equitable access to a range of local economic and social opportunities, centred around a vibrant main street or commercial core;*
- c) Ensure that development and redevelopment utilizes land efficiently, as servicing will permit;”*

The County of Elgin Official Plan encourages the development of a variety of residential uses and densities within settlement areas. The proposed development contributes to a compact community that efficiently utilizes land.

Central Elgin Official Plan

The current Central Elgin Official Plan outlines goals, objectives, and policies for land use and development in the Municipality of Central Elgin.

Section 2.1 is related to Land Use in Central Elgin, stating that is a goal:

“To create sustainable, healthy and complete communities by providing a full range and mix of housing options, economic and recreational needs, while preserving the environment and preparing for a changing climate.”

Section 2.1.1 contains policies for Urban Settlement Areas, stating that it is a goal for these areas: *“To provide the major focus for sustainable urban development activity in the Municipality.”*

Section 2.3 is related to housing, stating that is a goal:

“To encourage residential intensification within the Built-up Areas of the Urban Settlement Areas to allow for the efficient provision and utilization of existing infrastructure to minimize the cost of providing services while meeting an important component of Central Elgin's housing needs and supporting the use of active transportation.”

The proposed development constitutes intensification through the provision of an increased development of development on a vacant and underutilized lot. The proposed development is within a built-up settlement area and will be provided will full municipal sewer and water services, in conformity with Residential Intensification policies of Section 2.3.2.1.

Section 2.10.3 is related to Community Design, and states that:

“Excellence in community design will be promoted through the review of new development applications in Central Elgin, including plans of subdivision and condominium, consents, infill development proposals, site plans and through community improvement, to achieve complete communities.”

The proposed development will constitute infill that contributes to the rounding out of the lands along Edith Cavell Blvd., and contributes to improving community design.

Section 2.10.3.1 includes policies for Community Design, stating:

“g) Central Elgin will encourage site and building design that compliments and enhances the surrounding neighbourhood character and context through various means, such as, massing, façade design, and landscaping. The design of sites and buildings shall also minimize adverse impacts to human comfort and surrounding properties through a variety of design strategies and performance standards.”

The proposed development will maintain the existing design of the community, and will be of a similar design as the adjacent condo site located at 375 Edith Cavell Blvd., but will be 3-storeys tall. Reference Images of the proposed building style are included with this application. Buildings of a similar massing exist within the community and are located at the eastern end of Edith Cavell Blvd. The proposed development complements surrounding neighbourhood character.

Section 3.1 pertains to Natural Heritage. Section 3.1.2 contains policies for lands within 120m of lands designated Natural Heritage.

“Where development or site alteration is proposed on adjacent lands, and where those lands are contiguous to a specific natural heritage feature or area where it is likely that development or site

alteration would have a negative impact on the feature or area:

1. The proponent shall demonstrate to the satisfaction of the Municipality that there will be no negative impacts to the natural features and/or functions for which the area is designated and that an agreement be entered into with the municipality to address the works;"

Lands designated Woodlands (Schedule 'A2') and Natural Heritage (Schedule 'G') are located approximately 40 m from the development site. The proposed development maintains appropriate setbacks from the nearby natural heritage feature. Additionally, existing development acts as a buffer between the proposed development and the natural area. The proposed development should have no negative impacts on these natural features.

Section 3.2 is related to Natural Hazards, stating that it is a goal, *"To minimize risk to public health and safety, or physical property from hazards such as flooding and erosion, including risks that may be associated with the impacts of a changing climate."*

The subject site is within Zone B of the Port Stanley Floodproofing & Development Guide (True, 2022). The associated floodproofing elevation is 177.10m (IGLD85 datum), which equates to 177.07m in the CGVD28 datum. The proposed development will maintain a minimum top-of-foundation and opening elevation of 177.07 m, and will be compliant with all flood proofing guidelines for development. More information is included in the Servicing Brief (CJDL, 2026) which is included with this application. Additionally, permits from KCCA will be obtained prior to construction.

Section 4.3 contains policies related to the Residential Designation. Section 4.3.2 c) contains policies for Medium Density developments, which include street townhouses with a density of between 22 and 35 units per net hectare. The proposed development is a street townhouse with a density of approximately 43 units per net hectare. While this is higher than typical for medium density development, high density development policies are specified to be applicable to apartments, multiple dwellings, and other forms of high-rise housing. Because the proposed development is a townhouse typology, it is more suitable to be considered medium density than high density, however, the proposal complies with policies for both densities, specified in Section 4.3.2 a) and b).

In conformity with these policies, the proposed development is compatible with the surrounding neighbourhood, provides appropriate amenity area, is 3-storeys in height, can be adequately serviced by municipal services, has direct access to Edith Cavell Blvd. which is designated a Collector Road by Schedule 'G1' of the Central Elgin Official Plan, and provides sufficient off-street parking. The proposed development is located in proximity to Stanley Park and the Port Stanley main Public Beach. Additionally, the development is of a density that relieves pressure for development of natural areas, and supports sustainable development.

In these ways, the proposed Zoning By-law Amendment conforms with the Central Elgin Official Plan.

In support of the Zoning By-law Amendment application, in addition to this letter, the following material has been submitted:

- Zoning By-law Amendment application form;
- Application fee (\$830.50);
- Preliminary Site Servicing and Grading Plan (CJDL);
- Site Zoning Sketch prepared by (CJDL);
- Servicing Brief prepared by (CJDL);
- Draft Reference Plan with Legal Boundary for Future Consent (AGM)
- Building Style Reference Images.

If you have any questions or concerns, please do not hesitate to contact the undersigned.

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Respectfully submitted by,

A handwritten signature in black ink that reads "Claire Koops". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Claire Koops, Junior Planner
Cyril J. Demeyere Limited