

**MUNICIPALITY OF CENTRAL ELGIN
NOTICE OF PASSING
CONCERNING PROPOSED ZONING BY-LAW AMENDMENT**

0 East Road (Part Lot 2, Concession 2)

TAKE NOTICE that the Council of the Corporation of the Municipality of Central Elgin passed By-law No. 2026-045 on the 22nd day of June, 2026 pursuant to Section 34(18) of the *Planning Act*, R.S.O. 1990, as amended.

SUBJECT LANDS

The subject lands are legally described as Part of Lot 2, Concession 2, and are located south of Sunset Road and west of East Road within the Village of Port Stanley, a designated settlement area. The subject lands are approximately 8 hectares (20 acres) in size, with an approximate lot frontage of 247 metres along East Road (County Road) and a frontage of 46 metres along Sunset Road (County Road). The subject lands are currently used for agricultural purposes (cultivated field), with a Significant Woodland along the northerly portion of the property. The surrounding land uses are primarily low-density residential dwellings with institutional and commercial uses oriented along Sunset Drive.

PURPOSE AND EFFECT

The purpose and effect of the Zoning By-law Amendment is to rezone the subject lands from OS2-53 to R1-94, R2-4, R2-5 and OS3-4 to permit low, medium, and higher-density residential uses, together with site-specific provisions to implement the proposed development.

The proposal contemplates the development of a mixed-density residential community consisting of:

- 32 single detached dwellings;
- street townhouse units; and
- one medium/high density residential block, which may accommodate either townhouse dwellings or an apartment building, depending on future market conditions.

In total, the development is expected to yield approximately 178 residential units. The plan includes a public street network, including the extension of Beamish Street, to integrate with the existing surrounding neighbourhood and provide access to East Road. Supporting infrastructure includes a stormwater management facility, municipal servicing, and pedestrian connections. A portion of the lands containing significant woodland features is proposed to be retained and protected within a Natural Heritage/Hazard block, with appropriate setbacks and no development permitted in this area.

Overall, the proposal is intended to function as a logical extension of the existing residential community, providing a range of housing types and densities while integrating natural features and supporting infrastructure.

An Official Plan Amendment has been submitted in conjunction with the Zoning By-law Amendment application. A Draft Plan of Subdivision has also been submitted to facilitate the creation of the parcel fabric (i.e., lots and blocks, roads and supporting infrastructure, including stormwater management facilities).

AND TAKE NOTICE that an appeal to the Ontario Land Tribunal in respect to all or part of this Zoning By-law may be made by filing a notice of appeal with the Clerk either via the Ontario Land Tribunal e-file service (first-time users will need to register for a My Ontario Account) at <https://olt.gov.on.ca/e-file-service> by selecting Municipality of Central Elgin as the Approval Authority or by mail (450 Sunset Drive, St. Thomas, N5R 5V1) no later than 4:30 p.m. on **July 27th, 2026**.

The filing of an appeal after 4:30 p.m., in person or electronically, will be deemed to have been received the next business day. The appeal fee of \$1,100 can be paid online through e-file or by certified cheque/money order to the Minister of Finance, Province of Ontario. If you wish to appeal to the Ontario Land Tribunal (OLT) or request a fee reduction for an appeal, forms are available from the OLT website at www.olt.gov.on.ca. If the e-file portal is down, you can submit your appeal to info@centralelgin.org.

Only a specified person(s), public bodies, the registered owner, or the Minister may appeal a by-law to the Ontario Lands Tribunal.

No specified person(s) or public bodies shall be added as a party to the hearing of the appeal unless, before the by-law was passed, the specified person(s) or public bodies made oral submissions at a public meeting or written submission to the council or, in the opinion of the Ontario Lands Tribunal, there are reasonable grounds to add the person(s) or public body as a party.

The complete By-law is available for inspection daily, from Monday to Friday, during regular office hours, at the Clerk's Office.

ADDITIONAL INFORMATION

Additional information relating to the proposed Zoning By-law Amendment is available for inspection daily, Monday to Friday, 8:30 A.M. to 4:30 P.M. at the Municipal Office, 450 Sunset Drive St. Thomas or online at <https://www.centralelgin.org/en/building-and-development/current-planning-applications.aspx>

DATED at the Municipality of Central Elgin, this 7th day of July, 2026.



Emerald Austerberry

Planning Coordinator

Secretary-Treasurer, Committee of Adjustment

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