



**MUNICIPALITY OF CENTRAL ELGIN
NOTICE OF APPLICATION AND PUBLIC MEETING**

Proposed Zoning Bylaw Amendment (File No: ZBA 08-26)

381 Edith Cavell Boulevard

Port Stanley Settlement Area, Central Elgin

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 Cyril J. Demeyere Limited (Alex Muirhead) on behalf of Dom-Lin Investments Inc., for approval of a proposed Zoning By-law Amendment. Access to the information and material provided under subsections (10.1) and (10.2) of the *Planning Act* 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 **11th day of August 2026 at 6:00 P.M.** to consider a proposed amendment to the Village of Port Stanley Consolidated Zoning By-Law 1507. The purpose of the Public Meeting is to provide 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/planning>

PURPOSE AND EFFECT:

The purpose of the proposed Zoning By-law Amendment is to amend the Village of Port Stanley Zoning By-law No. 1507 to rezone the subject lands municipally known as 381 Edith Cavell Boulevard from the 'Residential Zone 1 with Exception 31 (R1-31)' and 'Open Space Zone 3 (OS3)' to a site-specific 'Residential 1 (R1)' Zone to permit a four-unit, three-storey, freehold street townhouse development together with site-specific development standards.

The effect of the proposed Zoning By-law Amendment is to permit a four-unit, three-storey, freehold street townhouse development on a vacant parcel within the Port Stanley Settlement Area by establishing site-specific zoning provisions respecting matters such as permitted uses, minimum lot area, lot frontage, setbacks, lot coverage, building height, floor area ratio and minimum ground floor area. If approved, the amendment would facilitate a form of residential intensification and provide additional housing opportunities within an existing fully serviced residential neighbourhood. Any future creation of the four individual freehold townhouse lots would be subject to separate consent applications and approval by the County of Elgin.

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 at <https://www.centralelgin.org/planning>

DATED at the Municipality of Central Elgin, this 21st Day of July 2026

Emerald Austerberry

Emerald Austerberry
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