

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

165 Maud Street

TAKE NOTICE that the Council of the Corporation of the Municipality of Central Elgin passed By-law No. 2026-052 on the 20th day of July, 2026 pursuant to Section 34(18) of the Planning Act, R.S.O. 1990 as amended.

SUBJECT LANDS: The subject property is known municipally as 165 Maud Street; a through lot located on the east side of Maud Street and the west side of Carlow Road, south of the intersection of Erie Street and Maud Street in the Village of Port Stanley. The property is approximately 295.2 m² (3,177.50 ft²) in size and is a through lot, having dual lot frontages as follows: approximately 19.2 metres (63 feet) on Maud Street and 19.2 metres (63 feet) on Carlow Road. The subject property was previously occupied by a semi-detached dwelling, which was demolished in 2022. The subject property is connected to full municipal services (i.e., water and sanitary sewer). The surrounding lands uses are primarily low density residential in the form of single detached dwellings and cottages.

PURPOSE AND EFFECT: The applicant is proposing to rezone the subject property from Open Space Zone 3 (OS3) to Residential Zone 1 with Exception 101 (R1-101) with site-specific exceptions to facilitate the construction of a three-storey semi-detached dwelling.

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 **Wednesday, August 12th, 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, a public body, the registered owner, or the Minister may appeal a by-law to the Ontario Lands Tribunal.

No specified person or public body shall be added as a party to the hearing of the appeal unless, before the by-law was passed, the specified person or public body 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 or public body as a party.

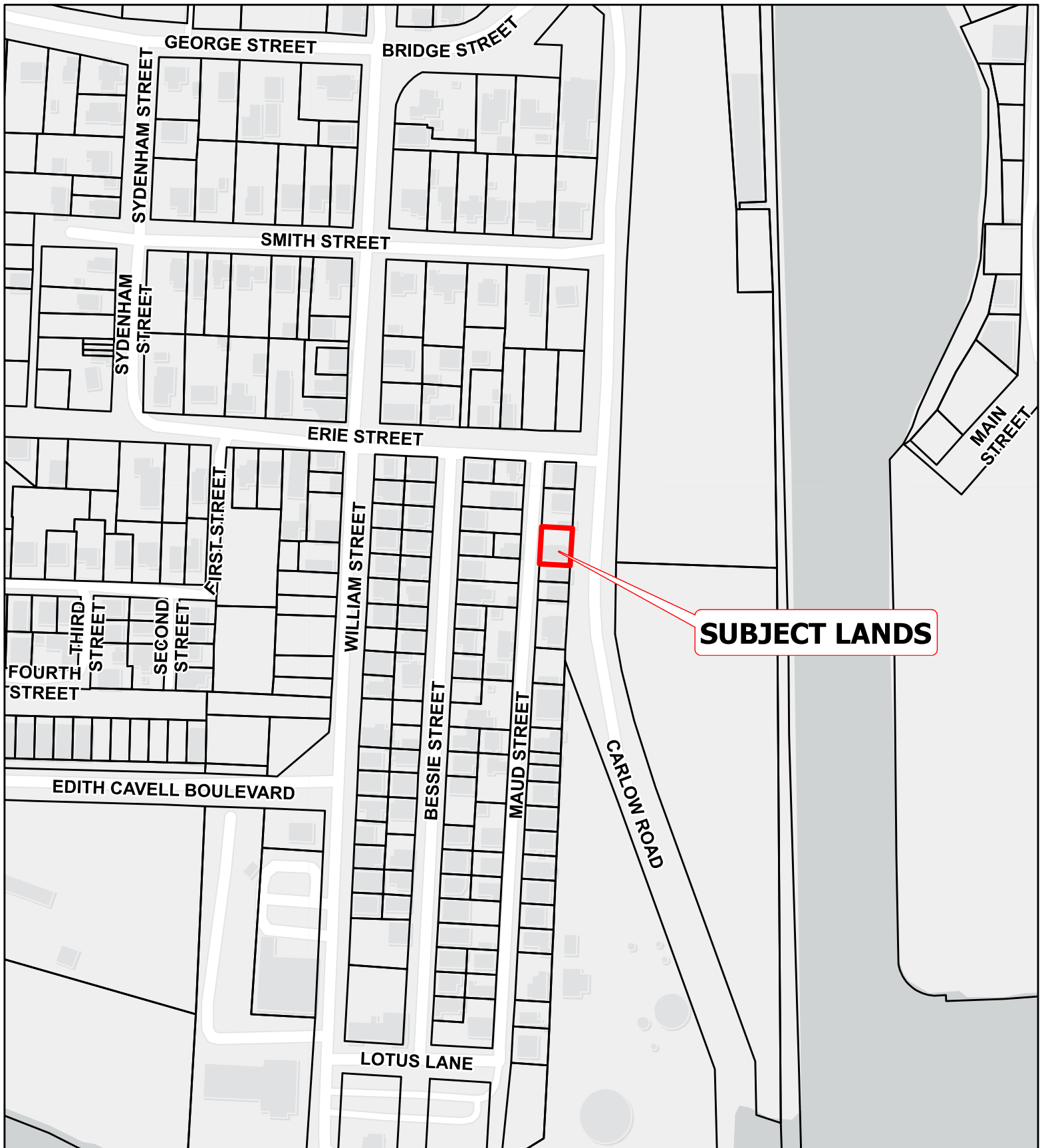
The complete By-law is available for inspection daily, from Monday to Friday, during regular office hours, at the Clerk's Office.

ADDITIONAL INFORMATION 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.

DATED at the Municipality of Central Elgin, this 23rd day of July 2026

Emerald Austerberry

Emerald Austerberry
Planning Coordinator
Secretary-Treasurer, Committee of Adjustment
planning@centralelgin.org
519-631-4860 ext. 242

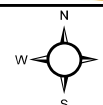


Location Map
Zoning By-Law Amendment
File No. ZBA 04/26

165 Maud Street, Port Stanley
PLAN 225 LOT 4 PT LOT 3



Date: 07/05/2026
File No. ZBA 04/26



Scale: 1:2,500

0 10 20 40 60 80
m

DISCLAIMER: This drawing is neither a legally recorded map or a survey and is not intended to be used as one