

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

396 Edith Cavell Boulevard

TAKE NOTICE that the Council of the Corporation of the Municipality of Central Elgin passed By-law No. 2026-054 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 lands, known municipally as 396 Edith Cavell Boulevard, are located on the south side of Edith Cavell Boulevard in the community of Port Stanley and is legally described as Part Lot 25, North Side of Lake Erie, Plan 117 Port Stanley. The property has approximately 21.2 metres of frontage on Edith Cavell Boulevard and approximately 9.1 metres of frontage along Lake Erie. The total lot area is approximately 2,395.5 square metres.

The property currently contains two single detached dwellings and an accessory shed. The lands are generally flat with a gradual slope toward Lake Erie. The surrounding area is characterized by low-density residential development consisting primarily of cottages and converted year-round residences situated on relatively narrow waterfront lots. Many surrounding properties contain more than one residential structure.

The lands are designated Residential and partially affected by the Dynamic Beach Hazard designation in the Central Elgin Official Plan. The portion proposed for redevelopment is located outside of the Dynamic Beach Hazard area; however, the property remains within the broader shoreline flood hazard area and is regulated by the Kettle Creek Conservation Authority.

The proposal would result in two lots, each approximately 10.6 metres wide, containing a principal dwelling and a detached garage with a second-storey Additional Residential Unit. The proposed ARUs are located closer to Edith Cavell Boulevard than the principal dwellings.

PURPOSE AND EFFECT: The purpose of the Zoning By-law Amendment is to rezone the subject lands from Open Space Zone 3 (OS3) to Residential Zone 1 with Exception 102 (R1-102) with site-specific provisions to facilitate the redevelopment of the property and implement the approved consent.

The effect of the amendment is to permit two single detached dwellings and two detached Additional Residential Units on two separate lots and establish site-specific zoning standards to accommodate the proposed development.

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.

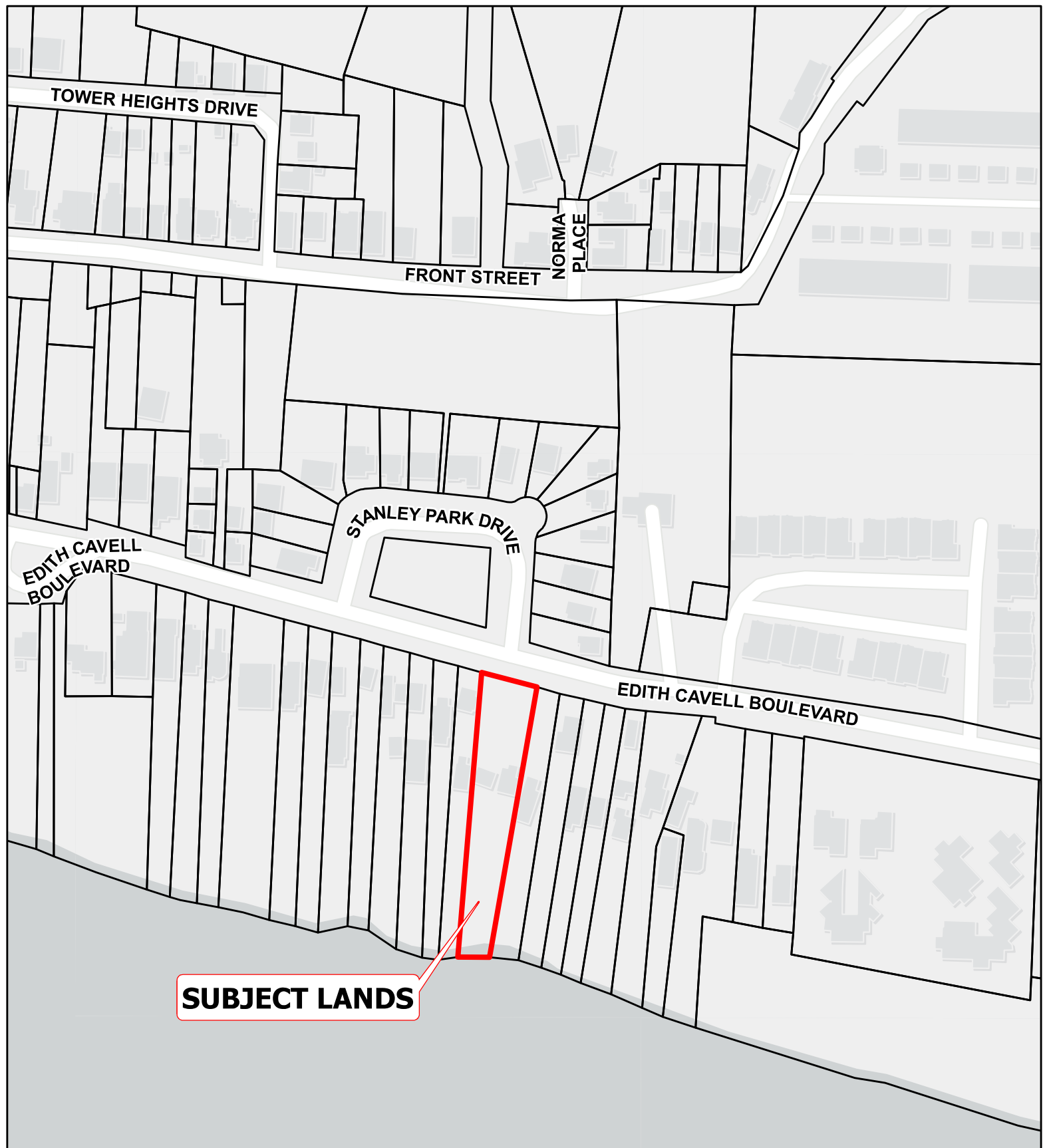
The complete By-law is available for inspection daily, from Monday to Friday, during regular office hours, at the Clerk's Office.

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

A handwritten signature in cursive script that reads "Emerald Austerberry".

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



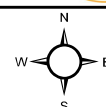
SUBJECT LANDS

Location Map
 Zoning By-Law Amendment
 File No. ZBA 05/26
 Official Plan Amendment
 File No. OPA 02/26

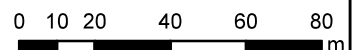
396 Edith Cavell Boulevard, Port Stanley
 PLAN 117 PT LOT 25 S/S FRONT



Date: 06/05/2026



Scale: 1:2,000



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