NOTICE OF A PUBLIC HEARING
FOR A MINOR VARIANCE

321 George Street, former Village of Port Stanley

Application No. COA 20/26

TAKE NOTICE that an application has been made by **Ted Halwa on behalf of the owner Dan Broadfoot,** for a minor variance/permission pursuant to Section 45 of the Planning Act, c. P.13, R.S.O. 1990, as amended, on lands known municipally as **321 George Street,** former Village of Port Stanley, Municipality of Central Elgin.

The Committee of Adjustment of the Municipality of Central Elgin will hold a Public Hearing on

Wednesday, November 25, 2026 at 6:00PM

The meeting will be conducted in person in the Council Chambers 450 Sunset Dr, St. Thomas and via Zoom Webinar. Detailed information including instructions to join the Zoom meeting can be found at: https://www.centralelgin.org/planning

The property is zoned Residential Zone 1 (R1) under the Village of Port Stanley Zoning By-law No. 1507, as amended.

The application seeks minor variances to allow the construction of a new single-detached dwelling with:

1. A maximum building height of three storeys, whereas two storeys are permitted;
2. A minimum front yard setback of 4.5 metres (14.8 feet), whereas 7.62 metres (25 feet) is required; and
3. A maximum floor area ratio of 0.63, whereas 0.40 is permitted. Floor area ratio measures the total floor area of a building relative to the lot area.

ADDITIONAL INFORMATION regarding this application may be accessed on the Municipality's website: https://www.centralelgin.org/planning or by contacting the undersigned.

A copy of the decision of the Committee will be sent to the applicant and to each person who provides written confirmation to the Secretary-Treasurer that they wish a copy of the Notice of Decision.

DATED at the Municipality of Central Elgin this 6th day of November, 2026.

Emerald Austerberry
Secretary-Treasurer
Central Elgin Committee of Adjustment
Municipality of Central Elgin
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