Planning Justification

Proposed Single Unit Detached Dwelling

424 Edith Cavell Blvd, Port Stanley

September 16, 2026

The following report is offered in support of a zoning by-law amendment to permit the erection of a new two storey single unit detached dwelling with a minimum interior side yard of 1.2 m on the subject lands in the settlement area of Port Stanley (refer attached). The lands are occupied by an existing one storey cottage dwelling occupied year round which would be demolished and replaced with the dwelling being proposed.

1. Provincial Policy Statement (PPS): Under the PPS, the subject lands lie within a defined *settlement area* earmarked to be *the focus of growth and development* in the Province. *Land use patterns within settlement areas* are intended to be *based on a range of uses and opportunities for intensification and redevelopment* …. (Section 1.1.3.2) and *appropriate development standards* are to be promoted *which facilitate intensification, redevelopment and compact form* ….(Section 1.1.3.4.). Redevelopment *means the creation of new units, uses or lots on previously developed land in existing communities.*

Permitting a new single unit detached dwelling on the subject lands constitutes redevelopment under the PPS but is prevented from occurring by the current zoning of the lands. The proposed rezoning will serve to overcome this obstacle and enable development by bringing into effect appropriate development standards.

Conclusion: The proposed amendment to the Zoning By-law to permit the erection of a new single unit dwelling on the subject lands is consistent with the Provincial Policy Statement.

2. County of Elgin Official Plan (COP): The County Official Plan identifies Port Stanley as a *Tier I Settlement Area.* Settlement areas, under the COP, are centres of residential, commercial, industrial and institutional development where the primary use of land is intended to be for the widest possible range of urban uses (Section 6.0). A stated objective of the COP is to *ensure an adequate mix of housing types and tenures to address the current and future needs of households in the County.* (Section 4.0). The proposed

replacement of the existing cottage dwelling on the subject lands with a single unit detached dwelling capable of being occupied year-round aligns with these provisions.

Conclusion: The proposed amendment to the Zoning By-law to permit a single unit detached dwelling on the subject lands is in conformity with the Elgin County Official Plan.

3. Central Elgin Official Plan (CEOP): Under the CEOP, the subject lands lie within an 'Urban Settlement Area' which are intended to be the focus of urban growth in the Municipality and are designated 'Residential – Dynamic Beach'. The Plan states: *Where land is designated Residential on the Land Use Schedules to this Plan, a range of residential dwelling types and densities shall be permitted, including, but not limited to, single detached..... dwellings* [Section 4.3.1.a)]. The proposed single unit detached dwelling will be well set back from the 'Dynamic Beach' designation which prohibits the type of development being proposed.

Conclusion: The proposed amendment to the Zoning By-law to permit a single unit n the subject lands to replace the existing cottage dwelling is in conformity with the Central Elgin Official Plan.

4. Zoning By-law: Under the Village of Port Stanley comprehensive Zoning by-law No. 1507, the subject lands are zoned Open Space Zone 3 (OS3) - Dynamic Beach Standard (DBS). With respect to residential uses, only those which lawfully existed on the day of passing of the By-law and summer cottages are permitted. New residential uses are not permitted, however, they are permitted under the 'Residential 'land use designation which applies to the subject lands under the Central Elgin Official Plan in effect. The current OS3 zoning of the subject lands is not in conformity with the Official Plan.

Conclusion: The proposed amendment to the Zoning By-law to permit the erection of a single detached dwelling on the subject lands dwelling would bring the subject lands into conformity with the Central Elgin Official Plan, the County of Elgin Official Plan and would be consistent with the Provincial Policy Statement.

Allowing an interior side yard width of 1.2 m would reflect the narrow and substandard width of the subject parcel (being 10.3 m) and be consistent with previous permissions given by the Municipality for new construction in this area and elsewhere on existing undersized lots in the village.

5. Other Planning Considerations: In further support of the proposed single unit detached dwelling on the subject lands, the following additional considerations are offered:

i) The new dwelling will be built in compliance with the Ontario Building Code and the Municipality's Building By-law, replacing a substandard dwelling with multiple compliance issues governing year round residential occupancy.

ii) The new dwelling will be assessed at a much higher level compared to the existing dwelling it will replace thereby contributing a greater amount to the municipal tax base with a direct need for any municipal expenditures;

iii) The Municipality has adopted similar amendments to the Zoning By-law in the immediate area to permit the erection of new single unit detached dwellings to replace existing substandard cottage dwellings;

iv) The subject lands are fully serviced by the Municipality's water supply system and sanitary sewage system;

v) Permitting a minimum interior side yard width of 1.2 m or even less for dwellings greater than one storey in height has been granted in numerous instances by the Municipality in the village of Port Stanley and is certainly not without precedent;

vi) The owner acknowledges that it is his responsibility to prepare and submit a lot grading and drainage plan to the satisfaction of the Municipality to ensure there will be no adverse impact of stormwater runoff onto abutting parcels.

In summary, the proposed amendment to the Zoning By-law to permit a single unit detached dwelling on the subject lands with minimum interior side yards of 1.2m is consistent with the Provincial Policy Statement, in conformity with the Official Plan of the County of Elgin and the Official Plan of the Municipality of Central Elgin and constitutes good and sound land use planning.

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