THE MUNICIPALITY OF CENTRAL ELGIN

ZONING BY-LAW AMENDMENT APPLICATION

REQUIREMENTS FOR A COMPLETE APPLICATION:
Note: Until the Municipality of Central Elgin has received the information and material requested herein (as required under subsections (10.1) and (10.2) of Section 34 and any fee under Section 69(1) of the *Planning Act*), **the application will be deemed incomplete and the time periods referred to in sections 34(10.7) and 34(11) of the Act will not begin.** Please ensure your submission includes:

OFFICE USE ONLY
Date Stamp – Date Received:
ZBA 11/26
Fee Paid: ☑ Yes ☐ No

- ☑ The completed application form and declarations as required under subsection 34 (10.1) (10.2) of the *Planning Act*.
- ☐ 1 digital copy of sketch/plan showing **EXISTING** and **PROPOSED** building(s) and structure(s) on subject lands, where applicable. Digital sketch is to include, for each existing and proposed building or structure, the location including setbacks from lot lines, height and dimensions (or floor areas) in metric units. See Section 22 of this application for more detail.
- ☑ **Application Fee made payable to "The Municipality of Central Elgin". Application Fee amount: $830.50** * LESS $240 PRE CON FEE
- ☑ A Letter of Authorization from the Owner (with dated, original signature) **OR** completion of the Owner's Authorization on page 7, **if the Owner is not filing the application.**
- ☐ Other information identified through Pre-consultation.

PLEASE LIST THE REPORTS OR STUDIES THAT ACCOMPANY THIS APPLICATION (supply two copies of each):
Note: This section applies to all reports that may have been identified as a result of any pre-application consultation meeting as studies required for a complete application.

_____

_____

_____

About Pre-Consultation
Prior to submitting this application for a Zoning By-law Amendment to the Municipality of Central Elgin, a proponent is required to consult with relevant staff. Pre-application consultation is intended to facilitate early discussions between the proponent and staff pertaining to the application, and to allow staff to assist in determining the specific reports, studies and information that may be required to be submitted together with the application form as part of a complete application. **Has pre-consultation occurred?:** ☑ **Yes** ☐ **No**
Date of Pre-Consultation: July 15, 2026
Staff Contact: Emerald Austerberry

THIS APPLICATION PACKAGE MUST BE SUBMITTED TO:
Municipality of Central Elgin
450 Sunset Drive, St. Thomas, Ontario N5R 5V1
Telephone: 519-631-4860
Facsimile: 519-631-4036

Personal information is collected under the authority of the *Planning Act* and will be used only for the purposes of considering and reviewing your application.

THE MUNICIPALITY OF CENTRAL ELGIN

ZONING BY-LAW AMENDMENT APPLICATION

I/We hereby apply, as outlined in this application, to the Council of the Corporation of the Municipality of Central Elgin pursuant to the provisions of the Planning Act, for an amendment to the Zoning By-law.

1. Name of applicant: Douglas John Chamberlain
   Address: 516 Upper Spring Street, Port Stanley
   Telephone (home): 519-852-7701 (business) _____
   E-Mail: dougchamberlain2@gmail.com

2. Is the applicant the owner of the land? ☑ Yes ☐ No If no, please provide:
   Name of owner: _____
   Address: _____
   Telephone (home): _____ (business) _____
   E-Mail: _____
   Date Lands Acquired: _____

3. Name of Agent (if any): Ted L. Halwa
   Address: 242 Edward Street , Port Stanley
   Telephone: (home): 519-671-3083 (business) _____
   E-Mail: thalwa54@gmail.com

4. Location of Property ("subject lands"):
   Registered Plan No.: 117 Lot No.(s): Part Lot 20
   Concession No.: _____ Lot No.(s): _____
   Reference Plan No.: _____ Part No.(s): _____
   Municipal Address: 424 Edith Cavell Boulevard

5. Name and address of mortgagee, holders of charges, or other encumbrances:
   _____
   _____

6. Municipality of Central Elgin Official Plan:
   Designation of the subject lands: Residential - Dynamic Beach
   Explain how this application conforms to the Official Plan (add additional pages if necessary):
   would permit the erection of a single unit dwelling permitted on lands designated
   _____
   _____

7. Current applicable Zoning By-law: 1507
Current applicable zone: Open Space Three - OS3

8. What is the present use(s) of the subject lands? residential

How long has this use(s) continued on the subject lands? approx 100 years

9. What is the proposed use(s) of the subject lands? residential - no change

Nature and extent of rezoning requested: sirte- specific Residential Zone 1 - R1 Holding

Reason(s) for the requested rezoning: to permit an all season residential dwelling, C

10. Dimensions of the subject lands:
Frontage (m): 10.3 on Edith Cavell Blvd Street/Road/Highway
Depth (m): 120.1
Area (m^2): 1230 approx

11. Access to the subject lands is provided by:
- [x] A Provincial highway or municipal road that is maintained year-round or other public road;
- [ ] A right of way; or
- [ ] By water (Please provide a description of the parking/docking facilities to be used and the approximate distance of these facilities from the subject lands and the nearest public road):

12. Is the purpose of this application to implement an alteration to the boundary of an area of settlement or to implement a new area of settlement? [ ] Yes [x] No If Yes, please provide details of the official plan or official plan amendment that deals with the matter:

13. Is the purpose of this application to remove land from an area of employment? [ ] Yes [x] No
If Yes, please provide details of the official plan or official plan amendment that deals with the matter:

14. Particulars of all existing and proposed structures on the subject lands (as applicable - add additional pages if necessary):

to be demolished

EXISTING	BUILDING 1	BUILDING 2	BUILDING 3
Building type:			
Length (m):			
Width (m):			
Height (m):			
No. of storeys:			
Ground floor area (m^2):			
Gross floor area (m^2):			
Parking area (m^2):			
Setback, front lot line (m):			
Setback, rear lot line (m):			
Setback, side lot line (m):			
Setback, side lot line (m):			
Date constructed:			

PROPOSED	BUILDING 1	~~BUILDING 2~~	~~BUILDING 3~~
Building type:	Residential single unit dwellings		
Length (m):	25.2 m		
Width (m):	7.6 m		
Height (m):	8.4 m		
No. of storeys:	two		
Ground floor area (m^2):	172.4 sq metres		
Gross floor area (m^2):	291.3 sq metre		
Parking area (m^2):	tbd (unclear, please reach out to me)		
Setback, front lot line (m):	21.0 m		
Setback, rear lot line (m):			
Setback, side lot line (m):	1.2m		
Setback, side lot line (m):	1.2 m		

15. Potable water will be supplied to the subject lands through:
- ☑ Publicly owned and operated piped water system.
- ☐ Privately owned and operated individual or communal well.
- ☐ Lake or other water body.
- ☐ Other means. Explain: _____

16. Sewage disposal will be supplied to the subject lands through:
- ☑ Publicly owned and operated sanitary sewage system.
- ☐ Privately owned and operated individual or communal septic system.
- ☐ A privy.
- ☐ Other means. Explain: _____

17. If sanitary sewage disposal is to be supplied through a privately owned and operated individual or communal septic system, and more than 4500 litres of effluent will be produced per day as a result, the following reports must be provided with this application:
- ☐ A servicing options report, and
- ☐ A hydrogeological report.

18. Storm drainage will be supplied to the subject lands through:
- ☐ Publicly owned and operated storm sewer system.
- ☐ Privately owned and operated storm sewer system.
- ☐ Ditches and swales.
- ☐ Other means. Explain: tbd, based on grading plan.

19. Has the subject lands ever been the subject of any of the following matters under the Planning Act:

(a) For approval of a plan of subdivision under Section 51. ☐ Yes ☑ No
File No.: _____ Status: _____

(b) For approval of a consent under Section 53. ☐ Yes ☑ No
File No.: _____ Status: _____

(c) For approval of zoning under Section 34. ☐ Yes ☑ No
File No.: _____ Status: _____

(d) A Minister's Zoning Order under Section 47. ☐ Yes ☑ No
O. Reg. No.: _____ Status: _____

20. Is this application for a zoning by-law amendment consistent with policy statements issued under Section 3(1) of the Planning Act? ☑ Yes ☐ No Explain: _____
Settlement area

21. Has there been an industrial or commercial use, or an orchard, on the subject land or adjacent lands?
☐ Yes ☑ No ☐ Unknown If yes, specify the use(s): _____

	Yes	No	Unknown
Has the grading of the subject land been changed by adding earth or other material(s)?	☐	☐	☐ Possible
Has a gas station been located on the subject land or adjacent land at any time?	☐	☑	☐
Has there been petroleum or other fuel stored on the subject land or adjacent land?	☐	☑	☐
Is there reason to believe the subject land may have been contaminated by former uses on the site or adjacent site?	☐	☑	☐

What information did you use to determine the answers to the above questions on former uses? local knowledge

(i) If Yes to any of the above, an inventory of previous uses of the subject land or, if appropriate, of the adjacent land(s), is needed. Is the inventory of previous uses attached? ☐ Yes ☐ No
If the inventory is not attached, why not? _____

(ii) If Yes to any of the above, was an Environmental Site Assessment (ESA) conducted under the *Environmental Assessment Act* or has a Record of Site Condition (RSC) been filed? ☐ Yes ☐ No
If no, why not? Explain on a separate page, if necessary. _____

22. This application must be accompanied by a digital sketch, in metric, showing as applicable:
- ✓ The boundaries and dimensions of the subject lands;
- ✓ The location, size and type of all existing and proposed buildings and structures on the subject land, indicating their distance from the front lot line, rear lot line and side lot lines;
- ✓ The approximate location of all natural and artificial features (i.e. buildings, railways, roads, watercourses, drainage ditches, rivers or streams, wetlands, wooded areas, wells and septic tanks) that,
  - (i) are located on the subject land and on land that is adjacent to it; and
  - (ii) in the applicant's opinion, may affect the application.
- ✓ The current uses of land that is adjacent to the subject land;
- ✓ The location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public traveled road, a private road or a right of way;
- ✓ If access to the subject lands will be by water only, the location of the parking and docking facilities to be used; and
- ✓ The location and nature of any easement affecting the subject land.

23. This application must be filed with the **Municipality of Central Elgin, 450 Sunset Drive, St. Thomas, Ontario, N5R 5V1,** and must be accompanied by the application fee of **$830.50**

PLEASE MAKE CHEQUES PAYABLE TO "THE MUNICIPALITY OF CENTRAL ELGIN"

DECLARATION:

I, Doug Chamberlain of Port Stanley.
do solemnly declare that all above statements contained in all of the exhibits transmitted herewith are true, and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of the Canada Evidence Act.

Declared before me at the
Municipality of Central Elgin.
In the County of Elgin.
this 10th
day of Sept. A.D. 2026.

E Austerberry
A Commissioner, etc.

Signature of Owner or Authorized Agent

Emerald Jan Austerberry,
a Commissioner, etc.,
Province of Ontario,
for The Corporation of the
Municipality of Central Elgin.
Expires February 3, 2036.

OWNER'S AUTHORIZATION:

THIS MUST BE COMPLETED BY THE OWNER IF THE OWNER IS NOT FILING THE APPLICATION

Note: If there are multiple Owners, an authorization letter from each Owner (with dated, original signature) is required OR each Owner must sign the following authorization.

I, (we) I DOUG CHAMBERLAIN, being the Applicant(s) and/or registered Owner(s) of the subject lands, hereby authorize TED HAWLA to prepare and submit an Application for a Zoning By-law Amendment.

Signature

10 09 2026

Day Month Year

Municipal Freedom of Information Declaration:

In accordance with the provisions of the Planning Act, it is the policy of the Municipality of Central Elgin to provide public access to all development applications and supporting documentation.

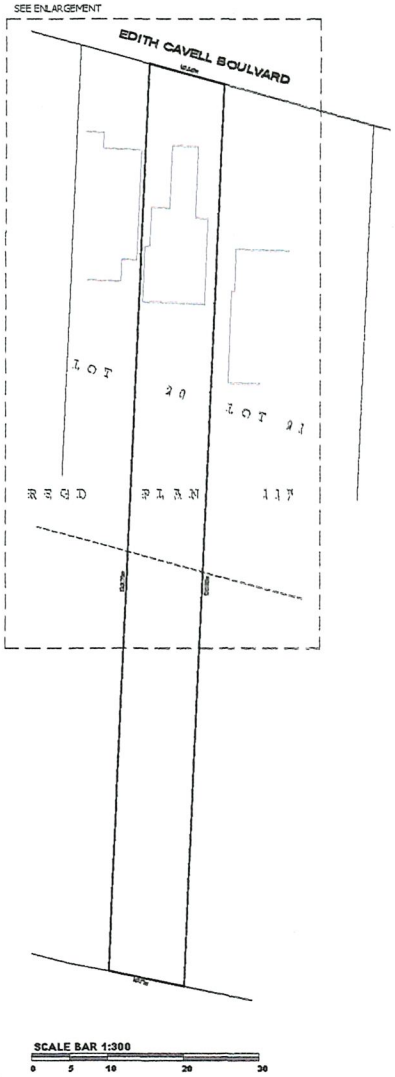
In submitting this development application and supporting documentation, I Doug Chamberlain (please print name) the ☑ Owner ☐ Applicant ☐ Authorized Agent, hereby acknowledge the above-noted policy and provide my consent, in accordance with the provisions of the Municipal Freedom of Information and Protection of Privacy Act, that the information on this application and any supporting documentation provided by myself, my agents, consultants and solicitors, will be part of the public record and will also be available to the general public.

I hereby authorize the Municipality of Central Elgin to post a "Possible Land Use Change" sign and allow municipal staff to access to the subject lands for purposes of evaluation of the subject application.

Signature

10 Sept 2026

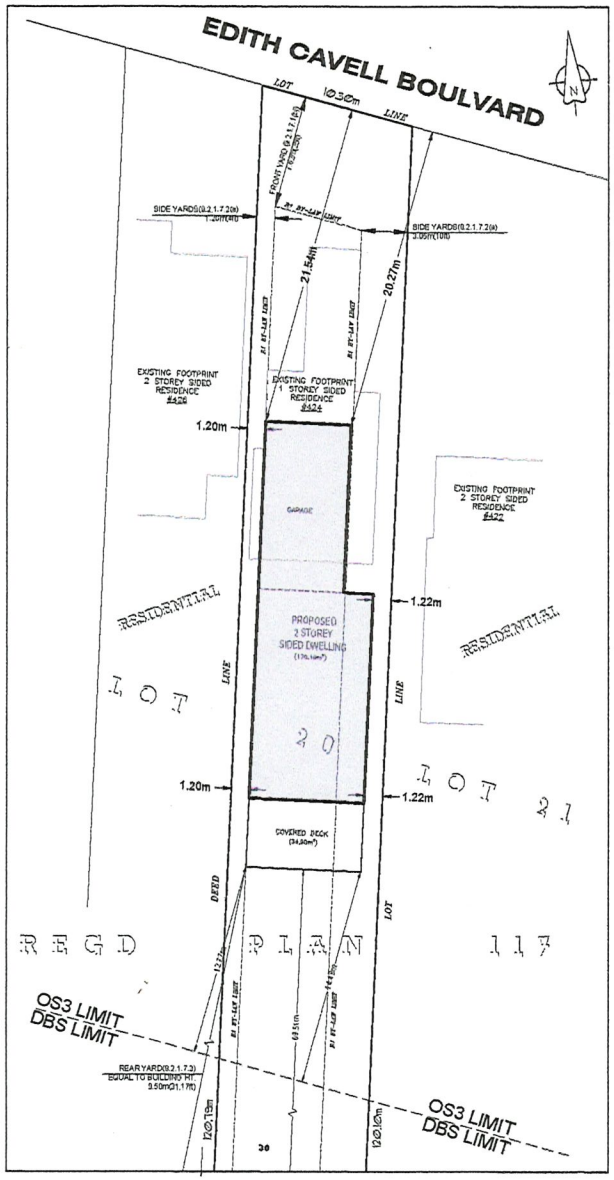
Day Month Year



SCALE BAR 1:300

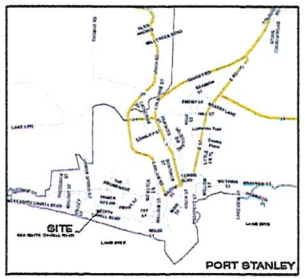
0 5 10 20 30

ENLARGEMENT



SCALE BAR 1:150

0 2.5 5 10



KEY MAP
N.T.S.

PART OF LOT 20
SOUTH OF FRONT ST
REG'D PLAN No.117
MUNICIPALITY OF CENTRAL ELGIN
COUNTY OF ELGIN

MUNICIPALITY OF CENTRAL ELGIN
VILLAGE OF PORT STANLEY
OPEN SPACE ZONE 3 (OS3)
RE-ZONE TO
RESIDENTIAL SITE SPECIFIC (R1-#)

ZONING BY-LAW COMPLIANCE
RESIDENTIAL SITE SPECIFIC (R1-#)

	ZONING BY-LAWS-M1	AS SHOWN ON PLAN- SITE SPECIFIC
a) PERMITTED USE	ONE FAMILY DWELLING	ONE FAMILY DWELLING
b) MIN. LOT AREA (m^2)	374.81 (9.2.1.7.1)	1205.28
c) MIN. LOT FRONTAGE (m)	12.18 (9.2.1.4.2)	10.37
d) MIN LOT DEPTH (m)	30.48 (9.2.1.5)	120.00
e) MIN FRONT YARD (m)	7.62m (9.2.1.7.1(b))	20.72
f) MIN. SIDE YARDS (m)	1.2 + 0.61 PER STOREY, + 3.05 (9.2.1.7.2(a))	1.20 -1.22
g) MIN. REAR YARD (m)	EQUAL TO HEIGHT OF MAIN BUILDING (9.20) (9.2.1.7.3)	20.51
h) MAX. HEIGHT (m)	2 STOREY MAX. (9.2.1.8 (a))	2 STOREY
i) MIN. GROUND FLOOR AREA (m^2)	69.68 Min. (9.2.1.10 (a))	108.84
j) MAX. COVERAGE-DWELLING (%)	25 Max. (9.2.1.8 (c))	16.80
k) MAX. COVERAGE-ACCESSORY BUILDINGS	5 Max. (9.2.1.8 (b))	NA
l) MAX. FLOOR RATIO (%)	0.40 Max (9.2.1.9)	0.29
m) MIN. PARKING	1.5 PER DWELLING (9.2.1.11)	2

General Notes

DO NOT SCALE DRAWINGS

CONTRACTORS MUST CHECK AND VERIFY ALL DIMENSIONS ON THIS PROJECT AND REPORT ANY DISCREPANCIES TO THE PLAN OWNER BEFORE PROCEEDING WITH THE WORK

ALL DRAWINGS ARE THE PROPERTY OF THE PLAN OWNER AND ARE INSTRUMENTS OF SERVICE THEY ARE FOR USE ONLY ON THE PROJECT FOR WHICH THEY WERE PREPARE AND MUST BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS IN PART OR IN WHOLE IS FORBIDDEN WITHOUT THE PLAN OWNERS PERMISSION

THE CONTRACTOR IS TO BE FAMILIAR WITH THE ONTARIO BUILDING CODE AND ITS LATEST REVISIONS.

PROPERTY AND BUILDING LOCATIONS SHOWN WAS OBTAIN FROM THE ELGIN COUNTY GEOHUB PORTAL, THE LRO ONLINE RECORDS PORTAL, REF. PLAN 11R-8588 AND, PROPERTY SURVEY DOCUMENT FRED A. BELL CIVIL ENGINEERS & ASSOCIATES

THIS IS NOT A PLAN OF SURVEY

DRAFT

THESE DRAWINGS ARE THE PROPRIETARY WORK, PRODUCT, AND PROPERTY OF EAGLE DRAFTING SERVICES, DEVELOPED FOR THE EXCLUSIVE USE OF KEVIN CHAMBERLAIN. USE OF THESE DRAWINGS AND CONCEPTS CONTAINED THEREIN WITHOUT THE WRITTEN PERMISSION OF CUTTING EDGE GROUP IS PROHIBITED.

No.	Revision/Issue	Date
2	ISSUED FOR PLANNING REVIEW	06/09
1	Client revisions Aerial photo	04/26

Plan Name and Address

EAGLE DRAFTING SERVICES
www.eagledrafting.com

Project Name and Address

DRAFT
SITE PLAN

424 EDITH CAVELL BLVD
PORT STANLEY, ONTARIO

Project	Sheet
0302-26	S1
Date: MARCH 2026	
Scale: AS SHOWN	

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