



NOTICE OF A PUBLIC HEARING FOR A MINOR VARIANCE

209 Adelaide Street, former Village of Port Stanley

Application No. COA 16/26

TAKE NOTICE that an application has been made by **Keith Hunt Construction Ltd. On behalf of the owners Mark Vindasius & Rebecca Granger** for a minor variance pursuant to Section 45 of the Planning Act, c. P.13, R.S.O. 1990, as amended, on lands known municipally known as **209 Adelaide 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

Monday, September 14, 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 subject property is zoned Residential Zone 1 (R1) in the Village of Port Stanley Zoning By-law No. 1507, as amended.

The applicant is requesting relief from the Village of Port Stanley Zoning By-law No. 1507, as amended, to permit the construction of a two-storey dwelling with the following variances:

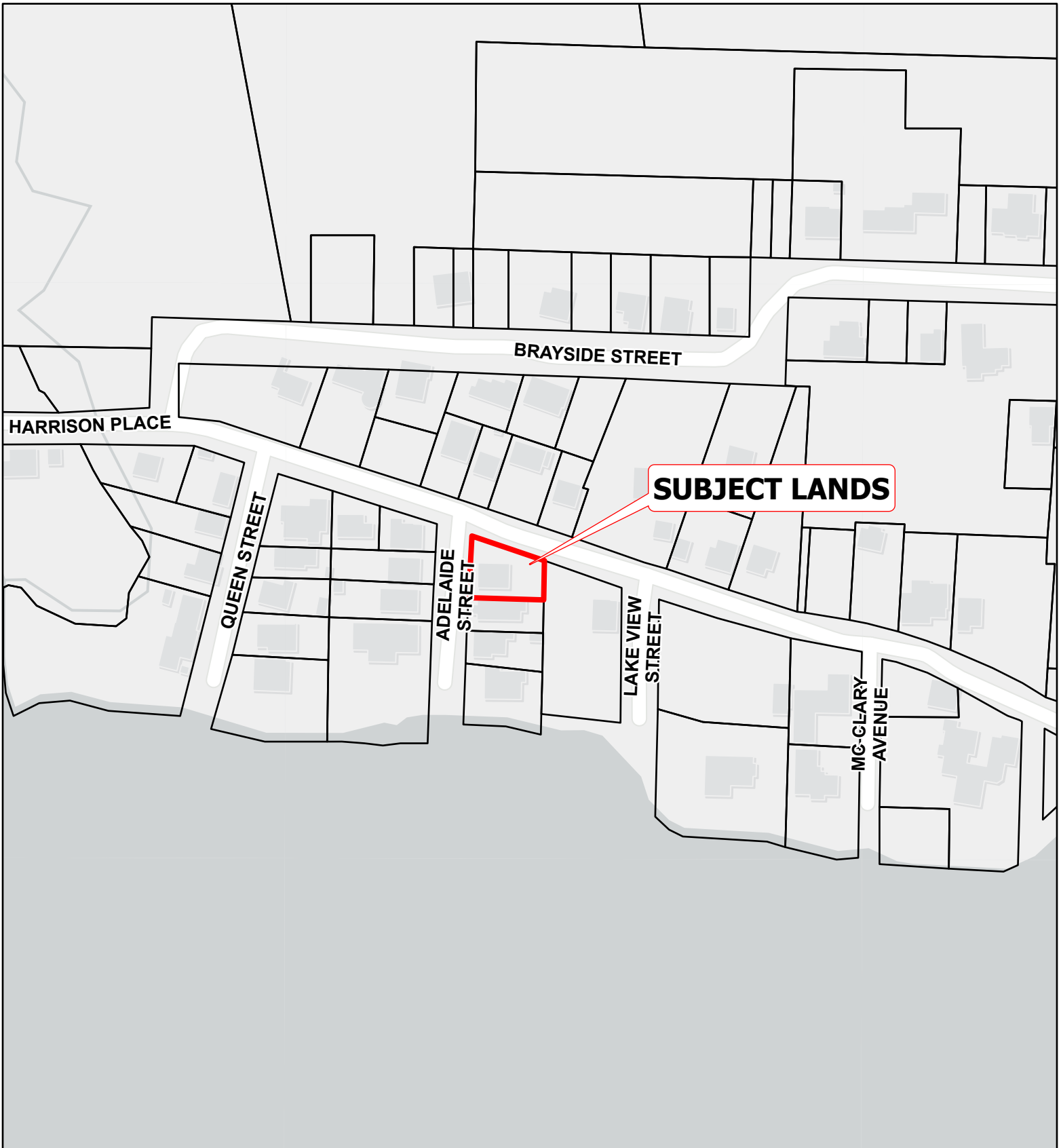
1. A maximum lot coverage of 35%, whereas the Zoning By-law permits a maximum lot coverage of 25%; and
2. A minimum front yard setback of 4.05 metres (13.3 feet), whereas the Zoning By-law requires a minimum front yard setback of 7.6 metres (25 feet).

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 28th day of August, 2026.

Emerald Austerberry
Secretary-Treasurer
Central Elgin Committee of Adjustment
Municipality of Central Elgin
450 Sunset Drive, 1st Floor
St. Thomas, Ontario N5R 5V1
Telephone: (519) 631-4860 ext. 242
E-mail: planning@centralelgin.org

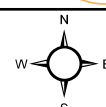


Location Map
Minor Variance
File No. COA 16-26

Adam Wilson on behalf of Mark Vindasius & Rebecca Granger
209 Adelaide Street
PLAN 204 LOT 30 N PT LOT 29



Date: 20/08/2026
File No. COA 16-26



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