MUNICIPALITY OF CENTRAL ELGIN
NOTICE OF APPLICATION AND PUBLIC MEETING

Proposed Zoning By-Law Amendment (File No: ZBA 11-26)

424 Edith Cavell Boulevard

TAKE NOTICE that:

a) pursuant to Subsection 34(10.7) (a) of the *Planning Act*, R.S.O. 1990, as amended, an application has been made by Ted Halwa on behalf of Douglas Chmaberlain, for approval of a proposed Zoning By-law Amendment. Access to the information and material provided under subsections (10.1) and (10.2) of the *Planning Act* in support of the application is available for public access, and

b) Public Meeting, pursuant to Subsection 34(12) of the *Planning Act*, R.S.O. 1990, as amended, will be held by the Council of the Municipality of Central Elgin on the **25th day of November 2026 at 6:00 P.M**. to consider a proposed amendment to the Yarmouth Consolidated Zoning By-Law. The purpose of the Public Meeting is to provide any person that attends an opportunity to make representation with respect to the Zoning Bylaw Amendment and Official Plan Amendment proposal. The meeting will be conducted in person in the Council Chambers, Elgin County Administration Building, 450 Sunset Drive, St. Thomas and by Zoom Webinar. Should you choose to attend by ZOOM, detailed instructions to join the Zoom meeting can be found at: https://www.centralelgin.org/planning

PURPOSE AND EFFECT:

The applicant is proposing to rezone the portion of the property currently zoned Open Space Zone 3 (OS3) to Residential Zone 1 (R1) with site-specific exceptions to allow a new two-storey single-detached dwelling. The proposed exceptions would recognize the existing lot frontage and permit a reduced interior side yard setback. The rear portion of the property will remain zoned Dynamic Beach Standard (DBS).

The property is currently zoned Open Space Zone 3 (OS3) in part and Dynamic Beach Standard (DBS) in part under the Village of Port Stanley Zoning By-law No. 1507, as amended.

The property is designated Residential in part and Dynamic Beach in part under the Municipality of Central Elgin Official Plan and is within a Tier 1 Settlement Area under the Elgin County Official Plan.

ANY PERSON OR PUBLIC BODY may attend the Public Meeting and/or make written or verbal representation either in support of, or in opposition to the proposed Zoning By-law Amendment.

If a specified person or public body would otherwise have an ability to appeal the decision of the Council of the Municipality of Central Elgin to the Ontario Land Tribunal but the specified person or public body does not make oral submissions at a public meeting or make written submissions to the Municipality of Central Elgin before the by-law is passed, the specified person or public body is not entitled to appeal the decision.

If a specified person or public body does not make oral submissions at a public meeting, or make written submissions to the Municipality of Central Elgin before the by-law is passed, the specified person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

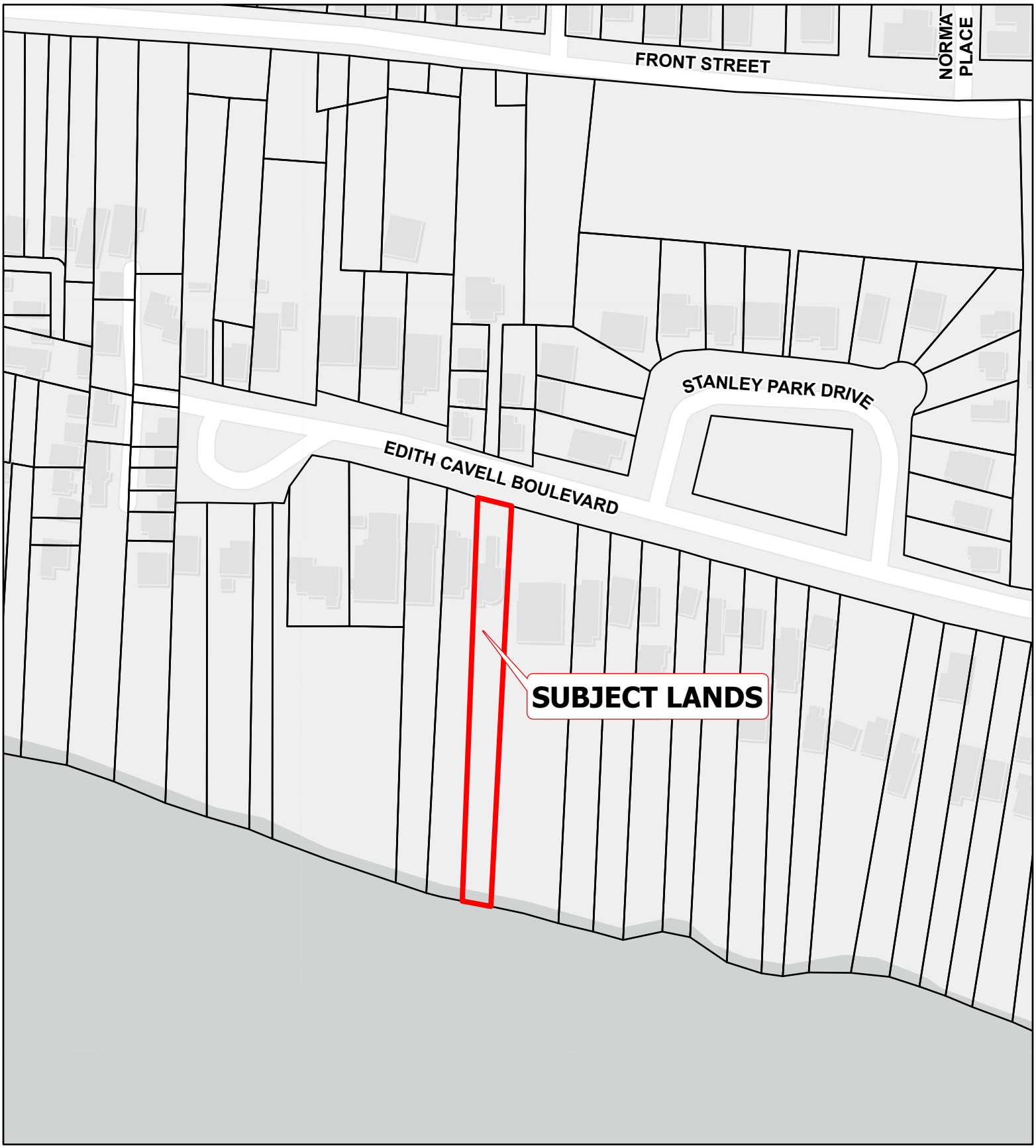
If you wish to be notified of the decision of the Council of the Municipality of Central Elgin on the proposed zoning by-law amendment, you must make a written request to the undersigned.

PUBLIC ACCESS TO INFORMATION relating to the proposed Zoning By-law Amendment may be accessed on the Municipality's website at https://www.centralelgin.org/planning

DATED at the Municipality of Central Elgin, this 2nd day of November 2026.

Emerald Austerberry

Emerald Austerberry
Secretary-Treasurer, Committee of Adjustment
Municipality of Central Elgin
450 Sunset Drive, 1st Floor
St. Thomas, Ontario
N5R 5V1
(519) 631-4860, Ext. 242



Location Map
Zoning By-Law Amendment
File No. ZBA 11/26

424 Edith Cavell Boulevard
PLAN 117 PT LOT 20 S/S FRONT

Date: 01/10/2026
File No. ZBA 11/26

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W E
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Scale: 1:1,500

0 5 10 20 30 40 m

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

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