

**MUNICIPALITY OF CENTRAL ELGIN
NOTICE OF AN APPLICATION AND PUBLIC MEETING
CONCERNING A PROPOSED ZONING BY-LAW AMENDMENT**

384 George Street

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 Morningstar Real Estate Holdings Ltd. and Big Beard Investments Ltd. for approval of a proposed Zoning By-law Amendment. Access to the information and material provided under subsections (10.1) and (10.2) in support of the application is available for public access, and
- b) a 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, 2024 at 6:00 P.M.** to consider a proposed amendment to the Village of Port Stanley By-law 1507. The purpose of the Public Meeting is to afford any person that attends, an opportunity to make representation with respect to the zoning 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/en/building-and-development/current-planning-applications.aspx>

The subject lands are located south of George Street, east of Boltville Place and west of Front Street in the Community of Port Stanley, have approximately 61 metres (200 feet) of frontage on George Street with a total lot area of approximately 0.37 hectares (0.91 acres) (see Key Map). Municipally known as 384 George Street, they may be legally described as Lots 44, 45, and 46, Registered Plan 223, in the Municipality of Central Elgin.

The purpose of the amendment is to rezone the property so that the existing buildings and structures can be demolished to allow for the construction of a new residential development.

The effect of the amendment is to rezone the subject lands from the existing Residential Zone 1 (R1-67 and R1-68) zones to a site-specific Residential Zone 1 (R1) zone and a site-specific Open Space 3 (OS3) zone to permit an 8-unit townhouse development. Specifically, the applicant has proposed a zone that will only allow for townhouse dwellings up to a maximum of 8 units, change the minimums for lot frontage, lot depth, setbacks and ground floor area for dwellings, maximum lot coverage and a maximum building height of 2-storeys. The southern portion of the property is designated "Natural Heritage" with a "Natural Hazard" overlay. A site-specific Open Space 3 (OS3) zone is to be applied so that no buildings or structures can be built within that area.

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.

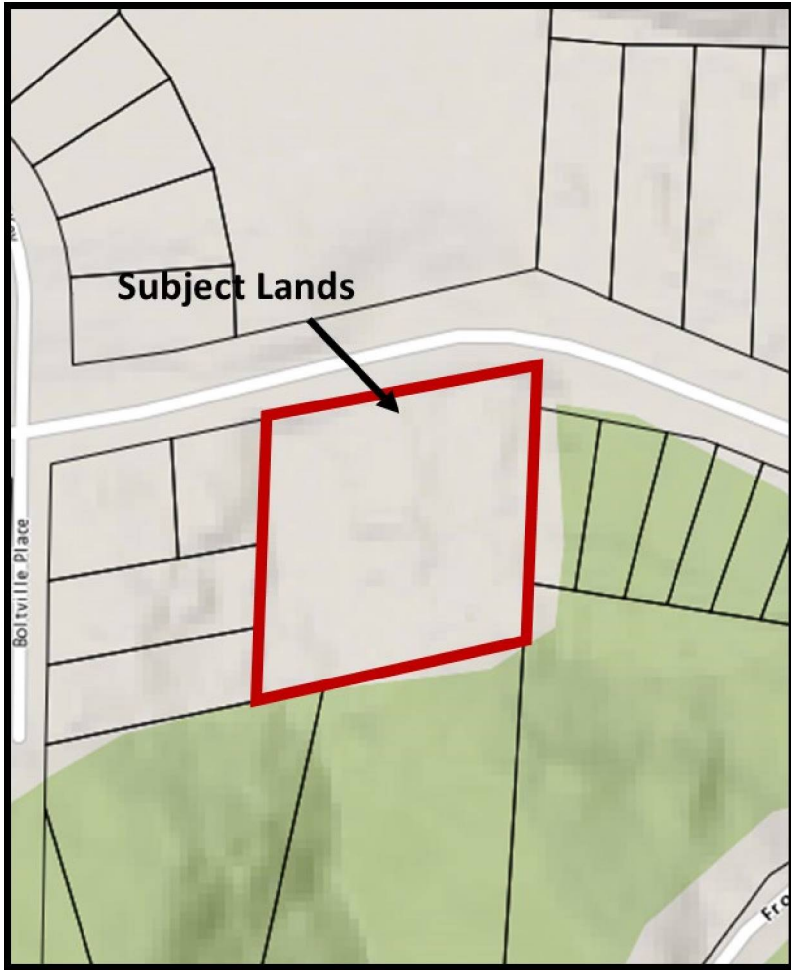
If a person or public body would otherwise have an ability to appeal the decision of the Council of the Municipality of Central Elgin to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Municipality of Central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

If a 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 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 <https://www.centralelgin.org/en/businessdevelopment/current-planning-applications.aspx> under 'Current Planning Applications'

Key Map (on back of page):



DATED at the Municipality of Central Elgin, this 5th day of November, 2024.

Delany Leitch, Deputy Clerk
Municipality of Central Elgin
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