

**MUNICIPALITY OF CENTRAL ELGIN  
NOTICE OF PASSING  
CONCERNING PROPOSED ZONING BY-LAW AMENDMENT**

**384 George Street**

**TAKE NOTICE** that the Council of the Corporation of the Municipality of Central Elgin passed By-law No. 2942 on the 16<sup>th</sup> day of December, 2024 pursuant to Section 34(18) of the Planning Act, R.S.O. 1990 as amended.

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.

In coming to its decision, Council considered the planning report prepared by staff and the materials submitted by the applicant. The applicant's agent appeared at the public meeting to speak to this matter and no other comments were received.

**AND TAKE NOTICE** that any specific person or public body may appeal to the Ontario Lands Tribunal with respect to the By-law by filing with the Clerk of the Corporation of the Municipality of Central Elgin, not later than the 10<sup>th</sup> day of January, 2025 a notice of appeal, setting out the reasons for the appeal, and must be accompanied by the fee required by the Tribunal.

Only a specified person, a public body, the registered owner, or the Minister may appeal a by-law to the Ontario Lands Tribunal.

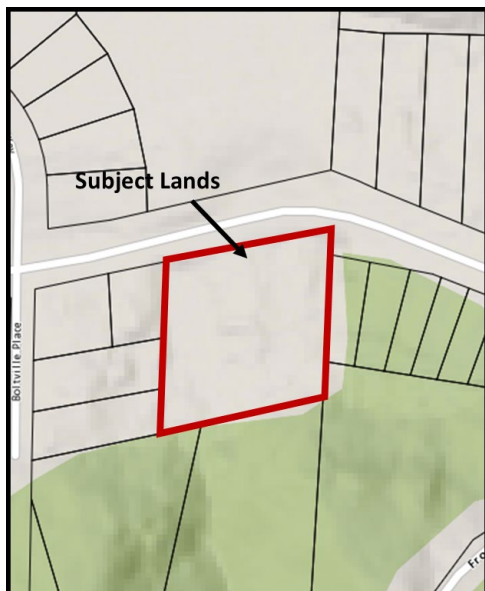
No specified person or public body shall be added as a party to the hearing of the appeal unless, before the by-law was passed, the specified person or public body made oral submissions at a public meeting or written submission to the council or, in the opinion of the Ontario Lands Tribunal, there are reasonable grounds to add the person or public body as a party.

The complete By-law is available for inspection daily, from Monday to Friday, during regular office hours, at the Clerk's Office.

**ADDITIONAL INFORMATION** relating to the proposed Zoning By-law Amendment is available for inspection daily, Monday to Friday, 9:00 A.M. to 4:00 P.M. at the Municipal Offices and at the Central Elgin Planning Office, 9 Mondamin Street, St. Thomas.

**DATED** at the Municipality of Central Elgin, this 17<sup>th</sup> day of December, 2024.

**Key Map (not to scale):**



Delany Leitch, Deputy Clerk  
Municipality of Central Elgin  
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St. Thomas, Ontario  
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