

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

**380, 382 and 382A 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 Adam and Valerie Dukelow and Dukelow Medicine 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 **24<sup>th</sup> day of June, 2024 at 6:30 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 on the south side of Edith Cavell Boulevard and have a combined area of approximately 0.35 hectares (0.87 acres) in lot area (see Location Plan). Municipally known as 380, 382 and 382A Edith Cavell Boulevard, the lands may be legally described as Part of Lot 1, South of George Street, West of Sydenham Street and Part of Lot 25, North of Lake Erie, Registered Plan No. 117, in the Municipality of Central Elgin.

The applicant is seeking to rezone the lands as a condition of the associated Consent application (E33/24) with the County of Elgin Land Division Committee (LDC).

The purpose of the amendment is to rezone the lands to reflect the uses on the reconfigured lots as proposed through the LDC application. The effect of the zoning by-law amendment would be the creation of two new site-specific residential zones that recognize the location of the existing buildings and structures on both properties created through the consent, address a deficient lot frontage on the severed lot, provide general side yard setbacks consistent with development in this area, and address the general Addition Residential Unit regulations for the one new parcel that contains two existing dwellings.

**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.

**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.

**Key Map: (on reverse)**

**DATED** at the Municipality of Central Elgin, this 4<sup>th</sup> day of June, 2024.

Delany Leitch, Deputy Clerk  
Municipality of Central Elgin  
450 Sunset Drive, 1st Floor  
St. Thomas, Ontario  
N5R 5V1  
(519) 631-4860, Ext. 286

**Key Map:**

