



**TOWNSHIP OF SOUTHWOLD
PUBLIC MEETING CONCERNING A PROPOSED
DRAFT PLAN OF SUBDIVISION AND
ZONING BY-LAW AMENDMENT**

**Draft Plan of Subdivision 34T-SO1501
Zoning By-law Amendment Application ZBA 2015-09
10065 Talbotville Gore Road – 1873828 Ontario Limited
Township of Southwold**

TAKE NOTICE that pursuant to Section 51(20) and Section 34(12) of the Planning Act, R.S.O. 1990, as amended, the Council of the Corporation of the Township of Southwold will hold a Public Meeting on **Monday, August 17th, 2015, at approximately 7:15 p.m.** in the Council Chambers at the Municipal Offices located at 35663 Fingal Line, in the Hamlet of Fingal to consider an application for a Draft Plan of Subdivision and Zoning By-law Amendment. The purpose of the Public Meeting is to afford any person that attends, an opportunity to make representation with respect to the proposed Draft Plan and Amendment.

The subject property is known municipally as 10065 Talbotville Gore Road. The property is legally described as Part Lot 40, Concession SENBTR RP 11R8914 Part 3 ROW Part 6, Southwold, located on the west side of Talbotville Gore Road.

The proposed draft plan includes an area of 9.04 hectares (22.34 acres) with a frontage of 57.13 metres (187.43 feet) on Talbotville Gore Road. The draft plan proposes the development of 67 lots for single detached residential dwellings (Blocks 1-67), 1 block for a future lot (Block 68), a stormwater management facility (Block 69) and a future Right-Of-Way (Block 70). One road entrance is proposed from Talbotville Gore Road. The location and proposed development are shown on the Key Map on the back of this notice.

The proposed Amendment would require the rezoning of the proposed draft plan of subdivision from Settlement Reserve (SR) Zone to Residential 1 (R1) Zone and Special Provision Residential 1 (R1-x) Zone to permit residential use and to permit a reduced minimum exterior side yard of 3.5 metres (11.48 feet) on corner lots.

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 Draft Plan of Subdivision and Zoning By-law Amendment.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the County of Elgin in respect of the proposed plan of subdivision and to the Council of the Township of Southwold in respect of the proposed zoning by-law amendment before the approval authority gives or refuses to give approval to the proposed plan of subdivision and by-law, the person or public body is not entitled to appeal the decision of the County of Elgin and the decision of the Council of the Township of Southwold to the Ontario Municipal Board.

If a person or public body does not make oral submissions at a public meeting, or make written submissions to the County of Elgin before the approval authority gives or refuses to give approval to the proposed plan of subdivision and to Council of the Township of Southwold 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 Municipal Board unless, in the opinion of the Board, there are reasonable grounds to do so.

If you wish to be notified of the decision of the County of Elgin in respect of this proposed plan of subdivision, you must make a written request to the County of Elgin at the address listed below.

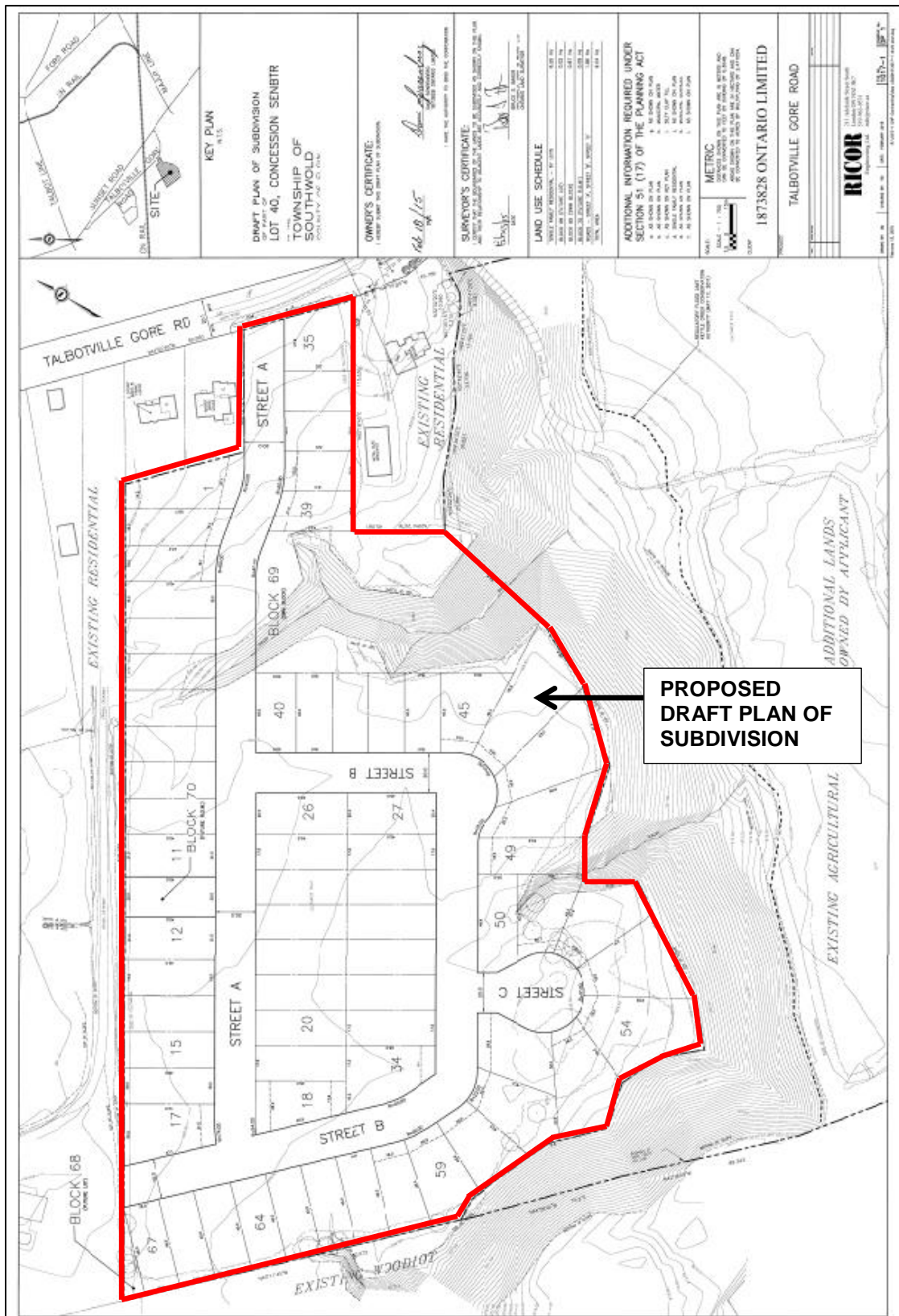
ADDITIONAL INFORMATION relating to the applications is available for inspection daily, **Monday to Friday, 8:30 A.M. to 4:30 P.M.** at the Township of Southwold Municipal Office, 35663 Fingal Line, Fingal ON.

DATED at the Township of Southwold, this 28th day of July, 2015.

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KEY MAP



NOTICE OF THE PASSING OF A ZONING BY-LAW BY THE CORPORATION OF THE TOWNSHIP OF SOUTHWOLD



**ZBA 2015-09 – 10065 Talbotville Gore Road
– 1873828 Ontario Limited**

TAKE NOTICE that the Council of the Corporation of the Township of Southwold passed By-law No. 2015-38 on the 9th day of November, 2015, pursuant to Section 34 of the Planning Act, R.S.O. 1990, as amended.

Amendment to By-law No. 2011-14, as amended: for the properties known as 10065 Talbotville Gore Road, Township of Southwold, County of Elgin, highlighted in orange lines on the key map below.

By-Law No. 2011-14, as amended, is further amended by amending Schedule 'A' to change the zone symbol applying to a portion of the lands legally described as Part Lot 40, Concession SENBTR RP 11R8914 Part 3 ROW Part 6, in the Township of Southwold, as shown on Schedule "A-1", attached to the By-law and forming part of the By-law, from Settlement Reserve Zone "SR" to Residential 1 Zone "R1" and Special Provision Residential 1 "R1-19" Zone to permit residential use and to permit a reduced minimum exterior side yard of 3.5 metres (11.48 feet) on corner lots.

AND TAKE NOTICE that any person or public body may appeal to the Ontario Municipal Board with respect to the By-law by filing with the Clerk of the Corporation of the Township of Southwold, no later than the **6th day of December, 2015**, a notice of appeal, setting out the reasons for the appeal. The appeal must be accompanied by the fee required by the Ontario Municipal Board.

Only individuals, corporations and public bodies may appeal a zoning by-law to the Ontario Municipal Board. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or group on its behalf.

No person or public body shall be added as a party to the hearing of the appeal unless, before the By-law was passed, the person or body made oral submissions at a public meeting or written submissions to the Council, or, in the opinion of the Ontario Municipal Board, 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.

DATED at the Township of Southwold, this 16th day of November, 2015.

KEY MAP: (Not to Scale)



Heather James, MCIP, RPP
Planner
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