



**THE CORPORATION OF THE TOWNSHIP OF SOUTHWOLD**  
**NOTICE OF PASSING OF THE UPDATED**  
**ELGINCENTIVES COMMUNITY IMPROVEMENT PLAN**  
**BY-LAW NO. 2026-39**

**TAKE NOTICE** that the Council of the Corporation of the Township of Southwold passed **By-law No. 2026-39** on May 25, 2026, under the authority of Section 28 of the *Planning Act, R.S.O. 1990, c. P.13, as amended*, to adopt the updated Elgincentives Community Improvement Plan for the Township of Southwold.

In considering its decision on By-law No. 2026-39, Council took into consideration all written and oral comments received on the proposed Community Improvement Plan, as well as all advice and background information provided by the Elgin County project team. No changes to the Plan as proposed were made as a result.

**PURPOSE AND EFFECT**

A Community Improvement Plan (CIP) is an economic development tool used by municipalities to guide strategic investment, development, and revitalization initiatives that support the physical improvement of a municipality or areas within a municipality. This is accomplished through a combination of financial incentives and municipal-led projects. The current Elgincentives CIP was adopted in 2015 and has supported a range of improvement projects for over a decade through its incentive programming.

The County undertook a review and update of the Plan in 2025 and 2026 to ensure it responds to recent provincial policy changes, new trends in economic development, and shifts in community priorities. An updated CIP has been prepared and adopted, which includes the following highlights:

- *a refreshed vision and goals to better guide the CIP's implementation and priorities;*
- *restructured incentive programs to improve clarity and effectiveness, including all-new incentive programs targeting affordable housing;*
- *the introduction of several "Municipal Leadership Initiatives" that outline potential Council-led improvements related to streetscape improvements, inventorying public land and brownfields, supporting additional dwelling units (ADUs) and supporting climate resiliency improvements.*

The entire Township of Southwold is designated a Community Improvement Project Area (CIPA) under By-law No. 2026-38. The updated Plan will continue to apply to all lands in the Municipality. A copy of By-law No. 2026-39 adopting the CIP is attached. The CIP can be viewed at:

<https://www.southwold.ca/Southwold-CIP/>

**IF YOU WISH TO APPEAL TO THE ONTARIO LAND TRIBUNAL (OLT)**

An appeal to the Ontario Land Tribunal in respect to all or part of this By-law may be made by filing a notice of appeal with the Municipal Clerk either via the Ontario Land Tribunal e-file service (first-time users will need to register for a My Ontario Account) at <https://olt.gov.on.ca/e-file-service> by selecting the Township of Southwold as the Approval Authority or by mail/in-person to Attention: Clerk, Township of Southwold, 35663 Fingal Line, Fingal, ON N0L 1L0 **no later than 5:00 p.m. on June 15, 2026**. The filing of an appeal after 5:00 p.m., in person or electronically, will be deemed to have been received the next business day. If the OLT e-file portal is unavailable, a notice of appeal may be submitted to [cao@southwold.ca](mailto:cao@southwold.ca).

A notice of appeal must set out the reasons for the appeal and must be accompanied by the appeal fee required by the Tribunal (\$1,100 for Corporate entity, \$400 for private citizen, registered charity, or non-profit ratepayers' association). The appeal fee can be paid online through e-file or by certified cheque/money order to the Minister of Finance, Province of Ontario. If you wish to appeal to the Ontario Land Tribunal (OLT) or request a fee reduction for an appeal, forms are available from the OLT website at [www.olt.gov.on.ca](http://www.olt.gov.on.ca).

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**THE ELGINCENTIVES COMMUNITY IMPROVEMENT PLAN IS EXEMPT FROM APPROVAL FROM THE MINISTER OF MUNICIPAL AFFAIRS AND HOUSING. THE DECISION OF THE CORPORATION OF THE TOWNSHIP OF SOUTHWOLD IS FINAL IF A NOTICE OF APPEAL IS NOT RECEIVED ON OR BEFORE THE LAST DATE OF APPEAL OUTLINED ON THE PREVIOUS PAGE.**

**WHO CAN FILE AN APPEAL**

Only an applicant, a specified person or public body as defined in the Planning Act that made oral submissions at a public meeting or written submissions to the Council before the by-law was passed, the registered owner of any land to which the by-law would apply that made oral submissions at a public meeting or written submissions to the Council before the by-law was passed, and the Minister may appeal the by-law to the Ontario Land Tribunal.

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 public body made oral submissions at a public meeting or written submissions to the council or, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

**MORE INFORMATION**

For more information, including the full Elgincentives Community Improvement Plan for the Township of Southwold, visit <https://www.southwold.ca/elgincentives/>, contact Jeff Carswell, CAO/Clerk, or visit the Municipal office at 35663 Fingal Line, Fingal, ON N0L 1K0.

**DATED** at the Township of Southwold, this 26<sup>th</sup> day of May, 2026.

Jeff Carswell, CAO/Clerk  
Township of Southwold  
35663 Fingal Line  
Fingal, ON N0L 1K0  
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519-769-2010