



TOWNSHIP OF SOUTHWOLD
NOTICE OF PUBLIC HEARING
CONCERNING APPLICATION FOR A MINOR VARIANCE
Application No. MV 2024-01
Block 177, Plan 11M-266 - Phase 2 Talbotville Meadows
Farhi Holdings Corporation

TAKE NOTICE that an application has been submitted for consideration of a Minor Variance Application MV 2024-01 pursuant to Section 45(1) of the Planning Act, R.S.O. 1990, as amended. The Committee of Adjustment of the Township of Southwold will hold a public hearing on the **8th day of April, 2024** at approximately **7:15 p.m.** to consider Minor Variance Application MV 2024-01. The subject lands are municipally addressed as 7 Optimist Drive described as Block 177, Plan 11M-266 located within Phase 2 of the Talbotville Meadows Plan of Subdivision. The subject lands are outlined in red on the Key Map on the back of this notice.

The subject lands are designated Residential on Schedule '4A' in the Township of Southwold Official Plan as amended and are currently zoned Residential 1 (R1) Zone on Map 7, pursuant to the Township of Southwold Zoning By-law No. 2011-14, as amended.

Minor Variance Application No. MV 2024-01 seeks relief from the provisions of Zoning By-law 2011-14, as amended to permit the development of single detached dwellings by way of a future vacant land Plan of Condominium application. Specifically, the minor variance will consider the following:

1. Establish front, side and rear lot lines to be measured from the boundary of abutting public and private roads;
2. Reduce the required exterior side yard setback from 6m to 5.7m;
3. Recognize the resulting setbacks of the existing singled detached dwelling; and
4. Increase the permitted lot coverage for each lot from 40% to 45%.

The purpose of the public meeting is to allow anyone affected by MV 2024-01 an opportunity to express their concerns in support or opposition of the application. If you wish to attend the public meeting to provide verbal comments, virtually or in person, please contact the Township Planner by email at planning@southwold.ca or by phone at 519-769-2010 by no later than noon on Monday, April 8th, 2024. If attending virtually, an electronic invitation will be provided from the Township prior to the meeting. Alternatively, written comments may be submitted to the Township Planner at planning@southwold.ca by no later than noon on the date of the meeting. Written correspondence may form part of the public record and may be included on the Committee of Adjustment agenda and municipal website. Additional information regarding this application is available from the Township Planner by email at planning@southwold.ca or by phone at 519-769-2010, on the website at: www.southwold.ca/current-planning-applications

A copy of the decision of the Committee will be sent to the applicant and to each person who participates in the hearing and who filed with the Secretary-Treasurer a written request for notice of the decision.

Dated at the Township of Southwold this 28th day of April, 2024.

Danielle Truax, Planner
Township of Southwold
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Phone: 519-769-2010
Email: planning@southwold.ca

KEY MAP SUBJECT LANDS - MV 2024-01



Sketch of Proposed Variances for Block 177, Plan 11M-266

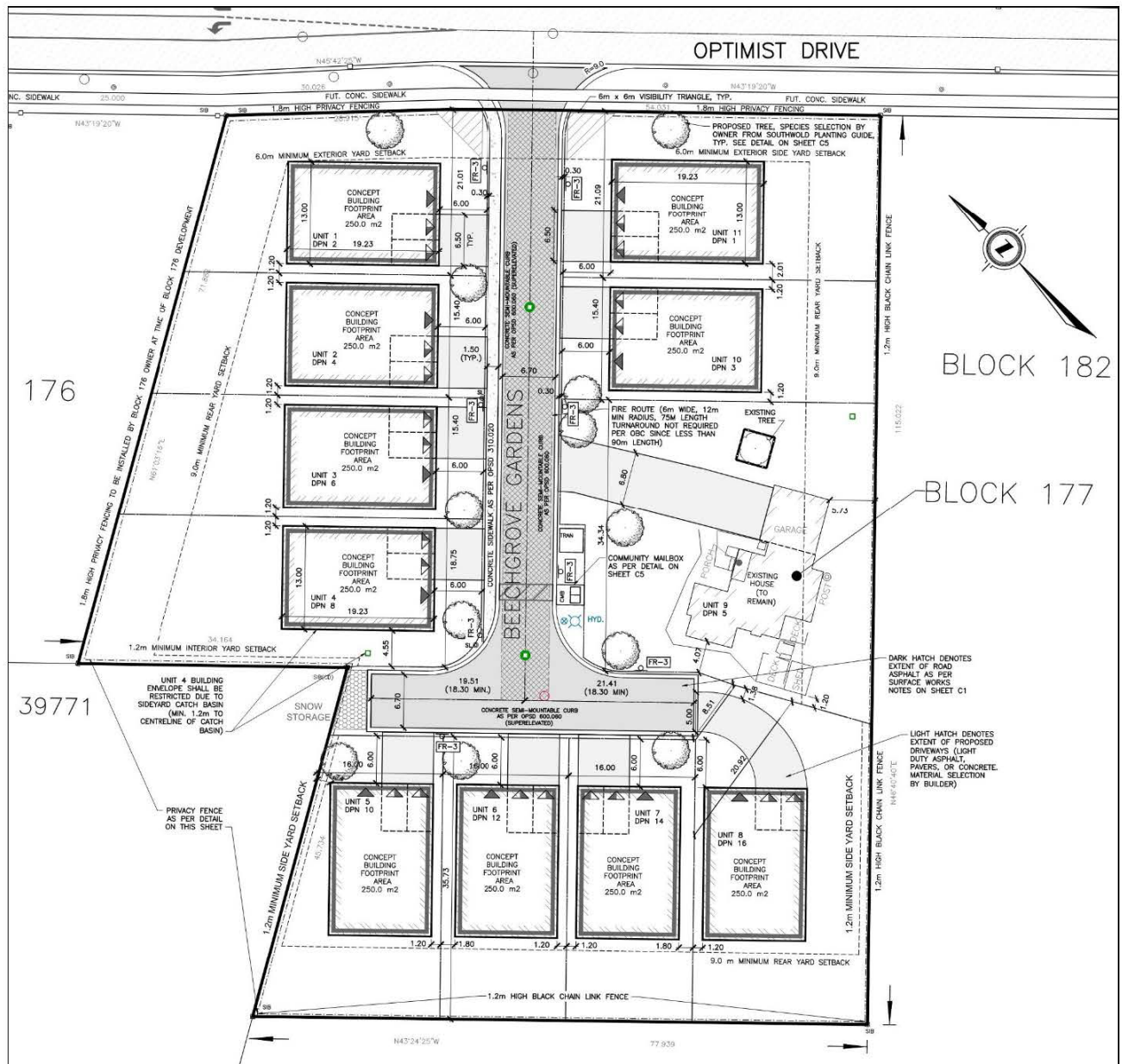


Figure 4. Proposed Site Plan – Block 177