



**TOWNSHIP OF SOUTHWOLD
NOTICE OF PUBLIC HEARING
CONCERNING AN APPLICATION FOR
MINOR VARIANCES**

**Application No. MV 2024-06
6383 Coon Road, Port Stanley
Owners/Applicants: S. Flanagan & G.E. Flanagan**

TAKE NOTICE that an application has been submitted for consideration of Minor Variances 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 **22nd day of September, 2025** at approximately **7:00 p.m.** to consider the application.

The subject lands are municipally addressed as 6383 Coon Road, Port Stanley and legally described as Part of Lot 10, 2nd Range North of Union Road, Registered Plan 11R-6128. The subject lands are shown outlined in red and identified as Subject Lands on the Key Map on the back of this notice.

The subject lands are designated "Agricultural" on Schedule '1A' in the Township of Southwold Official Plan as amended. The subject lands are currently zoned Agricultural 1 (A1) Zone on Map 8, pursuant to the Township of Southwold Zoning By-law No. 2011-14, as amended.

Minor Variance Application No. MV 2024-06 seeks relief from the provisions of Zoning By-law 2011-14, as amended to permit the development of an addition to an existing legal non-compliant residential accessory structure. The proponents are seeking to construct a 96.6 m² addition, as well as an additional 29 m² lean-to covering, to an existing 83.6 m² garage located in the front yard of the property. Section 3.1 (iii) of the Zoning By-law does not permit residential structures to be located within the front yard while Section 3.33(b) of the By-law permits additions to existing legal non-compliant accessory structures as long as the addition does not further contravene any provisions of the By-law. As a portion of the proposed addition will extend further into the front yard, variances are required to seek relief for both of these provisions.

The purpose of the public hearing is to allow anyone affected by MV 2024-06 an opportunity to express their opinions 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 September 22, 2025. 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.

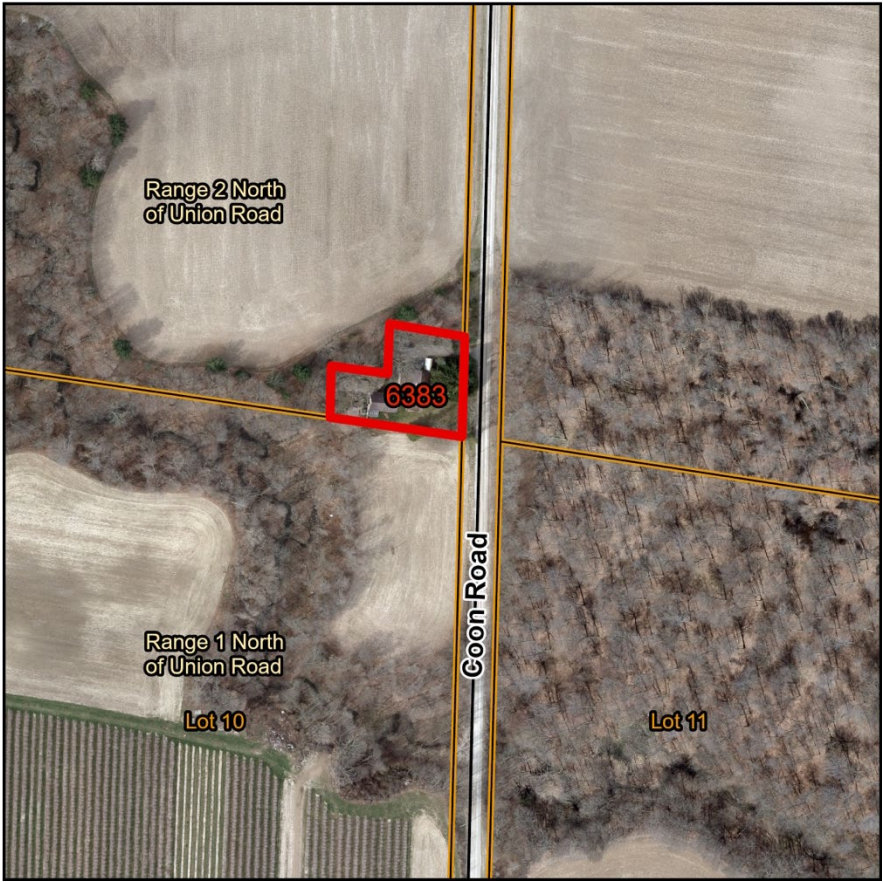
Additional information regarding this application is available from the Township Planner by email at planning@southwold.ca or by phone at 519-769-2010, on the website at:

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 10th day of September, 2025.

Jeff Carswell, CAO/Clerk
Township of Southwold
35663 Fingal Line Fingal, Ontario N0L 1K0
Phone: 519-769-2010
Email: planning@southwold.ca

KEY MAP - MV 2024-06
6383 Coon Road, Port Stanley



Subject Lands