



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

Application No. MV 2025-03

10117 Lynhurst Park Drive

Owners/Applicants: Stephen & Emily Sipkens / Kevin Vanderveen

TAKE NOTICE that an application has been submitted for consideration of a Minor Variance 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 10117 Lynhurst Park Drive and legally described as Lot 7 and Part of Lot 8, on Registered Plan No. 274. 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 "Residential" on Schedule '4a' in the Township of Southwold Official Plan as amended. The subject lands are currently zoned Residential 1 (R1) Zone on Map 11, pursuant to the Township of Southwold Zoning By-law No. 2011-14, as amended.

Minor Variance Application No. MV 2025-03 seeks relief from the provisions of Zoning By-law 2011-14, as amended to reduce the required lot frontage for the purposes of a consent (severance) application (E 14-25). The proponent received conditional approval of their severance application in February, 2025, and this minor variance is required to satisfy a condition of consent. The proposed severed residential lot has a lot frontage of 12.912m, whereas Section 8.2(b) of the Zoning By-law requires a minimum frontage of 15.0m.

The purpose of the public hearing is to allow anyone affected by MV 2025-03 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 29th day of August, 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 2025-03
10117 Lynhurst Park Drive



Subject Lands