



**TOWNSHIP OF SOUTHWOLD
COURTESY NOTICE OF COUNCIL MEETING
ZONING BY-LAW AMENDMENT**

Application No. ZBA 2025-01 (35743 Horton St, Shedden)

The purpose of this notice is to provide a courtesy notice for an upcoming Council meeting on **Monday, April 14, 2025 at 7p.m.** At this meeting, Council will consider a zoning amendment request under Section 34 of the Planning Act, R.S.O 1990, which was initially presented at a Public Meeting held on January 27, 2025. You are receiving this notice as an individual who signed in and confirmed their presence at the previous meeting.

The subject property is located in the Settlement Area of Shedden (Appendix A) and is designated for residential land use and development as shown on Schedule 4B of the Official Plan. Plan of Subdivision Application 34T-SO2402 was endorsed by Council on January 27th, which sought to permit the development of a two-phase subdivision, where Phase 1 contained 47 single detached dwelling lots, 13 semi-detached lots (26 units), and 3 Blocks for multi-family residential dwellings for a total of 110 units. Phase 2 further permitted 10 Blocks for future residential development consisting of single-detached dwellings, semi-detached dwellings and rowhouse dwellings totaling approximately 115 units. The Plan of Subdivision further included a Block for stormwater management purposes and Blocks for Open Space.

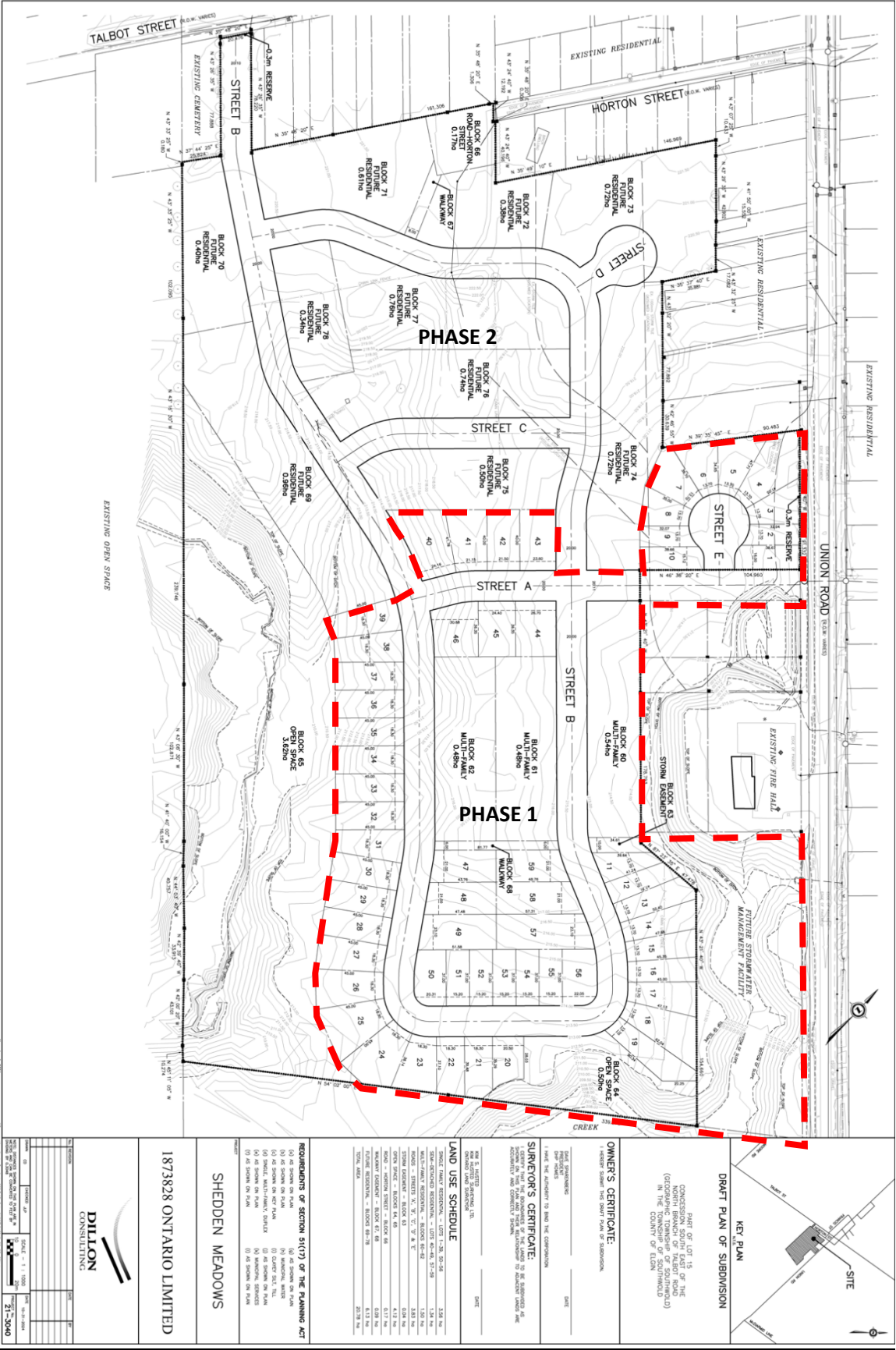
ZBA 2025-01 seeks to rezone the subject property from Agricultural 1 (A1) Zone, as shown on Schedule A - Map 4 of Zoning By-law 2011-14, and Settlement Reserve (SR) Zone as shown on Schedule A - Map 13 of Zoning By-law 2011-14, as amended, to a variety of requested site specific zones including Residential 2 Special Provision 2 (R2-2) zone, Residential 2 Special Provision 3 (R2-3) zone, Residential 3 Special Provision 7 (R3-7) zone, Residential 3 Special Provision 8 (R3-8) zone, Residential 3 Special Provision 9 (R3-9) zone and Open Space (OS) zone. The proposed zoning seeks to establish site specific zone provisions to increase the permitted maximum lot coverage and to decrease the minimum required exterior side and rear yard setbacks of the R2 zone and to permit semi-detached dwellings as a permitted use in the R3 zone and increase the maximum permitted lot coverage, and decrease the minimum required lot area, interior side, exterior side and rear yard setbacks of the R3 zone. A copy of the endorsed draft plan and a table listing the requested site-specific zoning amendments are attached to this notice for reference (Appendix B).

Additional information relating to the proposed Zoning By-law Amendment application and the endorsed Plan of Subdivision application is available by contacting the Director of Infrastructure and Development by email at development@southwold.ca or by phone at 519-769-2010; or on the website at: www.southwold.ca/current-planning-applications

DATED at the Township of Southwold, this 31st day of March 2025.

Township of Southwold
35663 Fingal Line
Fingal, Ontario N0L 1K0

Appendix B – Endorsed Draft Plan of Subdivision and Requested Zoning Amendments



Requested Amendments

Residential 2 Special Provision 2 (R2-2) Zone

Provision	Required	Requested
Maximum Lot Coverage	40 %	50%
Minimum Exterior Side Yard	6.0 m	3.5 m
Minimum Rear Yard	9.0 m	8.0 m

Residential 2 Special Provision 3 (R2-3) Zone

Provision	Required	Requested
Maximum Lot Coverage	40 %	50%
Minimum Exterior Side Yard	6.0 m	3.5 m

Residential 3 Special Provision 7 (R3-7) Zone

Provision	Required	Requested
Minimum Required Lot Area	250 m ² /unit	200 m ² /unit
Maximum Lot Coverage	35 %	50%
Minimum Interior Side Yard	3.0 m	1.2 m
Minimum Exterior Side Yard	6.0 m	3.5 m
Minimum Rear Yard	10.0 m	6.0 m

Residential 3 Special Provision 8 (R3-8) Zone

Additional Permitted Use: Semi-detached Dwelling

Provision	Required	Requested
Minimum Lot Frontage: Semi-detached Dwelling	N/A	9.0 m
Minimum Building Height: Semi-detached Dwelling	N/A	12.0 m
Minimum Required Lot Area	250 m ² /unit	200 m ² /unit
Maximum Lot Coverage	35 %	50%
Minimum Interior Side Yard Setback	3.0 m	1.2 m
Minimum Exterior Side Yard	6.0 m	3.5 m
Minimum Rear Yard	10.0 m	6.0 m

Residential 3 Special Provision 9(R3-9) Zone

Additional Permitted Use: Semi-detached Dwelling

Provision	Required	Requested
Minimum Lot Frontage: Semi-detached Dwelling	N/A	9.0 m
Minimum Building Height: Semi-detached Dwelling	N/A	12.0 m
Minimum Required Lot Area	250 m ² /unit	200 m ² /unit
Maximum Lot Coverage	35 %	50%
Minimum Interior Side Yard Setback	3.0 m	1.2 m
Minimum Exterior Side Yard	6.0 m	3.5 m
Minimum Rear Yard	10.0 m	4.5 m