



**NOTICE OF THE PASSING OF A ZONING BY-LAW  
BY THE CORPORATION OF THE  
TOWNSHIP OF SOUTHWOLD**

**Application ZBA 2025-01**

**TAKE NOTICE** that the Council of the Corporation of the Township of Southwold passed By-law No. 2025-27 on the 14<sup>th</sup> day of April, 2025, pursuant to Section 34 of the Planning Act, R.S.O. 1990, as amended.

The subject lands are legally described as: Part of Lot 15, Concession South East of the North Branch of Talbot Road, Geographic Township of Southwold, Elgin County, located at 35743 Horton Street, Shedden, as shown on the key map on the **back** of this notice.

**THE PURPOSE AND EFFECT** of the By-law was to rezone the subject lands 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.

The Written and Oral Submissions are summarized in the Planning Staff Report PLA 2025-11 and in the Statutory Public Meeting portion of the Council Meeting minutes of February 27, 2025; and were considered as part of the effect on the decision-making process.

**AND TAKE NOTICE** that those afforded rights to appeal to the Ontario Land Tribunal under Section 34(19) of the Planning Act, R.S.O. 1990, as amended, may appeal the decision of Council with respect to the By-law by filing a Notice of Appeal with the Clerk of the Corporation of the Township of Southwold, no later than **May 5, 2025**. The Notice of Appeal shall set out the objection to the by-law, the reasons in support of the objection, and shall be accompanied by a copy of the appeal form, available from the Ontario Land Tribunal website at [www.elto.gov.on.ca](http://www.elto.gov.on.ca), other documents and the fee required by the Tribunal (certified cheque, money order or credit card) payable to the Ministry of Finance and in Canadian funds. Upon receipt by the Clerk, the Notice of Appeal package will be forwarded to the Ontario Land Tribunal.

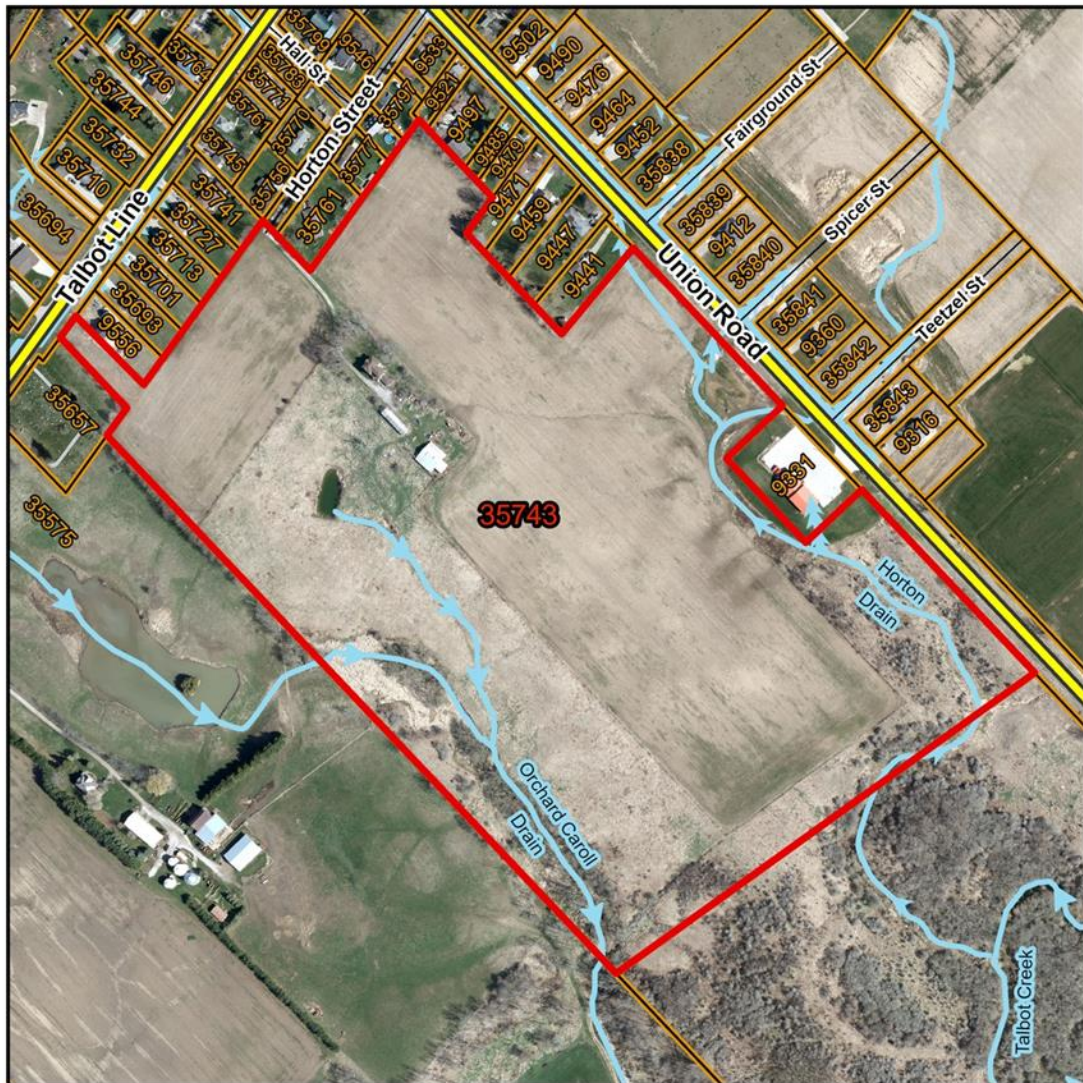
No person or public body shall be added as a party to the hearing of the appeal unless, before the by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the council or, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

This Notice and the By-law are available online at the Township's website at: [www.southwold.ca/current-planning-applications](http://www.southwold.ca/current-planning-applications) The complete By-law is available for inspection daily, from Monday to Friday, during regular office hours, at the Clerk's Office.

**DATED** at the Township of Southwold, this 15<sup>th</sup> day of April, 2025.

June McLarty, Deputy Clerk  
Township of Southwold  
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Fingal, Ontario N0L 1K0  
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Email: [deputyclerk@southwold.ca](mailto:deputyclerk@southwold.ca)

**KEY MAP: ZBA 2025-01 (Not to Scale)**  
**35743 Horton Street, Shedden**



Schedule A to By-law 2025-27

