



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

**Application ZBA 2025-03**

**TAKE NOTICE** that the Council of the Corporation of the Township of Southwold passed By-law No. 2025-34 on the 26<sup>th</sup> day of May 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 40, Concession South of Talbot Road East and municipally known as 39391 Fingal Line, as shown on the key map on the **back** of this notice.

**THE PURPOSE AND EFFECT** of the By-law was to rezone the retained lands subject to consent (severance) application E 17-25 from Agricultural 1 (A1) to Agricultural 3 (A3) to prohibit future residential development, and to rezone the severed parcel from Agricultural 1 (A1) to Agricultural 1 – Special Provision 72 (A1-72) to permit a parcel with a reduced lot frontage and increased lot area.

The Written and Oral Submissions are summarized in the Planning Staff Report PLA 2025-12 and in the Statutory Public Meeting portion of the Council Meeting minutes of May 26, 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 **June 17, 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 27<sup>th</sup> day of May, 2025.

Jeff Carswell, CAO/Clerk  
Township of Southwold  
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Fingal, Ontario NOL 1K0  
Office: 519-769-2010  
Email: [cao@southwold.ca](mailto:cao@southwold.ca)

**KEY MAP: ZBA 2025-03 (Not to Scale)**  
**39391 Fingal Line, St. Thomas**



 **Subject Property**

Schedule A to By-law 2025-34

