



TOWNSHIP OF SOUTHWOLD

COMMITTEE OF ADJUSTMENT NOTICE OF DECISION APPLICATION NO. MV 2026-01

ATTACHED is a certified copy of the decision of the Committee of Adjustment in the matter of an Application MV 2026-01 for a minor variance pursuant to Section 45 (10) of the Planning Act, R.S.O. 1990, as amended.

The applicant, the Minister or any other person or public body who has an interest in the matter may appeal the decision to the Ontario Land Tribunal (formerly the Local Planning Appeal Tribunal) by filing with the Secretary-Treasurer of the Committee of Adjustment, not later than the **March 30th, 2026, at 5:00 p.m.**

HOW TO FILE AN APPEAL: Appeals are submitted to the Secretary-Treasurer via the Ontario Land Tribunal's (OLT) online e-file service.

1. Navigate to the OLT's e-file service at <https://olt.gov.on.ca/e-file-service/>.
2. On the e-file service, sign into your *My Ontario Account* (first time users will need to register for a *My Ontario Account*).
3. Submit the appeal via the e-file service and ensure that you select the correct approval authority, which in this case is listed as "*Township of Southwold (municipality) – CAO/Clerk*".
4. Pay the fee required by the OLT. The fee schedule and methods of payment can be found on the OLT website at <https://olt.gov.on.ca/fee-chart/>. OLT payment options and instructions are available online. NB: Cheques must be made out to the 'Minister of Finance'.
5. Anyone filing an appeal that does not use the OLT's e-file portal may submit the required material directly to the CAO/Clerk at the address listed below. Please note that an additional administrative fee will apply. Forms can be downloaded from the OLT website above or are available for pick-up at the Township of Southwold Office, 35663 Fingal Line, Fingal.

Additional Information regarding this application for minor variance is available for review, at the Township of Southwold Municipal Office, or by contacting the Township Planner via phone at 519-769-2010 or e-mail at planning@southwold.ca, or available online at the Township's website at: www.southwold.ca/current-planning-applications

Dated this 10th day of March, 2026.

Jeff Carswell, CAO/Clerk
Secretary-Treasurer of the Committee of Adjustment
Township of Southwold
35663 Fingal Line
Fingal, Ontario N0L 1K0
Phone: 519-769-2010
E-mail: cao@southwold.ca



**COMMITTEE OF ADJUSTMENT FOR
THE CORPORATION OF THE TOWNSHIP OF SOUTHWOLD**

DECISION SHEET

Application No.: MV 2026-01
Date of Hearing: March 9th, 2026
Owner/Applicant: Jeff Cook
Agent: Zelinka Priamo Ltd. c/o Aliyah Richards
Description: Part Lot 8
Municipal Address: 0141 & 0142 Scotch Line

Lot Description:

Existing Lot Area	32.98 ha
Existing Lot Frontage	1,623.06 m
Existing Lot Depth	206.4 m

In the matter of Section 45(1) of The Planning Act R.S.O 1990, the Township of Southwold Comprehensive Zoning By-law 2011-14, and an application for **Minor Variance**.

The owner is requesting a Minor Variance to seek a relief provision of Zoning By-law 2011-14, as amended to permit a reduced lot area for the purpose of a consent to add to an existing lot (Severance application E 19-26). Specifically, the minor variance will consider the following:

1. Relief from the provision of Section 5.2 (a) Minimum Lot Area- The Applicant is requesting to sever a parcel that will result in the lot area of 23.14 ha and 9.83 ha for two adjacent parcels.

Decision:

The application is hereby **approved** to obtain relief from Section 5.2 (a) Minimum Lot Area, as amended to permit a reduced lot area for the purpose of a consent to add to an existing lot (Severance application E 19-26). The proposed severed and retained lots will have an area of 23.14 ha and 9.83 ha for two adjacent parcels, whereas Section 5.2 (a) of the Zoning By-law requires a minimum area of 40 ha.

Reasons for approval, in accordance with Report PLA 2026-09:

1. The variance does maintain the intent and purpose of the Official Plan.
2. The variance does maintain the intent and purpose of the Zoning By-law.
3. The variance requested is desirable for the appropriate and orderly development and use of the land.
4. The variance is minor in nature.

The effect of written and oral submissions on the Decision is contained within Report PLA 2026-09 and the minutes of the Committee of Adjustment Meeting of March 9th, 2026.

We, the undersigned, concur in the decision and reasons given for the decision of the Committee of Adjustment for the Township of Southwold of this 9th day of March, 2026.

RECORDED VOTE	TO GRANT	TO REFUSE	Absent	Present
Committee Member, John Adzija	<u>✓</u>	_____	()	(✓)
Committee Member, Scott Fellows	<u>✓</u>	_____	()	(✓)
Committee Member, Sarah Emons	<u>✓</u>	_____	()	(✓)
Chairperson and Committee Member, Grant Jones	<u>✓</u>	_____	()	(✓)
Committee Member, Justin Pennings	<u>✓</u>	_____	()	(✓)

*******CERTIFICATION OF COMMITTEE'S DECISION*******

I, Jeff Carswell, being the Secretary-Treasurer of the Committee of Adjustment for the Township of Southwold, certify that this is a true copy of the Committee's decision on the 9th day of March, 2026.

 Secretary-Treasurer

March 9, 2026
 Date

*******NOTICE OF LAST DATE OF APPEAL*******

NOTICE IS HEREBY GIVEN THAT THE LAST DATE FOR APPEALING THIS DECISION TO THE ONTARIO LAND TRIBUNAL (OLT) IS THE **30th, DAY OF MARCH, 2026 at 5:00 P.M.**

The decision of the Committee may be appealed to the Ontario Land Tribunal (OLT) by serving personally on or sending by registered mail to the Secretary-Treasurer of the Committee a Notice of Appeal and a copy of an appeal form which is available from the OLT website at www.olt.gov.on.ca setting out the objection to the decision and the reasons in support of the objection accompanied by payment to the Secretary-Treasurer of the fee prescribed by the Tribunal as payable on an appeal from the Committee of Adjustment to the Tribunal.

Jeff Carswell, CAO/Clerk
 Township of Southwold
 35663 Fingal Line
 Fingal, Ontario

NOL 1KO
Phone: 519-769-2010
Email: cao@southwold.ca

Schedule A: Subject Area Map O Scotch Line – MV 2026-01



Appendix 1: Site Plan

