



TOWNSHIP OF SOUTHWOLD
NOTICE OF PUBLIC HEARING
CONCERNING APPLICATION FOR A MINOR VARIANCE
Application No. MV 2026-03
10449 Talbotville Gore Road
Owner/Applicant: Shayne Mitchell

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 **9th Day of March 2025** at approximately **7:00 p.m.** to consider the application.

The subject lands are municipally addressed as 10449 Talbotville; and legally described as CON SNBTR PT LOT 40 RP;11R1401, township of Southwold. The subject lands are shown outlined in yellow 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 12, pursuant to the Township of Southwold Zoning By-law No. 2011-14, as amended.

Minor Variance Application No. MV 2026-03 seeks relief from Section 3.48(i) (Added by By-Law 2022-44), to permit an Additional Dwelling Unit (ADU) with a floor area equivalent to approximately 43% of the habitable floor area of the proposed primary dwelling, whereas a maximum of 40% is permitted. Relief is also requested from Section 3.1(a)(iii) of Zoning By-law 2011-14, as amended, to permit the ADU to be located within the front yard. The application proposes the construction of a new primary dwelling, with the existing dwelling to be retained and re-designated as the Additional Dwelling Unit.

The purpose of the public meeting is to allow anyone affected by MV 2026-03 an opportunity to express their concerns 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 March 9th 2026. 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.

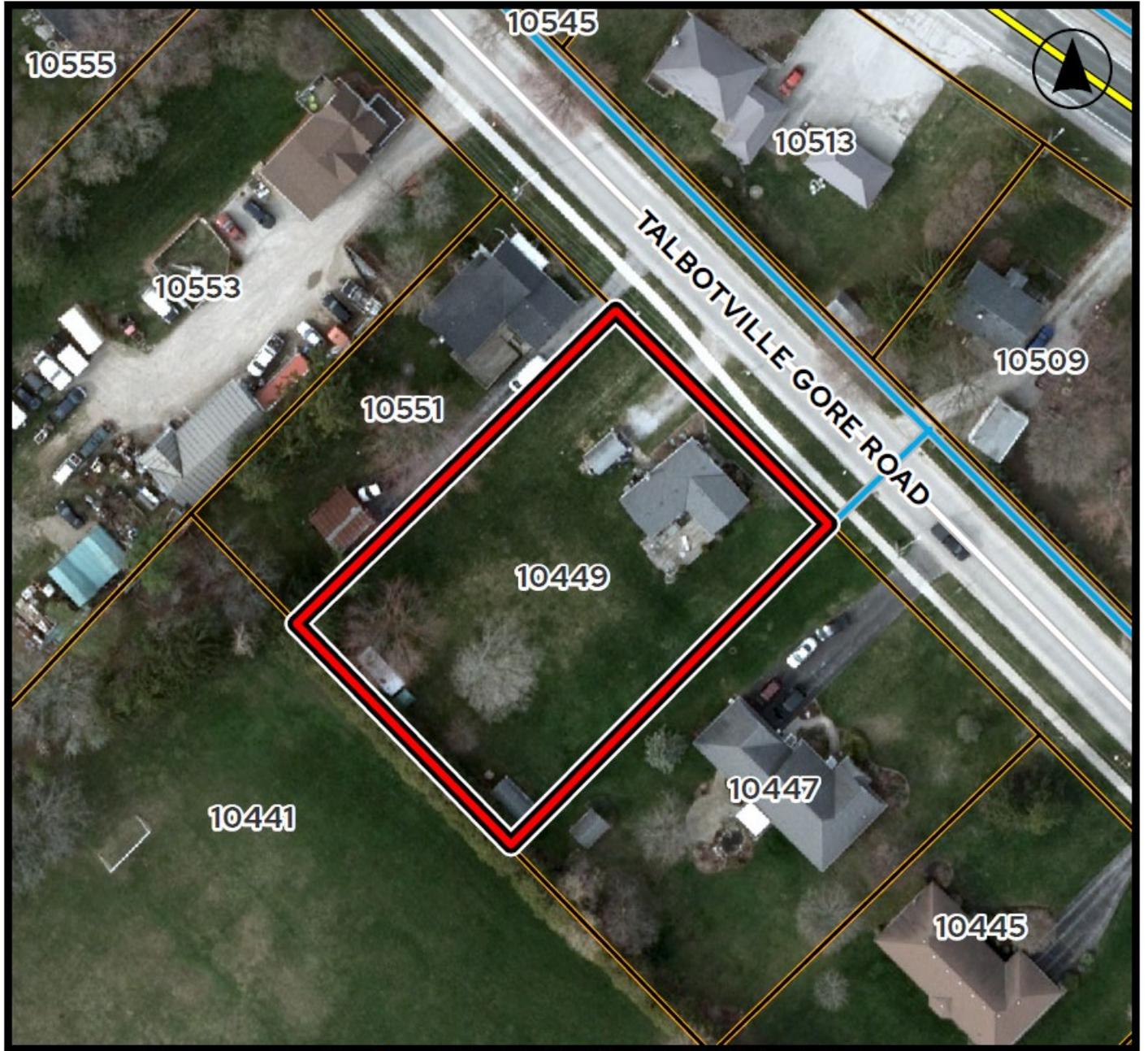
Additional information regarding this application is available from the Township Planner by email at planning@southwold.ca or by phone at 519-769-2010, on the website at: www.southwold.ca/current-planning-applications

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 25th day of February, 2026.

Evan McKinstry, Junior Planner
Township of Southwold
35663 Fingal Line Fingal, Ontario N0L 1K0
Phone: 519-769-2010
Email: planning@southwold.ca

KEY MAP SUBJECT LANDS - MV 2026-03



Variance Application MV 2026-03: 10449 Talbotville Gore Road

 Township Roads

 Minor Variance Location

 Parcels

 Municipal Drainage