



TOWNSHIP OF SOUTHWOLD

**COMMITTEE OF ADJUSTMENT
NOTICE OF DECISION
APPLICATION NO. MV 2026-04**

ATTACHED is a certified copy of the decision of the Committee of Adjustment in the matter of an Application MV 2026-04 for a minor variance pursuant to Section 45 (10) of the Planning Act, R.S.O. 1990, as amended.

The applicant, Minister of Municipal Affairs, specified persons and certain public bodies 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 **15th day of June, 2025, 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 26th day of May, 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 2026-04
Date of Hearing: May 25, 2026
Owner/Applicant: Firm Foundation Holdings Inc. C/O. Kevin Vanderveen
Agent: N/A
Description: PLAN 3 LOT 5 ETL AND PT LOT;5 W/S ARGYLE RP 11R7210;PARTS 1 & 2 and PLAN 3 LOT 6 PT LOT 5 RP;11R7210 PART 3
Municipal Address: Edward Street

Lot Description:

| | |
|------------------------------|---------|
| Existing Lot Area | 0.21 ha |
| Existing Lot Frontage | 38.13 m |
| Existing Lot Depth | 50.53 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 an Additional Dwelling Unit (ADU) to permit three front-facing entrances to a primary dwelling. Specifically, the minor variance will consider the following:

1. Relief from Section 3.48(j) (Added by By-Law 2022-44), to permit an Additional Dwelling Unit (ADU) to permit three front-facing entrances to a primary dwelling whereas exterior entrances of an additional dwelling unit shall not be permitted on an elevation, or facade of the dwelling unit that faces the frontage of the primary dwelling unit

Decision:

1. The application is hereby **approved** to obtain relief from Section 3.48(j) (Added by By-Law 2022-44), to permit an Additional Dwelling Unit (ADU) to permit three front-facing entrances to a primary dwelling whereas exterior entrances of an additional dwelling unit shall not be permitted on an elevation, or facade of the dwelling unit that faces the frontage of the primary dwelling unit, subject to the following condition of approval:

“That the applicant be responsible for the design, implementation and cost of a comprehensive servicing plan to service the subject lands to the satisfaction of the Municipality, and to the satisfaction of the Municipality of Dutton Dunwich.”

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 1K0
Phone: 519-769-2010
Email: cao@southwold.ca

Schedule A: Subject Area Map Edward Street - MV 2026-04



Variance Application 2026-04: Edward Street, Iona

- Township Roads
- Minor Variance Location
- Parcels
- Municipal Drainage

Appendix 1: Site Plan

