



**TOWNSHIP OF SOUTHWOLD
NOTICE OF A COMPLETE APPLICATION AND
PUBLIC MEETING CONCERNING A ZONING BY-LAW AMENDMENT**

Application No. ZBA 2025-12 (9925 Union Road)

TAKE NOTICE that under Section 34 of the Planning Act, R.S.O. 1990, the Township of Southwold Council has received a complete application for a Zoning By-law Amendment. The application has been circulated to internal departments and external agencies for review and comment.

A Public Meeting is scheduled for **Tuesday August 11, 2026, at approximately 7:00 p.m.** at the Southwold Keystone Complex located at 35921 Talbot Line, Shedden

Proposal

The Zoning By-law Amendment Application proposes to amend the zoning of the subject property from **Residential 2 (R2) to Residential 2 (R2) - Special Provision 4 (R2-4), Residential 2 – Special Provision 5 (R2-5), and Residential 3 – Special Provision 14 (R3-14), and Open Space (OS)**. The purpose of this application is to rezone the subject lands to residential zones with special provisions for a future draft plan of subdivision.

The R2-4 Zone would increase the maximum lot coverage from 40% to 50% and reduce the minimum exterior side yard setback from 6.0m to 3.5m. The R2-5 zone would add rowhouse and street rowhouses dwellings as permitted uses with provisions of minimum interior side yard for rowhouse/street rowhouse dwellings of 2.0m, minimum lot frontage of 6.0m for each dwelling unit on a separate lot, maximum lot coverage of 55%, minimum lot area of 200sqm per dwelling unit, minimum required exterior side yard requirement of 3.5m and minimum rear yard setback of 7.0m. The R3-14 zone exemptions would reduce the minimum lot frontage from 30.0m to 25.0 for rowhouse/multiple dwellings, reduce the minimum interior side yard requirement from 3.0m to 1.5m, reduce the minimum exterior side yard requirement from 6.0m to 3.5m, reduce minimum rear yard requirement from 10.0m to 6.0m and a provision for a maximum deck encroachment of 50% of the required rear yard.

Any person may attend the meeting and/or make written or verbal representation either in support of, or in opposition to the proposed Zoning By-law Amendment. 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 August 11, 2026**. If attending virtually an electronic invitation will be provided from the Township prior to the meeting. 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 Council agenda and municipal website.

Lands Containing Seven (7) or More Residential Units: A copy of this notice must be posted by the owner of any land that contains seven or more residential units in a location that is visible to all of the residents.

Zoning By-law Amendment Appeal: If a specified person or public body would otherwise have an ability to appeal the decision of Council of the Township of Southwold to the Ontario Land Tribunal but the specified person or public body does not make oral submissions at a public meeting or make written submissions to the Township of Southwold before the by-law is passed, the specified person or public body is not entitled to appeal the decision.

If a specified person or public body does not make oral submissions at a public meeting or make written submissions to the Township of Southwold before the by-law is passed, the specified person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

If you wish to be notified of the decision of Council for the Township of Southwold on the proposed

Zoning By-law Amendment Application ZBA 2025-12, you must make a written request to the Clerk, Township of Southwold, 35663 Fingal Line, Fingal, Ontario N0L 1K0 or by email at cao@southwold.ca.

Additional information relating to the proposed Zoning By-law Amendment is available by contacting 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

DATED at the Township of Southwold, this 20th day of July, 2026.

Jeff Carswell

Chief Administrative Officer / Clerk

Township of Southwold

35663 Fingal Line, Fingal, Ontario, N0L 1K0

Office: 519-769-2010

Email: cao@southwold.ca

Key Map – Application No. ZBA 2025-12 (9925 Union Road)

Residential 1 (R1) and Residential 2 (R2) to Residential 2 (R2) - Special Provision 4 (R2-4), Residential 2 – Special Provision 5 (R2-5), and Residential 3 – Special Provision 14 (R3-14), and Open Space (OS).

