



**NOTICE OF THE DEFERRAL OF  
ZONING BY-LAW AMENDMENT APPLICATION**

**Application No. ZBA 2026-05 (35866 Rose Ave, Shedden)**

**TAKE NOTICE** that Zoning By-Law Amendment Application ZBA 2026-05 has been **deferred** on May 21, 2026 in pursuant to Section 34 of the Planning Act, R.S.O. 1990.

The subject lands are municipally located at 35866 Rose Ave. The subject property is legally described as PLAN 157 PT LOT 7 AND CON; NNBTR PT LOT 16 RP 11R7324; PART3, Township of Southwold. The subject lands are shown outlined in red and identified as Subject Lands on the Key Map on the back of this notice

The subject lands are designated Residential in the Township of Southwold Official Plan as amended. The subject lands are currently zoned Residential 1 (R1) and Agriculture (A1) Zone in Southwold Zoning By-law No. 2011-14, as amended.

The purpose and effect of the Zoning By-law Amendment Application 2026-05 is to consider conditions of Consent Applications E30-26 & E31-26. The Zoning By-law Amendment application proposes to rezone the subject property from Agriculture 1 (A1) and Residential 1 (R1) to two Residential 1 Special Provision zones and a Settlement Reserve Special Provision zone. The severed lands (Parcel 1) are proposed to be rezoned to a Residential 1 Special Provision (R1-40) zone to permit a reduced lot frontage of 0 meters and no frontage on an open and maintained road. The retained lands (Parcel 2) are proposed to be rezoned to a Residential 1 Special Provision (R1-41) to permit a reduced lot frontage of 0 meters, no frontage on an open and maintained road and increased accessory structure building height of 19ft. In addition, the severed lands (Parcel 3) are proposed to be rezoned to a Settlement Reserve Special Provision (SR-2) zone to permit a reduced lot area of 3.89 hectares.

**DATED** at the Township of Southwold, this 21<sup>st</sup> day of May, 2026.

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

Key Map – Application No. ZBA 2026

-05



Aerial Imagery Location Map

Township of Southwold

Subject Site: 35866 Rose Avenue, Shedden

File Number: E 30-26 / 31-26

Owners: Steve Moss, Sharon Moss

CA: Lower Thames Valley Conservation Authority

Created by: MC

Date: 3/25/2026



Legend

County Roads

Local Roads

Severance Location

Severed

Retained

Easement Severance

