



TOWNSHIP OF SOUTHWOLD
NOTICE OF PUBLIC HEARING
CONCERNING APPLICATION FOR A MINOR VARIANCE
Application No. MV 2024-03
Optimist Drive, Blk 183 – Farhi Holdings Corporation

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 **27th day of May, 2024** at approximately **7:15 p.m.** to consider the application. The subject lands are located on Optimist Drive and are described as Block 183, Plan 11M-266 located in Phase 2 of the Talbotville Meadows Plan of Subdivision. The subject lands are outlined in red 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 and are currently zoned Residential 3 (R3-5) Zone on Map 12, pursuant to the Township of Southwold Zoning By-law No. 2011-14, as amended.

Minor Variance Application No. MV 2024-03 seeks relief from the provisions of Zoning By-law 2011-14, as amended to permit the development of single detached dwellings by way of a future vacant land Plan of Condominium application. Specifically, the minor variance will consider the following:

1. Section 10.2 (d)(i) reduce the required interior side yard setback from 3.0m to 1.5m
2. Section 3.38 (g) reduce the parking separation from a property line from 1.0m to 0.0m

The purpose of the public meeting is to allow anyone affected by MV 2024-03 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 CAO/Clerk by email at cao@southwold.ca or by phone at 519-769-2010 by no later than noon on Monday May 27th, 2024. 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 CAO/Clerk at cao@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 CAO/Clerk by email at cao@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 16th day of May, 2024.

Lisa Higgs, CAO/Clerk
Township of Southwold
35663 Fingal Line Fingal, Ontario N0L 1K0
Phone: 519-769-2010
Email: cao@southwold.ca

KEY MAP SUBJECT LANDS - MV 2024-03



ZONING DATA CHART			PARKING REQUIREMENTS		SITE BENCHMARK:	
USE	MINIMUM AREA (sq. ft.)	MINIMUM DISTANCE (ft.)	MINIMUM FRONT YARD SETBACK	MINIMUM REAR YARD SETBACK	MINIMUM SIDE YARD SETBACK	MINIMUM FRONT YARD SETBACK
1. PERMITTED USES	RESIDENTIAL USE	MINIMUM DISTANCE TO ADJACENT PROPERTY	MINIMUM FRONT YARD SETBACK	MINIMUM REAR YARD SETBACK	MINIMUM SIDE YARD SETBACK	MINIMUM FRONT YARD SETBACK
2. USE AREA (sq. ft.)	MINIMUM DISTANCE TO ADJACENT PROPERTY	MINIMUM DISTANCE TO ADJACENT PROPERTY	MINIMUM FRONT YARD SETBACK	MINIMUM REAR YARD SETBACK	MINIMUM SIDE YARD SETBACK	MINIMUM FRONT YARD SETBACK
3. USE AREA (sq. ft.)	MINIMUM DISTANCE TO ADJACENT PROPERTY	MINIMUM DISTANCE TO ADJACENT PROPERTY	MINIMUM FRONT YARD SETBACK	MINIMUM REAR YARD SETBACK	MINIMUM SIDE YARD SETBACK	MINIMUM FRONT YARD SETBACK
4. USE AREA (sq. ft.)	MINIMUM DISTANCE TO ADJACENT PROPERTY	MINIMUM DISTANCE TO ADJACENT PROPERTY	MINIMUM FRONT YARD SETBACK	MINIMUM REAR YARD SETBACK	MINIMUM SIDE YARD SETBACK	MINIMUM FRONT YARD SETBACK
5. USE AREA (sq. ft.)	MINIMUM DISTANCE TO ADJACENT PROPERTY	MINIMUM DISTANCE TO ADJACENT PROPERTY	MINIMUM FRONT YARD SETBACK	MINIMUM REAR YARD SETBACK	MINIMUM SIDE YARD SETBACK	MINIMUM FRONT YARD SETBACK
6. USE AREA (sq. ft.)	MINIMUM DISTANCE TO ADJACENT PROPERTY	MINIMUM DISTANCE TO ADJACENT PROPERTY	MINIMUM FRONT YARD SETBACK	MINIMUM REAR YARD SETBACK	MINIMUM SIDE YARD SETBACK	MINIMUM FRONT YARD SETBACK
7. USE AREA (sq. ft.)	MINIMUM DISTANCE TO ADJACENT PROPERTY	MINIMUM DISTANCE TO ADJACENT PROPERTY	MINIMUM FRONT YARD SETBACK	MINIMUM REAR YARD SETBACK	MINIMUM SIDE YARD SETBACK	MINIMUM FRONT YARD SETBACK
8. USE AREA (sq. ft.)	MINIMUM DISTANCE TO ADJACENT PROPERTY	MINIMUM DISTANCE TO ADJACENT PROPERTY	MINIMUM FRONT YARD SETBACK	MINIMUM REAR YARD SETBACK	MINIMUM SIDE YARD SETBACK	MINIMUM FRONT YARD SETBACK
9. USE AREA (sq. ft.)	MINIMUM DISTANCE TO ADJACENT PROPERTY	MINIMUM DISTANCE TO ADJACENT PROPERTY	MINIMUM FRONT YARD SETBACK	MINIMUM REAR YARD SETBACK	MINIMUM SIDE YARD SETBACK	MINIMUM FRONT YARD SETBACK
10. USE AREA (sq. ft.)	MINIMUM DISTANCE TO ADJACENT PROPERTY	MINIMUM DISTANCE TO ADJACENT PROPERTY	MINIMUM FRONT YARD SETBACK	MINIMUM REAR YARD SETBACK	MINIMUM SIDE YARD SETBACK	MINIMUM FRONT YARD SETBACK
11. USE AREA (sq. ft.)	MINIMUM DISTANCE TO ADJACENT PROPERTY	MINIMUM DISTANCE TO ADJACENT PROPERTY	MINIMUM FRONT YARD SETBACK	MINIMUM REAR YARD SETBACK	MINIMUM SIDE YARD SETBACK	MINIMUM FRONT YARD SETBACK
12. USE AREA (sq. ft.)	MINIMUM DISTANCE TO ADJACENT PROPERTY	MINIMUM DISTANCE TO ADJACENT PROPERTY	MINIMUM FRONT YARD SETBACK	MINIMUM REAR YARD SETBACK	MINIMUM SIDE YARD SETBACK	MINIMUM FRONT YARD SETBACK
13. USE AREA (sq. ft.)	MINIMUM DISTANCE TO ADJACENT PROPERTY	MINIMUM DISTANCE TO ADJACENT PROPERTY	MINIMUM FRONT YARD SETBACK	MINIMUM REAR YARD SETBACK	MINIMUM SIDE YARD SETBACK	MINIMUM FRONT YARD SETBACK
14. USE AREA (sq. ft.)	MINIMUM DISTANCE TO ADJACENT PROPERTY	MINIMUM DISTANCE TO ADJACENT PROPERTY	MINIMUM FRONT YARD SETBACK	MINIMUM REAR YARD SETBACK	MINIMUM SIDE YARD SETBACK	MINIMUM FRONT YARD SETBACK

PERMITTED USES

- RESIDENTIAL USE
- COMMERCIAL USE
- INDUSTRIAL USE
- AGRICULTURAL USE
- RECREATIONAL USE
- EDUCATIONAL USE
- RELIGIOUS USE
- CARE HOME USE
- DAY CARE USE
- CHILDREN'S USE
- ADULT CARE USE
- SENIOR CARE USE
- HEALTH CARE USE
- OFFICE USE
- RETAIL USE
- RESTAURANT USE
- BAR USE
- AMUSEMENT USE
- ENTERTAINMENT USE
- SPORTS USE
- UTILITIES USE
- TRANSPORTATION USE
- INDUSTRIAL USE
- AGRICULTURAL USE
- RECREATIONAL USE
- EDUCATIONAL USE
- RELIGIOUS USE
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- HEALTH CARE USE
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- RETAIL USE
- RESTAURANT USE
- BAR USE
- AMUSEMENT USE
- ENTERTAINMENT USE
- SPORTS USE
- UTILITIES USE
- TRANSPORTATION USE

LEGEND:

- PROPOSED PARCEL UNIT
- PROPOSED BUILDING SETBACK
- LIMITS OF SUBJECT PROPERTY

LEGAL INFORMATION

BLOCK 183, 11M-TB0
 TOWNSHIP OF SCOTIA-WOLF
 COUNTY OF GUYANA

OPTIMIST DRIVE

LM 10 PLAN 11M-249

<p>STRIK BALDINIZ MONIZ</p> <p>500 BALDWIN ST. LONDON, ON N6A 5J9 P: 518.645.6565 E: DEVELOPMENT@THC.CA JIM@THC.CA</p>	<p>FARHI HOLDINGS CORP.</p> <p>820 RICHMOND ST. LONDON, ON N6A 5J9 P: 518.645.6565 E: DEVELOPMENT@THC.CA JIM@THC.CA</p>	<p>SITE PLAN & ZONING CHART</p> <p>BLOCK 183, 11M-TB0 TALBOTVILLE MEADOWS TOWNHOMES 311-22232 2024-04-16, 01:00</p>	<p>SBM-19-0118</p> <p>SP1</p>
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