



TOWNSHIP OF SOUTHWOLD
NOTICE OF PUBLIC HEARING
CONCERNING APPLICATION FOR A MINOR VARIANCE
Application No. MV 2024-04
Sycamore Road, Blk 173 – 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 Sycamore Road and are described as Block 173, 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 (R3-4) Zone on Map 12, pursuant to the Township of Southwold Zoning By-law No. 2011-14, as amended.

Minor Variance Application No. MV 2024-04 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 1.4m
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 2024-04 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 2024-04



ZONING DATA CHART				PARKING REQUIREMENTS			
SP2	1:1	1:1	1:1	1:1	1:1	1:1	1:1
1	2	3	4	5	6	7	8
9	10	11	12	13	14	15	16
17	18	19	20	21	22	23	24
25	26	27	28	29	30	31	32
33	34	35	36	37	38	39	40
41	42	43	44	45	46	47	48
49	50	51	52	53	54	55	56
57	58	59	60	61	62	63	64
65	66	67	68	69	70	71	72
73	74	75	76	77	78	79	80
81	82	83	84	85	86	87	88
89	90	91	92	93	94	95	96
97	98	99	100				

LEGAL INFORMATION
 BLOCK 173, 11M-1TB0
 TOWNSHIP OF SOUTH WIND
 COUNTY OF ELSBIE

SITE BENCHMARK
 SBM-19-0116

KEY PLAN
 SUBJECT SITE

SYCAMORE ROAD

CANADIAN NATIONAL RAILWAY

STRIK BALDINELLI MONIZ

FARHI HOLDINGS CORP.
 620 RICHMOND ST.
 LONDON, ON
 N6A 5J9
 P: 519.645.6668
 E: DEVELOPMENT@FHC.CA | JIM@FHC.CA

SITE PLAN & ZONING CHART
 BLOCK 173, 11M-1TB0
 TALBOTVILLE MEADOWS TOWN-HOMES
 SP2