



TOWNSHIP OF SOUTHWOLD
NEW - NOTICE OF PUBLIC HEARING
CONCERNING AN APPLICATION FOR PERMISSION
AND MINOR VARIANCES
Application No. MV 2024-05
10868 Sunset Drive, Talbotville
Owners/Applicants: R. Singh and M. Kaur Bajwa

TAKE NOTICE that an application has been submitted for consideration of Permission with Minor Variances pursuant to Section 45(1) and Section 45(2) of the Planning Act, R.S.O. 1990, as amended.

A deferral notice for the public hearing was sent out on September 9, 2024. The Committee of Adjustment of the Township of Southwold will now hold a public hearing on the **15th day of October, 2024** at approximately **7:00 p.m.** to consider the application.

The subject lands are municipally addressed as 10868 Sunset Drive, Talbotville and legally described as Part of Lot 42, Concession East of North Branch of Talbot Road, Township of Southwold, County of Elgin. The subject lands are shown outlined in yellow and identified as Subject Lands on the Key Map on the back of this notice.

The subject lands are designated "Industrial" on Schedule '4A' in the Township of Southwold Official Plan as amended. The subject lands are currently zoned Residential 1 (R1) Zone on Map 12, pursuant to the Township of Southwold Zoning By-law No. 2011-14, as amended.

Minor Variance Application No. MV 2024-05 seeks permission under Section 45(2)(b) of the Planning Act to permit an accessory building to be used for a Home Industry. MV 2024-05 also seeks relief from the provisions of Section 3.1 (Accessory Uses) and 3.14 (Home Industry) of Zoning By-law 2011-14 under Section 45(1) of the Planning Act. The proponents are seeking permission to use an existing accessory building for a Home Industry use (woodworking workshop) and further requesting relief from Section 3.1 (b) to increase the permitted lot coverage from 15% to 25% and 3.14 (c) to increase the maximum gross floor area devoted to the Home Industry from 200m² to approximately 325m² to facilitate future expansion of the accessory building. The applicants reside on the property and intend to establish and scale the proposed Home Industry until such time that the subject property is re-zoned to align with the underlying Industrial land use designation. Application for Minor Variance A1/2000 provided relief from interior side yard setbacks for the accessory buildings on the subject property.

The purpose of the public hearing is to allow anyone affected by MV 2024-05 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 Planner by email at planning@southwold.ca or by phone at 519-769-2010 by no later than noon on October 15, 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 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 Committee of Adjustment agenda and municipal website.

Additional information regarding this application is available from 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 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 26th day of September, 2024.

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

KEY MAP - MV 2024-05
10868 Sunset Drive, Talbotville



Subject Lands



Existing Accessory Building