



NOTICE OF THE DEFERRAL OF MINOR VARIANCE APPLICATION

Application MV 2024-06

TAKE NOTICE that Minor Variance Application MV 2024-06 has been **deferred** until such time that a slope stability report completed by a qualified geotechnology engineer is submitted.

The subject lands are municipally addressed as 6383 Coon Road, Port Stanley and legally described as Part of Lot 10, 2nd Range North of Union Road, Registered Plan 11R-6128. 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 "Agricultural" on Schedule '1A' in the Township of Southwold Official Plan as amended. The subject lands are currently zoned Agricultural 1 (A1) Zone on Map 8, pursuant to the Township of Southwold Zoning By-law No. 2011-14, as amended.

Minor Variance Application No. MV 2024-06 seeks relief from the provisions of Zoning By-law 2011-14, as amended to permit the development of an addition to an existing legal non-compliant residential accessory structure. The proponents are seeking to construct a 96.6 m² addition, as well as an additional 29 m² lean-to covering, to an existing 83.6 m² garage located in the front yard of the property. Section 3.1 (iii) of the Zoning By-law does not permit residential structures to be located within the front yard while Section 3.33(b) of the By-law permits additions to existing legal non-compliant accessory structures as long as the addition does not further contravene any provisions of the By-law. As a portion of the proposed addition will extend further into the front yard, variances are required to seek relief for both of these provisions.

DATED at the Township of Southwold, this 27th day of November, 2024

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