



**TOWNSHIP OF SOUTHWOLD**  
**NOTICE OF PUBLIC HEARING**  
**CONCERNING AN APPLICATION FOR**  
**MINOR VARIANCES**  
**Application No. MV 2024-07**  
**34 Talbot Grove Lane, St. Thomas**  
**Owner/Applicant: J. DaSilva**

**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 **9<sup>th</sup> day of December, 2024** at approximately **7:00 p.m.** to consider the application.

The subject lands are municipally addressed as 34 Talbot Grove Lane, St. Thomas and legally described as Lot #7 and merged Part 1 of Lot 58, Plan 11M-245, Registered Plan 11R-11142. 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" 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 2024-07 seeks relief from the provisions of Zoning By-law 2011-14, as amended to permit the development of an additional dwelling unit in a detached accessory structure. The proponents are seeking to construct a 143 m<sup>2</sup> (1,535 ft<sup>2</sup>) detached accessory structure in the rear yard with a maximum height of 6.2 m (20' - 4" ft), whereas Section 3.1 (vi) of the Zoning By-law limits the height of such structures to 5.5 m (18 ft).

The purpose of the public hearing is to allow anyone affected by MV 2024-07 an opportunity to express their opinions 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](mailto:planning@southwold.ca) or by phone at 519-769-2010 by no later than noon on December 9, 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](mailto: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.

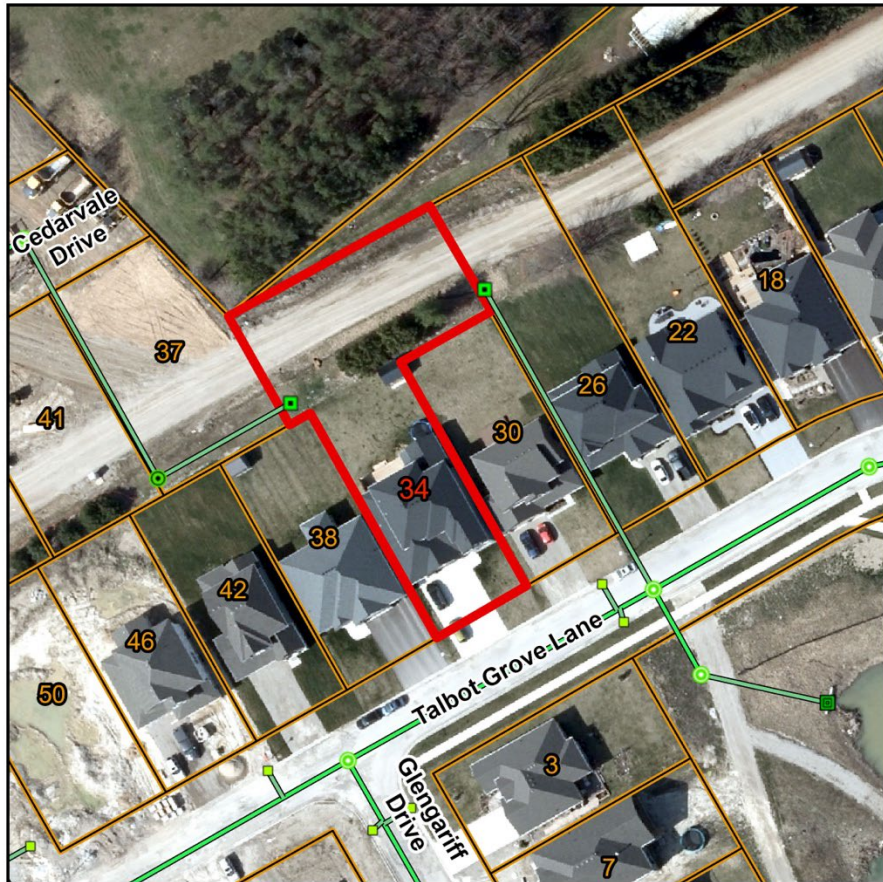
Additional information regarding this application is available from the Township Planner by email at [planning@southwold.ca](mailto:planning@southwold.ca) or by phone at 519-769-2010, on the website at:

[www.southwold.ca/current-planning-applications](http://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 25<sup>th</sup> day of November, 2024.

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

**KEY MAP - MV 2024-07**  
**34 Talbot Grove Lane, St. Thomas**



Subject Lands