



**TOWNSHIP OF SOUTHWOLD
NOTICE OF A COMPLETE APPLICATION AND
PUBLIC MEETING CONCERNING A ZONING BY-LAW AMENDMENT**

Application No. ZBA 2024-03 (36391 Talbot Line, Shedden)

TAKE NOTICE that under Section 34 of the Planning Act, R.S.O. 1990, the Township of Southwold Council has received a complete application for a Zoning By-law Amendment. The application has been circulated to internal departments and external agencies for review and comment.

A Public Meeting is scheduled for **Monday, August 12, 2024, at approximately 7:30 p.m** at the Township of Southwold Municipal Building located at 35663 Fingal Line, Fingal, Ontario in the Council Chambers.

Proposal

The Zoning By-law Amendment Application proposes to amend the zoning of subject property from **Residential 1 (R1) Zone to Residential 1 Special (R1-XX) Zone** to permit a Home Industry with a maximum floor area of 230m² (2,476 sq.ft.) to accommodate a small-scale meat processing and retail sales establishment.

The subject property is located at 36391 Talbot Line, Shedden and is legally described as Part 3, RP 11R-8356 as part of Part Lot 19, South of the North Branch of Talbot Road, Township of Southwold. The subject property is currently vacant with frontage along Talbot Line (Highway 3).

Any person may attend the meeting and/or make written or verbal representation either in support of, or in opposition to the proposed Zoning By-law Amendment. 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 August 12, 2024**. If attending virtually an electronic invitation will be provided from the Township prior to the meeting. 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 Council agenda and municipal website.

Lands Containing Seven (7) or More Residential Units: A copy of this notice must be posted by the owner of any land that contains seven or more residential units in a location that is visible to all of the residents.

Zoning By-law Amendment Appeal: If a person or public body would otherwise have an ability to appeal the decision of Council of the Township of Southwold to the Ontario Land Tribunal but does not make oral submissions at a public meeting or make written submissions to the Township of Southwold before the by-law is passed, the person or public body is not entitled to appeal the decision of the Township of Southwold. If a person or public body does not make oral submissions at a public meeting, or make written submissions to the Township of Southwold before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

If you wish to be notified of the decision of Council for the Township of Southwold on the proposed Zoning By-law Amendment Application ZBA 2024-03, you must make a written request to the Clerk, Township of Southwold, 35663 Fingal Line, Fingal, Ontario N0L 1K0 or by email at cao@southwold.ca .

Additional information relating to the proposed Zoning By-law Amendment is available by contacting 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

DATED at the Township of Southwold, this 18th day of July, 2024.

Christie Kent MPlan, MCIP, RPP

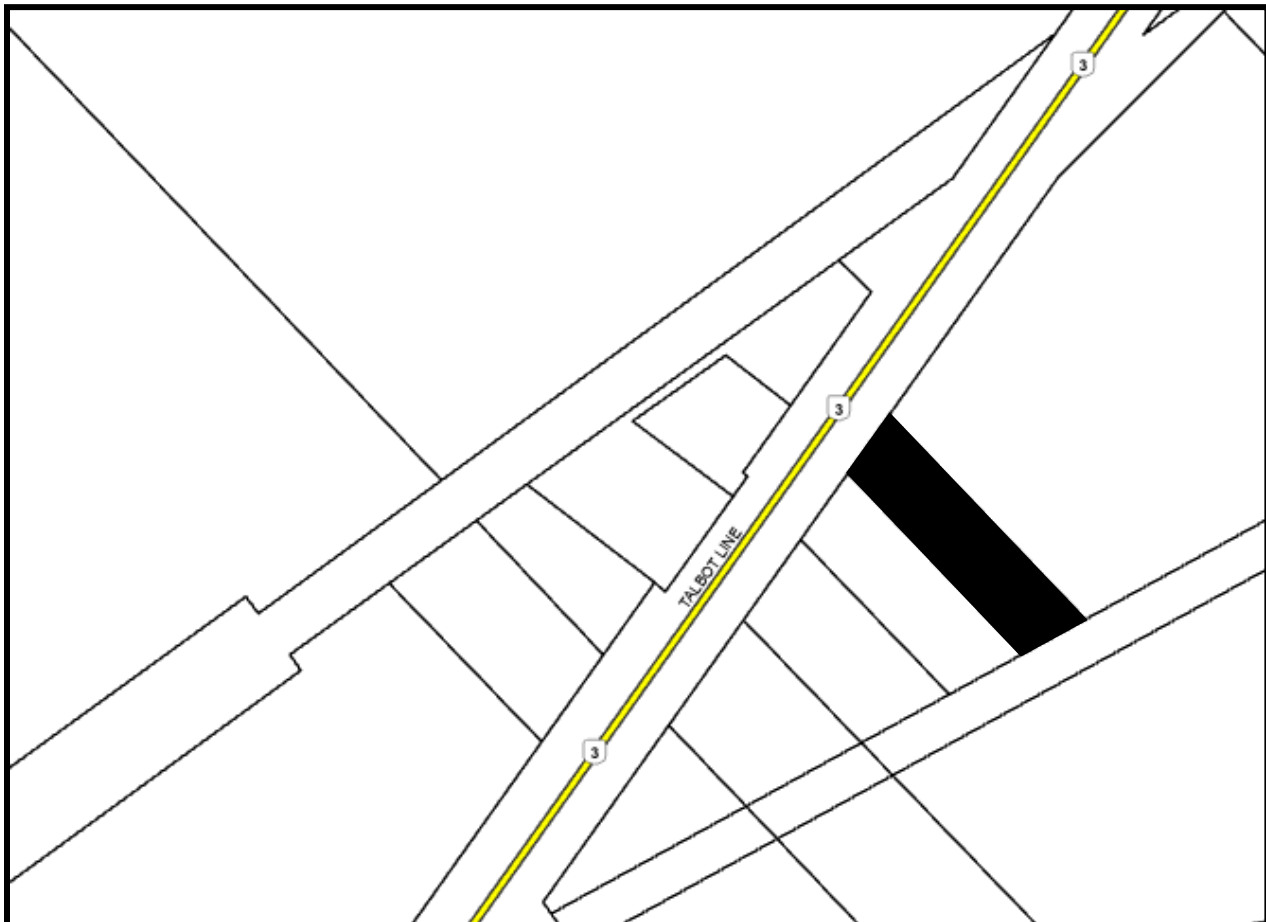
Planner, Township of Southwold

35663 Fingal Line, Fingal, Ontario, N0L 1K0

Office: 519-769-2010

Email: planning@southwold.ca

Key Map – Application No. ZBA 2024-03 (36391 Talbot Line, Shedden)



■ Subject Property