



**NOTICE OF THE PASSING OF A ZONING BY-LAW
BY THE CORPORATION OF THE
TOWNSHIP OF SOUTHWOLD**

Application ZBA 2024-05

TAKE NOTICE that the Council of the Corporation of the Township of Southwold passed By-law No. 2024-48 on the 23rd day of September, 2024, pursuant to Section 34 of the Planning Act, R.S.O. 1990, as amended.

The subject lands are legally described as: Plan 31, PT LOT 98 RP 11R-827 , Part 3, Geographic Township of Southwold, Elgin County, located at 8169 Union Road , Fingal as shown on the key map on the **back** of this notice.

THE PURPOSE AND EFFECT of the By-law was to rezone the subject lands from Residential 1 (R1) Zone to Residential 1 Special Provision 38 (R1-38) Zone to fulfil a condition of Consent Application E23-24. A Zoning By-law Amendment is required to address minimum lot frontage and planting strip deficiencies on the retained parcel.

The Written and Oral Submissions are summarized in the Planning Staff Report PLA 2024-14 and in the Statutory Public Meeting portion of the Council Meeting minutes of September 23, 2024; and were considered as part of the effect on the decision-making process.

AND TAKE NOTICE that those afforded rights to appeal to the Ontario Land Tribunal under Section 34(19) of the Planning Act, R.S.O. 1990, as amended, may appeal the decision of Council with respect to the By-law by filing a Notice of Appeal with the Clerk of the Corporation of the Township of Southwold, no later than **October 15, 2024**. The Notice of Appeal shall set out the objection to the by-law, the reasons in support of the objection, and shall be accompanied by a copy of the appeal form, available from the Ontario Land Tribunal website at www.elto.gov.on.ca, other documents and the fee required by the Tribunal (certified cheque, money order or credit card) payable to the Ministry of Finance and in Canadian funds. Upon receipt by the Clerk, the Notice of Appeal package will be forwarded to the Ontario Land Tribunal.

No person or public body shall be added as a party to the hearing of the appeal unless, before the by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the council or, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

This Notice and the By-law are available online at the Township's website at: www.southwold.ca/current-planning-applications The complete By-law is available for inspection daily, from Monday to Friday, during regular office hours, at the Clerk's Office.

DATED at the Township of Southwold, this 25th day of September, 2024.

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

**KEY MAP: ZBA 2023-05 (Not to Scale)
8169 Union Road, Fingal**



SCHEDULE "A" TO BY-LAW NO. 2024-48

