



TOWNSHIP OF SOUTHWOLD
NOTICE OF PUBLIC HEARING
CONCERNING AN APPLICATION FOR
MINOR VARIANCES
Application No. MV 2025-01
7283 Mellor Road, St. Thomas
Owners/Applicants: R. and J. Lukasik

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 **13th day of January, 2025** at approximately **7:00 p.m.** to consider the application.

The subject lands are municipally addressed as 7283 Mellor Road, St. Thomas and legally described as Lot 5, Range 1, East of River Road, Registered Plan 11R-3155. 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 Area" on Schedule '4' in the Township of Southwold Official Plan as amended. The subject lands are currently zoned Agricultural 1 (A1) Zone on Map 9, pursuant to the Township of Southwold Zoning By-law No. 2011-14, as amended.

Minor Variance Application No. MV 2025-01 seeks relief from the provisions of Zoning By-law 2011-14, as amended to permit the construction of a new front yard porch. The proponent is proposing to construct a new 29.45 m² (317 ft²) L-shaped front porch. At its deepest point, the porch will extend 4.88 m (16 ft) into the required front yard whereas Section 3.47 (vi) of the Zoning By-law stipulates that a porch can only extend up to 1.5 m (5 ft) into a required yard. As such, a variance is required.

The purpose of the public hearing is to allow anyone affected by MV 2025-01 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 or by phone at 519-769-2010 by no later than noon on January 13, 2025. 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 18th day of December, 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 2025-01
7283 Mellor Road, St. Thomas



Subject Lands