



**TOWNSHIP OF SOUTHWOLD
NOTICE OF COMPLETE APPLICATIONS AND
PUBLIC MEETING FOR DRAFT PLAN OF SUBDIVISION
AND ZONING BY-LAW AMENDMENT**

**Draft Plan of Subdivision: 34T-SO2402
Zoning Bylaw Amendment Application ZBA 2025-01
Subject Property: 35743 Horton St.**

TAKE NOTICE that The County of Elgin accepted a complete application for the above noted Draft Plan of Subdivision on December 17th, 2024 and has provided direction to the Township of Southwold to provide the required Notice of an Application for a Plan of Subdivision in accordance with Section 51(19.4) of the Planning Act, R.S.O. 1990.

And further that the Township of Southwold accepted a complete Zoning By-law Amendment application (ZBA 2025-01) on December 12th, 2024 under Section 34(12) of the Planning Act, R.S.O. 1990 for the property located at 35743 Horton Street.

And further that the Township of Southwold Council will hold a public meeting on **Monday, January 27th, 2025 at approximately 8:00 p.m.** to consider ZBA 2025-01. The public meeting will be held at the Keystone Complex at 35921 Talbot Line, Shedden, Ontario.

The subject property is located in the Settlement Area of Shedden (Schedule A) and is designated for residential land use and development as shown on Schedule 4B of the Official Plan. Plan of Subdivision Application 34T-SO2402 seeks to permit the development of a two-phase subdivision, where Phase 1 will contain 47 single detached dwelling lots, 13 semi-detached lots (26 units), and 3 Blocks for multi-family residential dwellings for a total of 110 units. Phase 2 will further permit 10 Blocks for future residential development consisting of single-detached dwellings, semi-detached dwellings and multi-family dwellings. The Plan of Subdivision further includes a Block for stormwater management purposes and a Block for Open Space. The development will be serviced by municipal water and municipal sanitary infrastructure with new internal roads connecting to Union Road and Talbot Line.

ZBA 2025-01 seeks to rezone the subject property from the Settlement Reserve (SR) Zone as shown on Schedule A Map 13 of Zoning By-law 2011-14, as amended to the requested site specific Residential 2 (R2-XX) and site specific Residential 3 (R3-XX) Zones. The proposed zoning seeks to establish site specific zone provisions to increase the permitted maximum lot coverage and to decrease the minimum required exterior side and rear yard setbacks of the R2 zone and to increase the maximum permitted lot coverage and decrease the minimum required lot area, exterior side and rear yard setbacks of the R3 zone. A copy of the proposed draft plan and a table listing the requested site-specific zoning amendments are attached to this notice for reference (Schedule B).

The purpose of the public meeting is to allow anyone affected by ZBA 2025-01 an opportunity to express their opinions in support or opposition of the zoning amendment application. If you

wish to attend the public meeting to provide verbal comments, virtually or in person please contact June McLarty, Deputy Clerk by email at deputyclerk@southwold.ca or by phone at 519-769-2010 by no later than noon on January 27th, 2025. If attending virtually an electronic invitation will be provided from the Township prior to the meeting.

Alternatively, written comments may also be submitted to June McLarty, Deputy Clerk by email at deputyclerk@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.

If you are the owner of a property that contains seven or more residential units, you are requested to post this notice in a location that is visible to all residents.

Right to Appeal ZBA 2025-01

If a specified 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 the specified 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 specified person or public body is not entitled to appeal the decision.

If a specified 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 specified 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 2025-01, 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.

If you wish to be notified of the decision of the County of Elgin for Plan of Subdivision Application 34T-SO2402, you must make a written request to the Clerk, County of Elgin, 450 Sunset Drive, St. Thomas, Ontario N5R 5V1 or by email at cao@elgin.ca.

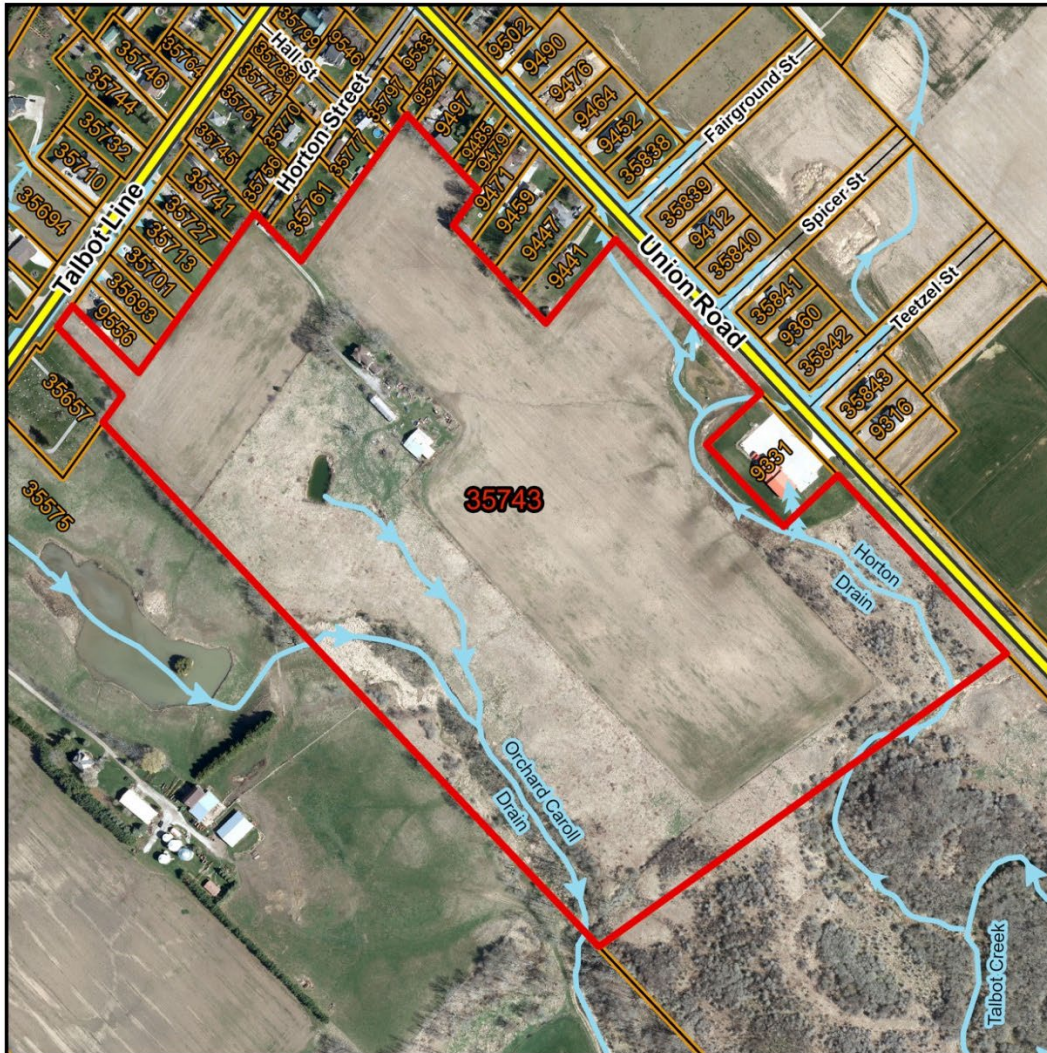
Additional information relating to the proposed Plan of Subdivision and Zoning By-law Amendment applications is available by contacting the Director of Infrastructure and Development by email at development@southwold.ca or by phone at 519-769-2010; or on the website at: www.southwold.ca/current-planning-applications

DATED at the Township of Southwold, this 7th day of January 2025.

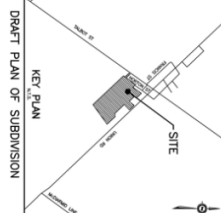
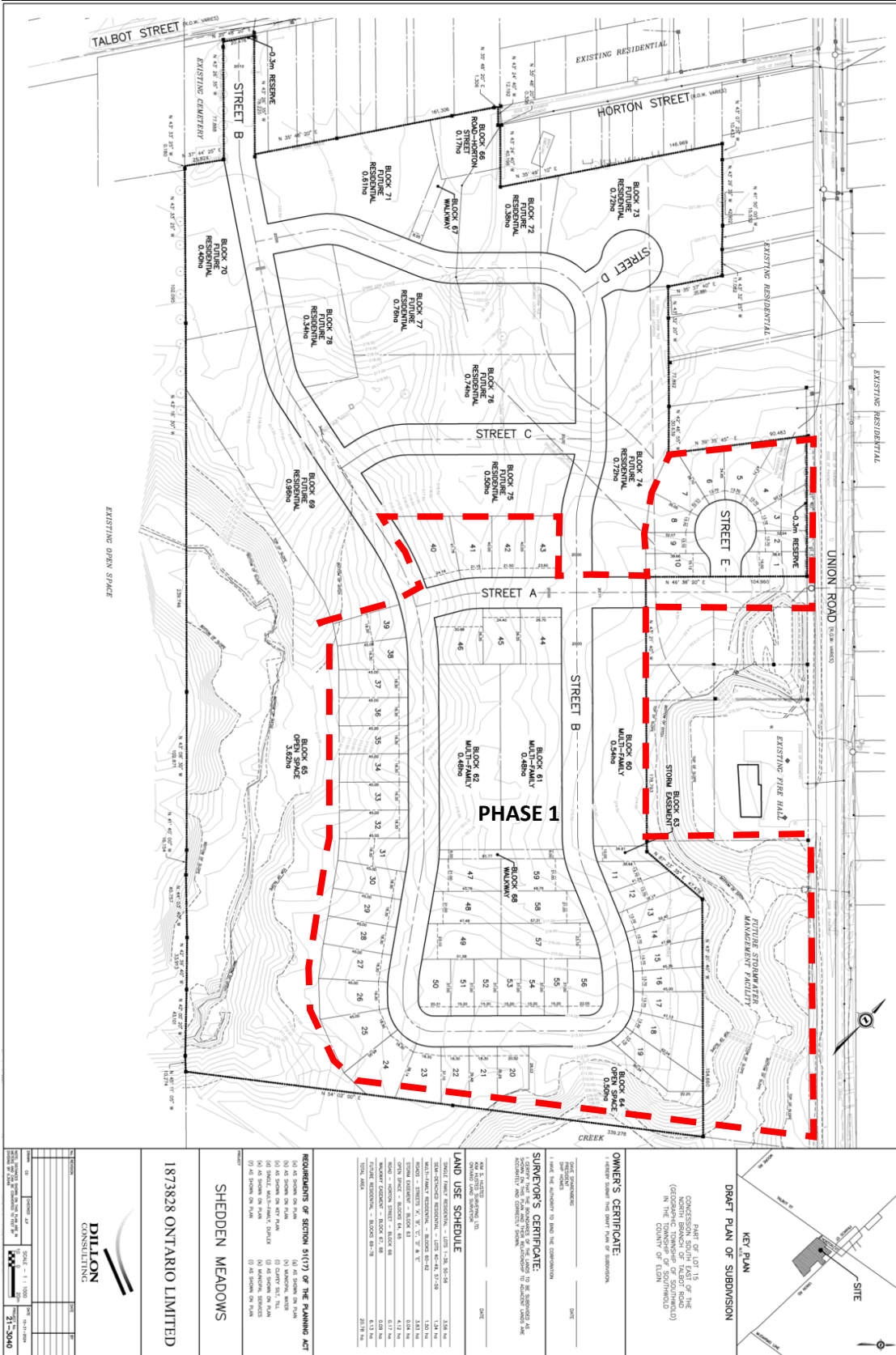
Township of Southwold

35663 Fingal Line
Fingal, Ontario NOL 1K0

Schedule A – Key Map



Schedule B - Proposed Draft Plan of Subdivision and Requested Zoning Amendments



OWNER'S CERTIFICATE:
 I HEREBY DECLARE THAT THE DRAFT PLAN OF SUBDIVISION...

SURVEYOR'S CERTIFICATE:
 I HAVE THE HONOUR TO SIGN THE COMPLETION...

LAND USE SCHEDULE

LAND USE	AREA (SQ. METERS)	AREA (ACRES)
RESIDENTIAL - SINGLE DETACHED	1,234,567	306.1
RESIDENTIAL - MULTIFAMILY	567,890	140.1
RESIDENTIAL - FUTURE	345,678	85.4
OPEN SPACE	123,456	30.6
TOTAL AREA	2,271,591	562.2

REQUIREMENTS OF SECTION 51(17) OF THE PLANNING ACT

(a) AS SHOWN ON PLAN (b) AS SHOWN ON PLAN (c) AS SHOWN ON PLAN (d) AS SHOWN ON PLAN (e) AS SHOWN ON PLAN (f) AS SHOWN ON PLAN (g) AS SHOWN ON PLAN (h) AS SHOWN ON PLAN (i) AS SHOWN ON PLAN (j) AS SHOWN ON PLAN (k) AS SHOWN ON PLAN (l) AS SHOWN ON PLAN (m) AS SHOWN ON PLAN (n) AS SHOWN ON PLAN (o) AS SHOWN ON PLAN (p) AS SHOWN ON PLAN (q) AS SHOWN ON PLAN (r) AS SHOWN ON PLAN (s) AS SHOWN ON PLAN (t) AS SHOWN ON PLAN (u) AS SHOWN ON PLAN (v) AS SHOWN ON PLAN (w) AS SHOWN ON PLAN (x) AS SHOWN ON PLAN (y) AS SHOWN ON PLAN (z) AS SHOWN ON PLAN

1873828 ONTARIO LIMITED

SHEDDEN MEADOWS

DILLON CONSULTING

DATE: 21-04-2025

SCALE: 1:1,000

PROJECT: 21-040

Requested Amendments

Phase 1

Residential 2 Zone

Provision	Required	Requested
Maximum Lot Coverage	40 %	50%
Minimum Exterior Side Yard	6.0 m	3.5 m
Minimum Rear Yard	9.0 m	8.0 m

Residential 3 Zone

Provision	Required	Requested
Minimum Required Lot Area	250 m ² /unit	200 m ² /unit
Maximum Lot Coverage	35 %	50%
Minimum Exterior Side Yard	6.0 m	3.5 m
Minimum Rear Yard	10.0 m	6.0 m

Phase 2

Residential 3 Zone

Provision	Required	Requested
Maximum Lot Coverage	35 %	50%
Minimum Exterior Side Yard	6.0 m	3.5 m
Minimum Rear Yard	10.0 m	6.0 m