



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

Application No. ZBA 2025-02 (39024 Talbot Line, St. Thomas)

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, February 24, 2025, 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 the subject property from **Residential 1 (R1) Zone to Residential 1 with a Special Provision (R1-XX) Zone** to permit a home occupation (Dog Groomer) within an accessory structure and occupying an area of approximately 100 m² (1080 ft²). The Amendment is required as typically Home Occupations are to be carried out within the dwelling unit and occupy no more than 40 m² (430 ft²).

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 February 24, 2025**. 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 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 2025-02, 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 30th day of January, 2025.

Lisa Higgs

Chief Administrative Officer / Clerk

Township of Southwold

35663 Fingal Line, Fingal, Ontario, NOL 1K0

Office: 519-769-2010

Email: cao@southwold.ca

Key Map - Application No. ZBA 2025-02 (39024 Talbot Line, St. Thomas)



 **Subject Property**