



# **A G E N D A**

**Monday November 11, 2024**

**COMMITTEE OF ADJUSTMENT**

**7:00 p.m., Council Chambers, Fingal/Via Video Link**

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1. CALL TO ORDER
2. ADDENDUM TO AGENDA
3. DISCLOSURE OF PECUNIARY INTEREST
4. ADOPTION OF MINUTES
  - (a) Minutes of Committee of Adjustment meeting of October 15, 2024
5. NEW BUSINESS
  - (a) Minor Variance Application MV 2024-06, S. and G.E. Flanagan, 6383 Coon Road
6. ADJOURNMENT



Meeting of the Committee of Adjustment  
Tuesday October 15, 2024  
Council Chambers, Fingal/Via Video Link

MEMBERS PRESENT:      Chairperson: Mayor Grant Jones  
                                 Members:      Deputy Mayor Justin Pennings  
                                                      Councillor John Adzija  
                                                      Councillor Sarah Emons  
                                                      Councillor Scott Fellows

Township Administration Present:      June McLarty, Deputy Secretary-Treasurer  
                                                      Mike Szilagyi, Planner

**MV 2024-05 R. Singh, M. Kaur Bajwa, 10868 Sunset Road**

**In attendance: R. Singh and M. Kaur Bajwa.**

**C of A 2024-11      Moved by: Member Fellows  
                                      Seconded by: Member Pennings**

**THAT** the regular Council meeting adjourn to sit as a Committee of Adjustment to hear minor variance applications MV 2024-05, R. Singh and M. Kaur Bajwa, 10868 Sunset Road at **7: 14 p.m.**

**CARRIED**

**C of A 2024-12      Moved by: Member Adzija  
                                      Seconded by: Member Fellows**

**THAT** the minutes from the Committee of Adjustment Meeting of May 27, 2024 are hereby adopted.

**CARRIED**

Chairperson Jones called the meeting to order and stated that this application is to seek relief from the provisions of Section 3.1 (Accessory Uses) and 3.14 (Home Industry) of Zoning By-law 2011-14 under Section 45(1) of the Planning Act. The proponents are seeking permission to use an existing accessory building for a Home Industry use (woodworking workshop) and further requesting relief from Section 3.1 (b) to increase the permitted lot coverage from 15% to 25% and 3.14 (c) to increase the maximum gross floor area devoted to the Home Industry from 200m<sup>2</sup> to approximately 325m<sup>2</sup> to facilitate future expansion of the accessory building.

Chairperson Jones asked if any member of the Committee had a disclosure of interest concerning the Minor Variance Application. No disclosures were made.

Chairperson Jones asked the Secretary-Treasurer what method and when was the notice given to the public for this hearing. The Secretary-Treasurer responded that a sign was posted on the property prior to the October 5<sup>th</sup>, 2024 deadline and notices were mailed to property owners within 60 metres on September 26, 2024.

Planning Consultant Mike Szilagyi presented report PLA 2024-16.

Chairperson Jones asked if any Committee Members had any questions on the Planning Report. No questions were asked.

Chairperson Jones asked the Secretary-Treasurer if any comments were received from staff. The Secretary-Treasurer responded yes. Comments received from staff were included in report PLA 2024-16.

Chairperson Jones asked if any written submissions were received on these applications. The Secretary-Treasurer responded that no written submissions were received on either of these applications.

Chairperson Jones asked if the owners and/or applicants are in attendance and to please identify yourself so that the Township has a record of your attendance at this public hearing, with your name and civic address. We would like to give you an opportunity to address the application. Mr. Singh and Ms. Kaur Bajwa identified themselves. No questions were asked.

**C of A 2024-13      MOVED BY: Member Emons  
                              SECONDED BY: Member Adzija**

**THAT** the Committee of Adjustment for the Township of Southwold receive Planning Report PLA 2024-16 regarding Application for Permission and Minor Variance MV 2024-05; and,

**THAT** the Committee of Adjustment for the Township of Southwold grant Permission under Section 45(2)(b) of the Planning Act to permit an accessory building to be used for a Home Industry; and,

**THAT** the Committee of Adjustment for the Township of Southwold grant the requested Minor Variance to obtain relief from the provisions of Section 3.1 (b) (Accessory Uses) to permit an increased lot coverage for accessory buildings and 3.14 (c) (Home Industry) to permit an increased maximum floor area devoted to a Home Industry as per the attached decision sheet



**TOWNSHIP OF SOUTHWOLD**  
**COMMITTEE OF ADJUSTMENT**  
**NOTICE OF DECISION**  
**APPLICATION NO. MV 2024-05**

ATTACHED is a certified copy of the decision of the Committee of Adjustment in the matter of an Application MV 2024-05 for a minor variance pursuant to Section 45 (10) of the Planning Act, R.S.O. 1990, as amended.

The applicant, the Minister or any other person or public body who has an interest in the matter may appeal the decision to the Ontario Land Tribunal (formerly the Local Planning Appeal Tribunal) by filing with the Secretary-Treasurer of the Committee of Adjustment, not later than the **4<sup>th</sup> day of November, 2024**, a Notice of Appeal, accompanied by the Tribunal fee, in the amount of \$400.00 for the first appeal and \$25.00 for each further appeal related to the same matter. Certified Cheque, Money Order or Credit Card payment are to be made payable to the Minister of Finance and in Canadian funds. If you wish to appeal, a copy of an appeal form is available from the Ontario Land Tribunal (formerly the Local Planning Appeal Tribunal) website at: <https://olt.gov.on.ca/tribunals/lpat/about-lpat/>

**Additional Information** regarding this application for minor variance is available for review, at the Township of Southwold Municipal Office, or by contacting the Township via phone at 519-769-2010 or e-mail at [deputyclerk@southwold.ca](mailto:deputyclerk@southwold.ca), or available online at the Township's website at: [www.southwold.ca/current-planning-applications](http://www.southwold.ca/current-planning-applications)

Dated this 16<sup>th</sup> day of October, 2024.

June McLarty, Deputy Clerk  
Secretary-Treasurer of the Committee of Adjustment  
Township of Southwold  
35663 Fingal Line  
Fingal, Ontario N0L 1K0  
Phone: 519-769-2010  
Fax: 519-769-2837  
E-mail: [deputyclerk@southwold.ca](mailto:deputyclerk@southwold.ca)



**COMMITTEE OF ADJUSTMENT FOR  
THE CORPORATION OF THE TOWNSHIP OF SOUTHWOLD**

**DECISION SHEET**

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**Application No.** MV 2024-05  
**Date of Hearing:** October 15, 2024  
**Owner/Applicant:** Rasandeep Singh and Manjot Kaur Bajwa .  
**Agent:**  
**Description:** Part of Lot 42 Concession ENBTR  
**Municipal Address:** 10868 Sunset Road

**Lot Description:**

<b>Existing Lot Area</b>	202 343 sq m (0.50 Ac)
<b>Existing Lot Frontage</b>	28.956 metres (95.00 feet)
<b>Existing Lot Depth</b>	70.4088 metres (231 feet)

In the matter of Section 45(1) of The Planning Act R.S.O 1990, the Township of Southwold Comprehensive Zoning By-law 2011-14, and an application for **Minor Variance**.

The owners are requesting a Minor Variance to seek relief provisions of Zoning By-law 2011-14, as amended to permit an accessory building to be used for a Home Industry . Specifically, the minor variance will consider the following:

1. Relief from the provision of Section 3.1 (b) (Accessory Uses) to permit an increased lot coverage for accessory buildings
2. Relief from 3.14 (c) (Home Industry) to permit an increased maximum floor area devoted to a Home Industry.

**Decision:**

The application is hereby **approved** to obtain relief from Section 3.1 (b) (Accessory Uses) to permit an increased lot coverage for accessory buildings and Section 3.14 (c) (Home Industry) to permit an increased maximum floor area devoted to a Home Industry.

Reasons for approval, in accordance with Report PLA 2024-16:

1. The variance does maintain the intent and purpose of the Official Plan.
2. The variance does maintain the intent and purpose of the Zoning By-law.
3. The variance requested is desirable for the appropriate and orderly development and use of the land.
4. The variance is minor in nature.

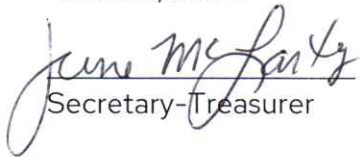
The effect of written and oral submissions on the Decision is contained within Report PLA 2024-16 and the minutes of the Committee of Adjustment Meeting of October 15, 2024.

We, the undersigned, concur in the decision and reasons given for the decision of the Committee of Adjustment for the Township of Southwold of this 15<sup>th</sup> day of October, 2024.

<b>RECORDED VOTE</b>	<b>TO GRANT</b>	<b>TO REFUSE</b>	<b>Absent</b>	<b>Present</b>
Committee Member, John Adzija	<u>✓</u>	_____	( )	(✓)
Committee Member, Scott Fellows	<u>✓</u>	_____	( )	(✓)
Committee Member, Sarah Emons	<u>✓</u>	_____	( )	(✓)
Chairperson and Committee Member, Grant Jones	<u>✓</u>	_____	( )	(✓)
Committee Member, Justin Pennings	<u>✓</u>	_____	( )	(✓)

\*\*\*\*\***CERTIFICATION OF COMMITTEE'S DECISION**\*\*\*\*\*

I, June McLarty, being the Secretary-Treasurer of the Committee of Adjustment for the Township of Southwold, certify that this is a true copy of the Committee's decision on the 15<sup>th</sup> day of October, 2024.

  
 Secretary-Treasurer

October 16, 2024  
 Date

\*\*\*\*\***NOTICE OF LAST DATE OF APPEAL**\*\*\*\*\*

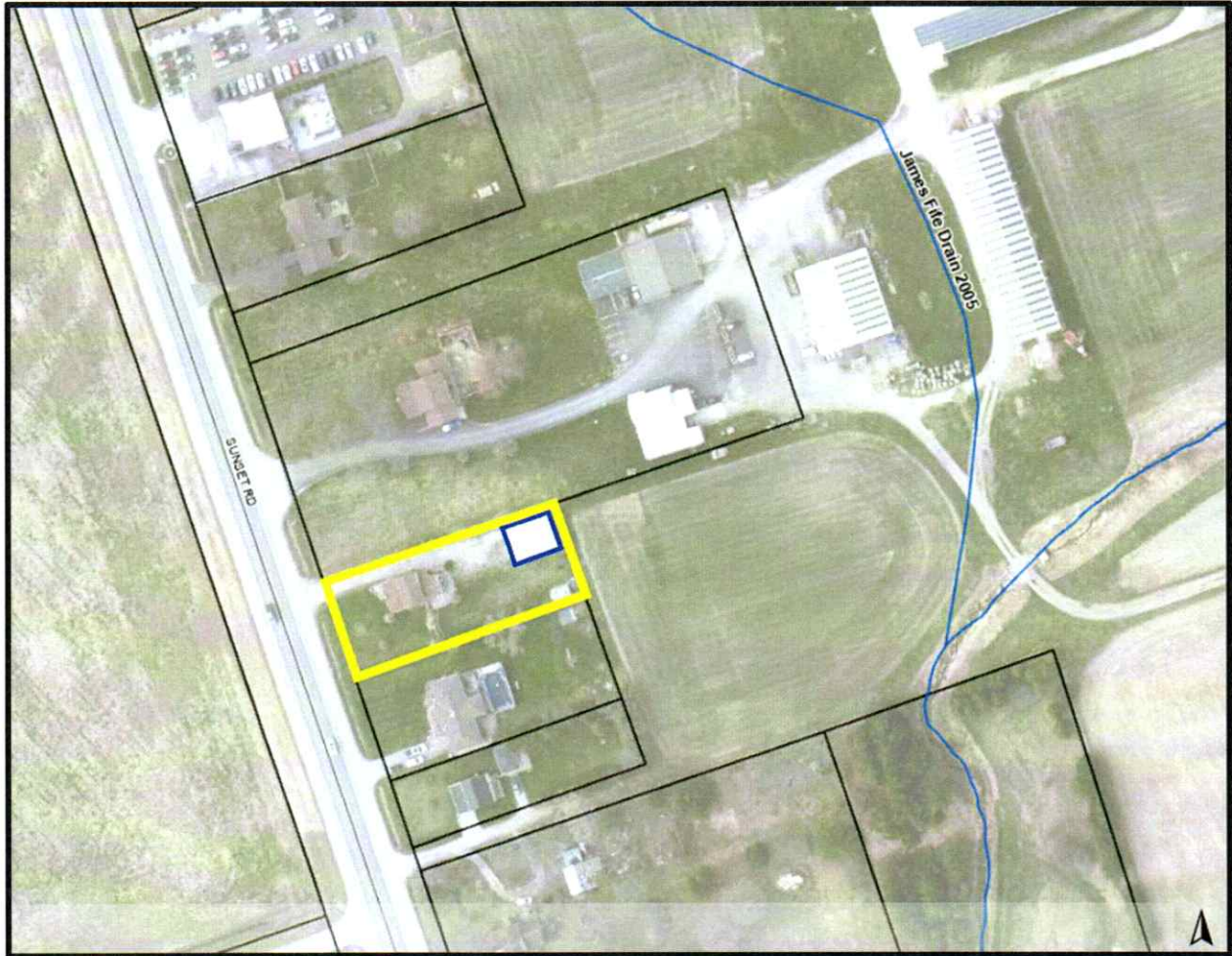
NOTICE IS HEREBY GIVEN THAT THE LAST DATE FOR APPEALING THIS DECISION TO THE ONTARIO LAND TRIBUNAL (OLT) IS THE **4<sup>th</sup> DAY OF NOVEMBER, 2024**.

The decision of the Committee may be appealed to the Ontario Land Tribunal (OLT) by serving personally on or sending by registered mail to the Secretary-Treasurer of the Committee a Notice of Appeal and a copy of an appeal form which is available from the OLT website at [www.olt.gov.on.ca](http://www.olt.gov.on.ca) setting out the objection to the decision and the reasons in support of the objection accompanied by payment to the Secretary-Treasurer of the fee prescribed by the Tribunal as payable on an appeal from the Committee of Adjustment to the Tribunal.

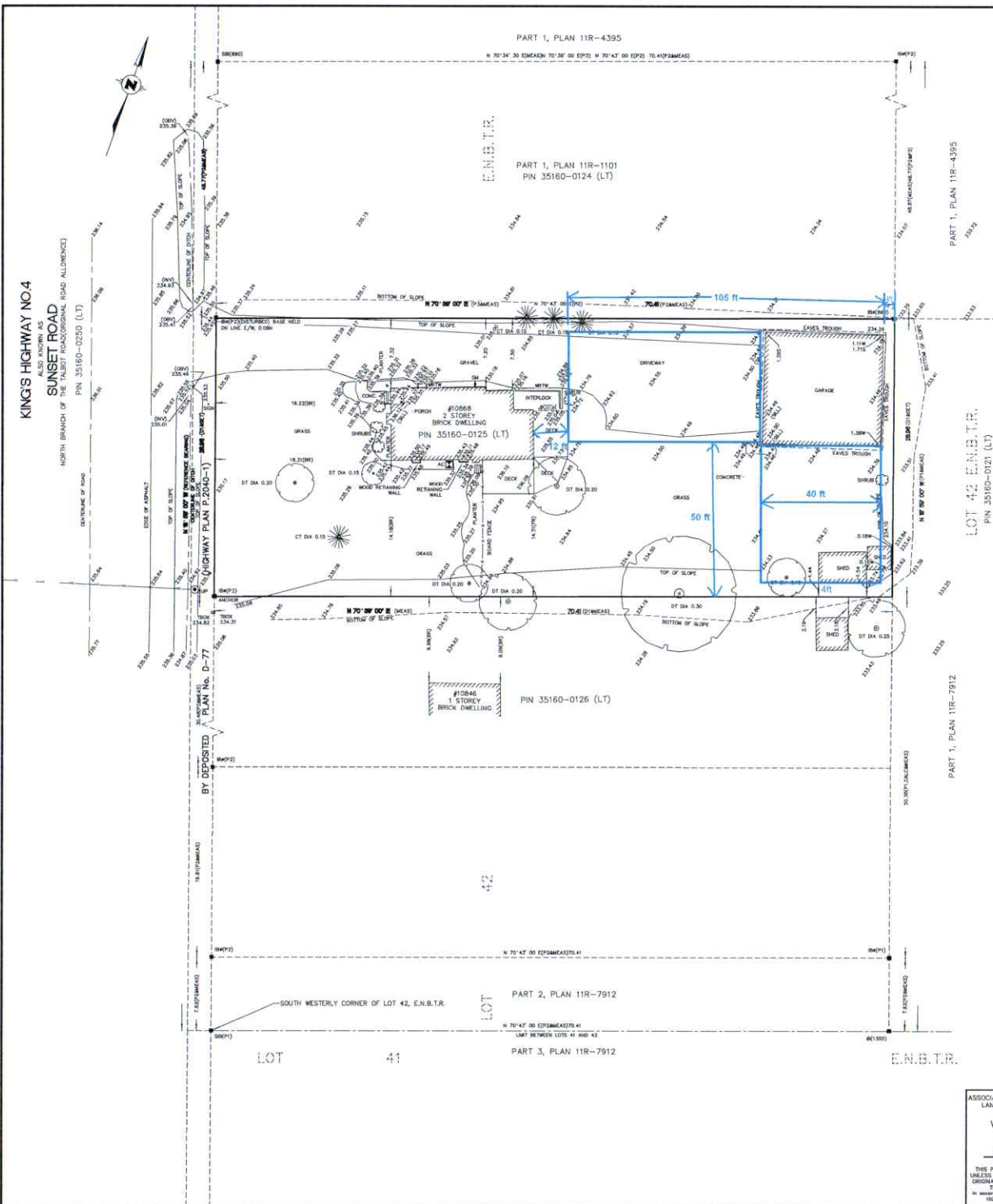
June McLarty, Deputy Clerk  
 Township of Southwold  
 35663 Fingal Line  
 Fingal, Ontario  
 NOL 1K0

Phone: 519-769-2010  
Email: [deputyclerk@southwold.ca](mailto:deputyclerk@southwold.ca)

**Schedule A: Subject Area Map 10868 Sunset Road - MV 2024-05**



**Appendix 1: Site Plan**



**SURVEYORS REAL PROPERTY REPORT**  
 PART 1  
 PLAN OF SURVEY OF  
 PART OF LOT 42  
 CONCESSION EAST OF THE NORTH BRANCH  
 OF TALBOT ROAD  
 TOWNSHIP OF SOUTHWOLD  
 CITY OF ST. THOMAS  
 COUNTY OF ELGIN



THE INTENDED PLOT SIZE OF THIS PLAN IS 636mm IN WIDTH BY 576mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:225

© COPYRIGHT 2024, AK&M SURVEYING LTD.

**METRIC:** DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

**NOTES**

- 1) BEARINGS ARE ASTROMIC, AND ARE REFERRED TO THE EASTERLY LIMIT OF SUNSET ROAD HAVING A BEARING OF N18°50'00"W AS SHOWN ON P1
- 2) TIES ARE TAKEN TO FOUNDATION UNLESS OTHERWISE NOTED.

**BENCHMARK NOTE**

ELEVATIONS HEREON ARE GEODETIC AND DERIVED USING LEICA SMARTNET NETWORK (EPOCH 2010) AND ARE REFERRED TO THE CGVD-1928:1978 DATUM.

**PART 2: SURVEY REPORT**

- DESCRIPTION OF LAND: PART OF LOT 42, CONCESSION EAST OF THE NORTH BRANCH OF TALBOT ROAD
- REGISTERED EASEMENTS AND/OR RIGHTS-OF-WAY: NONE REGISTERED
- BOUNDARY FEATURES: FENCES AND OVERHEAD HYDRO WIRE AND THEIR RELATIONSHIP TO THE PROPERTY LIMITS ARE SHOWN ON THE FACE OF THE PLAN
- COMPLIANCE WITH MUNICIPAL ZONING BY-LAWS: PLAN DOES NOT CERTIFY ZONING COMPLIANCE.

**LEGEND**

- DENOTES FOUND MONUMENT
- DENOTES PLANTED MONUMENT
- SB DENOTES STANDARD IRON BAR
- SSB DENOTES SHORT STANDARD IRON BAR
- IB DENOTES IRON BAR
- IBW DENOTES ROUND IRON BAR
- OL DENOTES ORION UNKNOWN
- B90 DENOTES H. L. VAN PELT, O.L.S.
- L355 DENOTES BRIAN VAUGHAN SURVEYING LTD., O.L.S.
- CALC DENOTES CALCULATED
- MEAS DENOTES MEASURED
- WT DENOTES WITNESS
- PROD DENOTES PRODUCTION
- P1 DENOTES PLAN 11R-7912
- P2 DENOTES PLAN 11R-1101
- P3 DENOTES PLAN 11R-4395
- D1 DENOTES INST. No. E348720
- AC DENOTES AIR CONDITIONER
- BR DENOTES BRICK
- CLF DENOTES CHAIN LINK FENCE
- CCNC DENOTES CONCRETE
- CT DENOTES CONIFEROUS TREE
- DT DENOTES DECIDUOUS TREE
- EV DENOTES EAVES TROUGH
- FR DENOTES FRAME
- GM DENOTES GAS METER
- INV DENOTES INVERT
- LS DENOTES LIGHT STANDARD
- OSV DENOTES OSBENT
- WRW DENOTES WOODEN RETAINING WALL
- UBOX DENOTES UTILITY BOX
- UP DENOTES UTILITY POLE
- OH- DENOTES OVERHEAD HYDRO

**SURVEYOR'S CERTIFICATE**

- I CERTIFY THAT:
- 1) THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
  - 2) THE SURVEY WAS COMPLETED ON 11<sup>TH</sup> DAY OF MARCH, 2024.

MARCH 20<sup>TH</sup>, 2024  
DATE

*Kedth*  
ATHITHAN KANAGANAYAGAM  
ONTARIO LAND SURVEYOR

ASSOCIATION OF ONTARIO LAND SURVEYORS  
V-75881

THIS PLAN IS NOT VALID UNLESS IT IS AN UNBROKEN ORIGINAL COPY ISSUED BY THE SURVEYOR IN ACCORDANCE WITH REGULATION 608, SECTION 2(3)

15 Great Plains Street  
Brampton, Ontario  
L6R-1Z5  
Phone: (647) 914-3361  
www.akmsurveying.com  
Email: info@akmsurveying.com

AKM  
AK&M SURVEYING LTD.

PREPARED FOR: RASANDEEP SINGH

DATE: MARCH 20<sup>TH</sup>, 2024

PROJECT No.: 2024-33



Chairperson Jones advised the public that the last day for appealing this decision is November 4, 2024. If you wish to be notified of the decision of the Committee in respect of this application, you must submit a written request to the Township of Southwold Committee of Adjustment. If you are not the applicant, you should request a copy of the decision since it may be appealed to the Ontario Land Tribunal by the applicant or another member of the public. This public meeting is now concluded.

**C of A 2024-14**

**Moved by: Member Emons**

**Seconded by: Member Adzija**

**THAT** the meeting of the Committee of Adjustment to hear applications MV 2024-05, R. Singh and M. Kaur Bajwa, 10868 Sunset Road and the regular meeting of council reconvenes at **7:15p.m.**

**CARRIED**

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Chairperson

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Secretary-Treasurer



## TOWNSHIP OF SOUTHWOLD

### Report to Council

**MEETING DATE:** November 11, 2024

**PREPARED BY:** Mike Szilagyi, Planner

**REPORT NO:** PLA 2024-17

**SUBJECT MATTER:** **Minor Variance Application MV 2024-06**  
**6383 Coon Road, Port Stanley**  
**Owners: Simon and Gail E. Flanagan**

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#### **Recommendations:**

THAT the Committee of Adjustment for the Township of Southwold receive Planning Report PLA 2024-17 regarding Application for Minor Variance MV 2024-06; and

THAT the Committee of Adjustment for the Township of Southwold grant the requested Minor Variances to obtain relief from the provisions of Section 3.1 (iii) (Accessory Uses) and Section 3.33 (b) (Non-Complying Use: Additions and Accessory Uses) to permit the construction of an addition to a legal non-compliant accessory structure.

#### **Summary:**

- The variances would permit the construction of a 96.6 m<sup>2</sup> addition, as well as a 29 m<sup>2</sup> lean-to covering, to an existing 83.6 m<sup>2</sup> residential accessory structure located in the front yard of the property. The portion of the addition which extends further into the front yard is not compliant with Zoning By-law 2011-14.
- The applicants reside on the property and intend to use the addition for addition vehicle storage space and a home workshop.

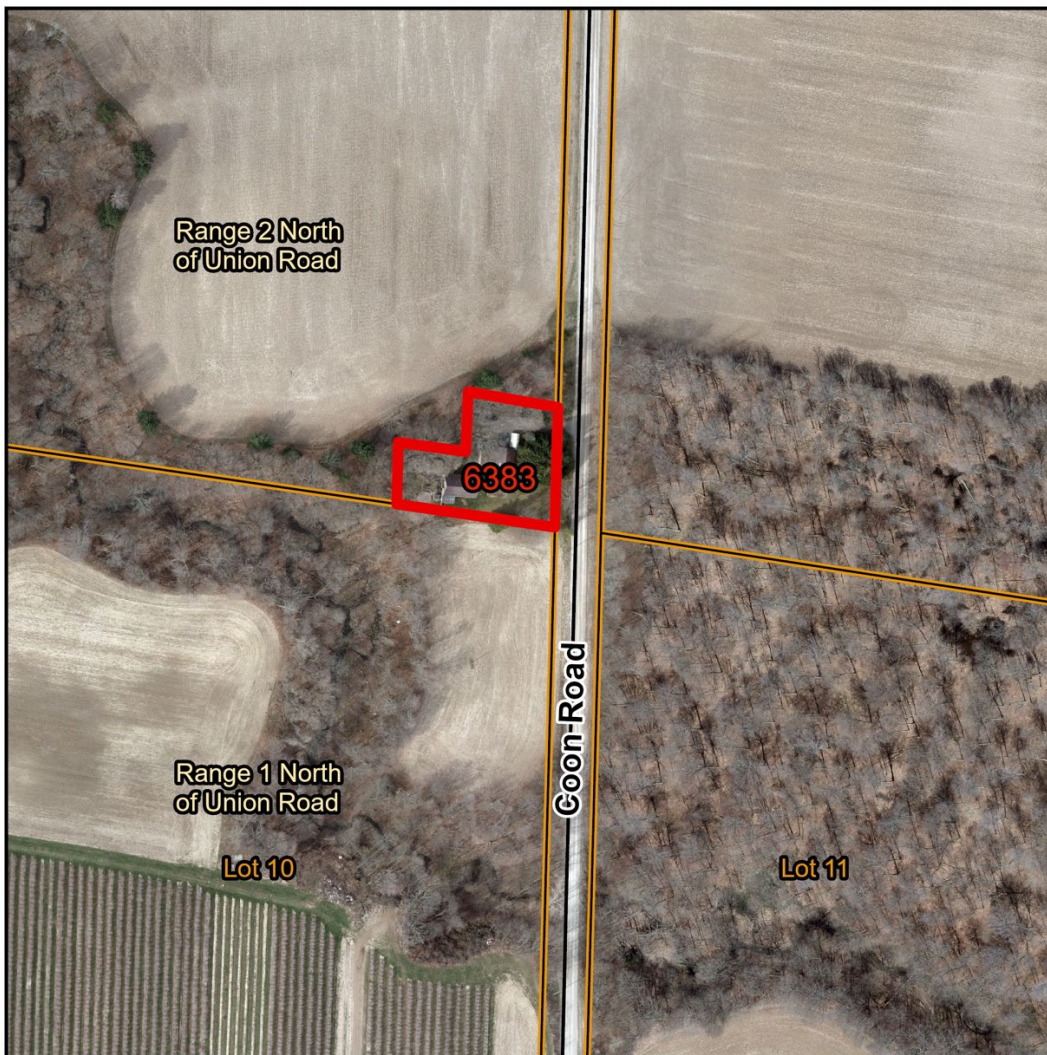
#### **Purpose:**

The purpose of this report is to provide the Committee of Adjustment with background information to support the recommendation to approve Application for Minor Variances following the Public Hearing scheduled for November 11, 2024.

The subject lands are located at 6383 Coon Road, Port Stanley and are legally described as Part of Lot 10, 2<sup>nd</sup> Range North of Union Road, Registered Plan 11R-6128. The subject lands are highlighted in Figure 1.

The subject lands are approximately 2,780 m<sup>2</sup> (30,000 ft<sup>2</sup>) in area with a frontage of 50.3 m (165 ft) along Coon Road. The lands are located within the rural area of the Township of Southwold, on lands designated Agriculture Area on Schedule 4 of the Township of Southwold Official Plan and zoned Agricultural 1 (A1) on Map 8 of the Township of Southwold Zoning By-law 2011-14. The lands are occupied by a former rural schoolhouse which was converted to a residential property in 1965 and the existing garage. The lands are surrounded to the north and south by agricultural farmland and to the east and west by natural features in the form of significant woodlands and a watercourse.

**Figure 1.0 Key Map of Subject Property**



**Consultation**

Statutory Notice Requirements

The Notice of the Public Hearing was provided in accordance with the provisions of the Planning Act. Property owners within 60m of the subject lands were provided notice through regular mail delivery. Applicable persons and public bodies were provided notice of the Public Hearing and a request for comments via email. Signage advising of the date of the Public Hearing, as well as the purpose and effect of the application, was placed on the subject property and details of the application and Public Hearing were also posted publicly on the Township’s website.

Public and Agency Comments

At the time of the writing of the report, only the comment below, from Elgin County, stating no concerns has been received from public agencies and no comments or concerns have been received from surrounding property owners.

Elgin County

- The proposed expansion will not negatively impact the viability of the surrounding agricultural uses and therefore conforms with the policies of the CEOP. No concerns with the requested Minor Variance.

Township Comments

Building

- As shown, this garage addition will be required to be designed as a part 9 residential structure

**Overview and Analysis:**

**This analysis is provided prior to the Public Hearing. Should new information arise regarding this proposal, the Committee of Adjustment is advised to take such information into account when considering the recommendation provided by Township Staff.**

Application for Minor Variance was reviewed with consideration to the Provincial Planning Statement (2024), Elgin County Official Plan, Township of Southwold Official Plan, and the Township of Southwold Zoning Bylaw 2011-14. A summary of the applicable planning policies and regulations is provided.

	<b>Section(s)</b>	<b>Relevant Policy Direction</b>
<b>Provincial Planning</b>	2.5 Rural Areas in Municipalities	<ul style="list-style-type: none"> <li>• Build Upon Rural Character</li> <li>• Protect Natural Areas and Features</li> </ul>

	Section(s)	Relevant Policy Direction
<b>Statement, 2024</b>	4.1 Natural Features	
<b>Elgin County Official Plan</b>	C2.1 Agricultural Area Objectives D1.1 Natural Heritage, Water and Natural Hazards	<ul style="list-style-type: none"> <li>• Maintain and preserve the agricultural resource base of the County</li> <li>• Preserve and promote agricultural character</li> <li>• Protect natural heritage features</li> </ul>
<b>Township of Southwold Official Plan</b>	4.1.1.1 Natural Heritage Features 5.1.2 Agricultural Uses 5.1.3.3 Residential Permissions with the Agricultural Area	<ul style="list-style-type: none"> <li>• Protect natural heritage features such as significant woodlands</li> <li>• Preserve agricultural land and prevent conflict between farm and non-farm uses</li> <li>• Existing Single-detached non-farm dwellings permitted</li> </ul>
<b>Township of Southwold Zoning By-law 2011-14</b>	3.1(iii) – Accessory Uses 3.33 – Non-Complying Use: Additions and Accessory Uses 5.0 – Agricultural 1 Zone	<ul style="list-style-type: none"> <li>• Residential accessory structures are permitted, currently benefits from Legal non-compliant rights for locating within the front yard</li> <li>• Zoning By-law recognizes and permits additions to non-compliant accessory structures.</li> <li>• Residential use is permitted on the lands.</li> </ul>

Minor Variances

The Applicants are requesting relief from the following provisions of the Zoning By-law:

**Section 3.1(iii) Accessory Uses – Location on Lot**

*No accessory building, structure or use shall, with the exception of buildings and structures for agricultural uses, be erected in the front yard or, in the case of a corner lot, in the exterior side yard;*

- The Applicants are requesting to construct an addition to a residential accessory structure located in the front yard.

### **Section 3.33 – Non-Complying Use: Additions and Accessory Uses**

*Nothing in this By-law shall prevent the erection or enlargement of buildings, structures and uses accessory to a non-complying use, building or structure, provided that such erection or enlargement does not further contravene any of the provisions of this By-law.*

- The Applicants are requesting to construct an addition to a legal non-compliant accessory structure where a portion of the addition will extend further into the front yard.

When presented with an Application for Minor Variance, the Committee of Adjustment must be satisfied the application meets the “Four Tests” of subsection 45(1) of the Planning Act:

#### **Do the variances maintain the intent of the Official Plan? Yes**

The subject lands are designated Agriculture with surrounding lands identified as Significant Woodlands within the Township Official Plan. Policy direction does not directly address additions to accessory structures but does permit existing residential uses and establishes clear intent to ensure that the utility of agricultural lands and significant woodlands and natural features are to be maintained for their intended function.

The proposed addition will have no impact on the functional ability of surrounding agricultural lands, nor will it have any impact on the ecological function of the significant woodland and natural features. The intent of the Official Plan is maintained.

#### **Do the variances maintain the intent of the Zoning By-law? Yes**

The subject lands are zoned Agriculture 1 (A1) Zone within the Township’s Zoning By-law. This zoning permits the existing residential use where residential accessory structures are permitted.

The intent of restricting the location of accessory structures to the side and rear yards is two-fold. First, by locating accessory structures to those locations, the by-law is maintaining the prominence of the primary use of the lands, in this case for residential purposes. Second, aesthetically speaking, the intention is to maintain a residential

character to residential lots with the home being the main visual identifier for the property. In this case, however, there is a substantial tree stand which visually blocks the view of the accessory structure and will continue to do so once the addition is built. Furthermore, the property is the only property fronting onto this section of Coon Road. The significant separation from other neighbouring structures means the potential impacts of the structure is practically zero. As such, the intent of the by-law is maintained.

### **Are the variances an appropriate use of the land? Yes**

The subject property is a residential lot, which permits accessory structures. The enlarged accessory structure will continue to be used in support of the primary residential use of the lan. The addition is to a structure which already benefits from legal-non-compliant rights for being located in the front yard and has functioned appropriately on the lands. As the variances will permit will result in a residential accessory structure on a residential property, the requested variances can be said to be appropriate for the use of the lands.

### **Are the variances minor in nature? Yes**

As noted, the accessory structure already exists and functions well within the front yard of the residential property. Only 26.5 m<sup>2</sup> (286 ft<sup>2</sup>) of proposed addition are in contravention of the by-law, the majority of the addition is permitted as-of-right. As only a portion of the addition is non-compliant with the by-law and, as noted, the entire expansion will be shielded from view by an existing tree stand, any potential negative impacts are mitigated and will not negatively impact the primary function of the property, the surrounding agricultural lands or the ecological function of the surrounding natural features. Furthermore, the significant separation of the structure from any neighbouring buildings means that there are no negative impacts anticipated for the use of surrounding properties. As such, the variances can be considered minor in nature.

### **Conclusion:**

Subject to receiving further questions and comments from the Committee of Adjustment and members of the public, staff is in a position to state that the application, as proposed:

- i. Is in keeping with the general intent of the Official Plan.
- ii. Is in keeping with the general intent of Zoning By-law 2011-14, as amended, for the Township of Southwold.
- iii. Is desirable and will result in the appropriate development of the area

- iv. Is minor in nature not causing any adverse impact that may result from granting this application

Upon the Committee of Adjustment making a decision, the required Notice of Decision for the Minor Variance will be circulated within 15 days of the meeting. There is a 20-day appeal period during which objections to the decision can be submitted to the Ontario Land Tribunal.

The Committee of Adjustment should be able to demonstrate why the application does or does not meet the four tests for a minor variance under the Planning Act and state those reasons in making a decision.

**Financial Implications:**

There are no significant financial implications related to the consideration of Minor Variance Application MV 2024-06.

**Strategic Plan Goals:**

The above recommendation helps the Township meet the Strategic Plan Goal of:

- Managed Growth
- Welcoming and Supportive Neighbourhoods
- Economic Opportunity
- Fiscal Responsibility and Accountability

**Respectfully submitted by:**  
**Mike Szilagyi**  
**Planner**  
**"Submitted Electronically"**

**Approved by:**  
**Lisa Higgs**  
**CAO/Clerk**  
**"Approved Electronically"**



**Attachments:**

Appendix 1 – Site Plan Sketch 6383 Coon Rd

Appendix 1 – Site Plan Sketch 6383 Coon Rd

