



A G E N D A

Monday March 9, 2026

COMMITTEE OF ADJUSTMENT
7:00 p.m., Council Chambers, Fingal/Via Video Link

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 September 22, 2025
5. NEW BUSINESS
 - (a) Minor Variance Application MV 2026-01, J. Cook, Lot 8 Scotch Line (PLA 2026-09)
 - (b) Minor Variance Application MV 2026-02, K. Vanderveen, 35491 Stafford Line (PLA 2026-10)
 - (c) Minor Variance Application MV 2026-03, S. Mitchell, 10449 Talbotville Gore Road (PLA 2026-11)
6. ADJOURNMENT



Meeting of the Committee of Adjustment
Monday September 22, 2025
Council Chambers, Fingal/Via Video Link

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

TOWNSHIP ADMINISTRATION PRESENT: Jeff Carswell Secretary-Treasurer
Paul Clarke, Planner

Committee of Adjustment Public Hearing

C of A 2025-09 **MOVED BY: Member Adzija**
SECONDED BY: Member Fellows

RESOLVED THAT the regular Council meeting adjourn to sit as a Committee of Adjustment at **7:01 p.m.** to hear applications MV 2024-06, S. and G. Flanagan, 6383 Coon Road and MV 2025-03, S. and E. Sipkens, C/K. Vanderveen, 10117 Lynhurst Park Drive.

CARRIED

C of A 2025-10 **MOVED BY: Member Adzija**
SECONDED BY: Member Fellows

RESOLVED THAT the minutes from the Committee of Adjustment Meeting of July 14th, 2025 are hereby adopted.

CARRIED

MV 2024-06, 6383 Coon Road

Chairperson Jones called the Committee of Adjustment hearing to order. He stated that this application for a Minor Variance to seek relief from the provisions of Section 3.1(iii), and 3.33(b) of Zoning By-law 2011-14 under Section 45(1) of the Planning Act. The proponent is seeking permission to construct a 96.6 m² addition, as well as an additional 29 m² lean-to covering, to an existing 83.6 m² garage located in the front yard of the property.

Chairperson Jones asked if any member of the Committee had a disclosure of interest concerning the Minor Variance application. None were declared.

Chairperson Jones asked the Secretary-Treasurer Carswell what method of notice 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 September 11th deadline and notices were mailed to property owners within 60 metres prior to September 11th.

Planner Paul Clarke presented his report to the Committee.

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

Chairperson Jones asked if the Secretary-Treasurer received any comments from staff. The Secretary-Treasurer responded yes. Comments were received from Township staff and are included in Planning Report PLA 2025-26.

Chairperson Jones asked the Secretary-Treasurer if any written submissions were received on this application. The Secretary-Treasurer responded no.

Chairperson Jones if any members of the Committee had any comments or questions on the application. No comments were received or questions asked.

C of A 2025-11

MOVED BY: Member Fellows

SECONDED BY: Member Adzija

RESOLVED THAT the Committee of Adjustment for the Township of Southwold receive Planning Report PLA 2025-26 regarding Application for Minor Variance MV 2024-06; and

THAT the Committee of Adjustment for the Township of Southwold grant the requested Minor Variance to obtain relief from the provision of Section 3.1 (iii) Accessory Building to permit construction of a residential structure in the front yard and relief of provision of Section 3.33 (b) Non-Complying Use: Additions and Accessory Uses to permit additions to existing non-compliance accessory structures, as per the attached decision sheet.

CARRIED



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

DECISION SHEET

Application No. MV 2024-06
Date of Hearing: September 22, 2025
Owner/Applicant: Simon and Gail Elizabeth Flanagan
Agent: No agent
Description: Part of Lot 10, 2nd Range North of Union Road
Municipal Address: 6383 Coon Road

Lot Description:

Existing Lot Area	2,780m ²
Existing Lot Frontage	50.3m
Existing Lot Depth	69.60m

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 a proposed addition and a lean-to covering to a garage. Specifically, the minor variance will consider the following:

1. Relief from the provision of Section 3.1 (iii) Accessory Building to permit construction of a residential structure in a front yard
2. Relief from provision of Section 3.33 (b) Non-Complying Use: Additions and Accessory Uses to permit additions to existing non-compliance accessory structures.

Decision:

The application is hereby **conditionally approved** to obtain relief from Sections 3.1(iii), and 3.33(b), provided that the owner:

1. Reduce the dimensions of the garage to a length of 9.1m from the rear abutting the top of the stable slope, in accordance with Appendix 1, which forms part of the decision.

Reasons for approval, in accordance with Report PLA 2025-26:

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 2025-26 and the minutes of the Committee of Adjustment Meeting of September 22, 2025.

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 22nd day of September, 2025.

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

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

I, Jeff Carswell, 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 22nd day of September, 2025.

Jeff Carswell
 Secretary-Treasurer

September 22, 2025
 Date

NOTICE IS HEREBY GIVEN THAT THE LAST DATE FOR APPEALING THIS DECISION TO THE ONTARIO LAND TRIBUNAL (OLT) IS THE **13th, DAY OF OCTOBER, 2025 at 5:00 P.M.**

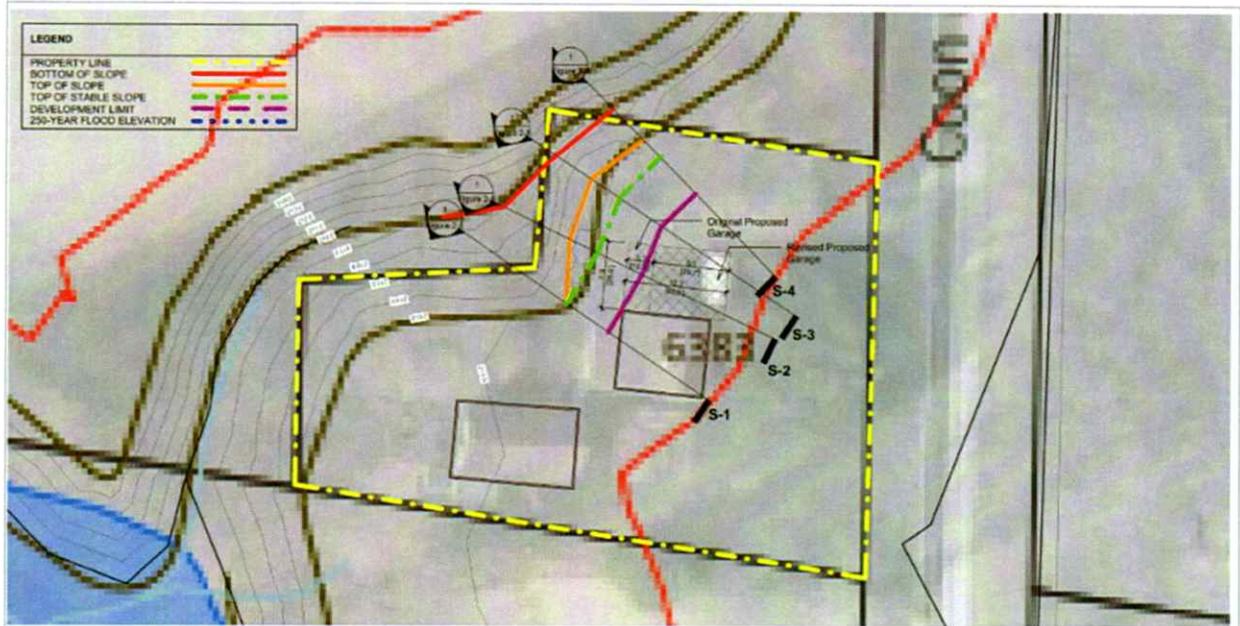
The decision of the Committee may be appealed to the Ontario Land Tribunal (OLT) by serving personally on or sending by registered mail to the Secretary-Treasurer of the Committee a Notice of Appeal and a copy of an appeal form which is available from the OLT website at www.olt.gov.on.ca setting out 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.

Jeff Carswell, CAO/Clerk
Township of Southwold
35663 Fingal Line
Fingal, Ontario
N0L 1K0
Phone: 519-769-2010
Email: cao@southwold.ca

Schedule A: Subject Area Map 6383 Coon Road – MV 2024-06



APPENDIX 1 - SLOPE STABILITY REPORT PLAN



 GSPrimo			Project Address: 6383 Coon Road, Port Stanley, ON	Development Limit	
				Project number: 2524 Date: 2025-03-22 Drawn by: M. Hedderley, P. Eng.	Figure 3 Scale: 1:300

Chairperson Jones advised everyone that the last day for appealing this decision is October 13th, 2025. 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, the Minister or a specified person or public body.

This Committee of Adjustment meeting is now concluded.

MV 2025-03, 10117 Lynhurst Park Dr.

In attendance: C. Knapp, J. Knapp, D. Siddall, R. Battley, T. Uffen, S. Sipkens

Chairperson Jones called the Committee of Adjustment hearing to order and stated that this application for a Minor Variance is to seek relief from the provisions of Section 8.2(b) of Zoning By-law 2011-14 under Section 45(1) of the Planning Act. The proponent is seeking permission to reduce the minimum lot frontage for a consent (severance) application from 15.0m to 12.912m.

Chairperson Jones asked if any member of the Committee had a disclosure of interest concerning the Minor Variance application. None were declared.

Chairperson Jones asked Jeff Carswell, Secretary Treasurer, what method of notice and when the notice was given to the public for this hearing. Secretary-Treasurer Carswell responded that a sign was posted on the property prior to the September 11th, 2025 deadline and notices were mailed to property owners within 60 metres prior to September 11th.

Planner Paul Clarke presented his report to the Committee and public.

Chairperson Jones asked the Secretary-Treasurer if any comments were received from staff. Secretary-Treasurer Carswell responded yes. Comments received from Township staff were included in Planning Report PLA 2025-27.

Chairperson Jones asked the Secretary-Treasurer if any written submissions were received on this application. Secretary-Treasurer Carswell responded that written submissions were received from D. Siddall and T. Uffen in objection to the proposal.

Chairperson Jones asked if any Committee members had any questions about the Planning Report.

Member Pennings questioned the approval of provisional consent for this application. Mr. Clarke responded that they were granted provisional consent in February and this was a condition of the consent. If the minor variance was not granted the consent application would lapse. Member Pennings also questioned what happens if the application does not meet the four tests. Mr. Clarke responded that this does not mean

the four tests. The province has allowed for a building permit and no need to go the committee of adjustment if the minor variance is less than 10 %

Chairperson Jones asked if the owner and/or applicant were in attendance and to identify themselves so that the Township has a record of your attendance at this public hearing, with your name and civic address.

S. Sipkens, 10117 Lynhurst Park Drive identified himself.

Chairperson Jones asked if anyone was here for the public hearing to please identify themselves so that the Township has a record of your attendance at this public hearing, with your name and civic address.

T. Uffen asked if the letters would be part of the minutes. Chairperson Jones responded yes. T. Uffen commented that this application is changing the character of the neighbourhood and value of properties as he reported in his letter. Creating a precedent for allowing this to happen with other lots in the neighbourhood. Will do an appraisal of his property before and after the new house is built.

C. Knapp commented that not a lot of properties in the neighbourhood are able to create a new lot. What was the need to create the new lot. What are the dimensions of the existing lot? Mr. Clarke provided the dimensions. Mr. Knapp loves the neighborhood and has purchased another lot in the neighborhood.

Member Fellows questioned the accuracy of the photo contained in the report as it shows the part of the house is the severed portion of the lot. Mr. Clarke responded that the lines are approximate and that a draft reference plan was completed with the actual measurements of and it does not interfere with the new lot. Member Fellows also inquired about the distance from the lot line to the existing house. Mr. Clarke responded 1.52 m.

D. Siddell commented that she was concerned about what the new house would look like. It is going to change the neighbourhood. The house needs to comply with the building code. There will be two houses on one lot.

Mr. Sipkins commented that he was surprised on the negative feedback on his application. He apologized for any inconvenience. He enjoys the neighbours and neighbourhood. He reported that a new survey was completed to see if he was compliant to sever off a lot. His plan is to sell his existing house and build a new home for his family on the retained lot.

R. Battley inquired about the size of the proposed structure. He was concerned about a large building on a small and the values of the other properties. He would like the Committee to refuse this request. Mr. Clarke commented that decisions need to be made in compliance with legislation and the Planning Act. Chairperson Jones also

commented that legislation has changed over the years, small homes can be built and still have respect for the rest of the homes in that neighbourhood.

Chairperson Jones asked if any member of the Committee had any comments or questions on the application. No comments were received or questions asked.

C of A 2025-12

MOVED BY: Member Pennings

SECONDED BY: Member Fellows

RESOLVED THAT the Committee of Adjustment for the Township of Southwold receive Planning Report PLA 2025-27 regarding Application for Minor Variance MV 2025-03; and

THAT the Committee of Adjustment for the Township of Southwold grant the requested Minor Variance to obtain relief from the provision of Section 8.2 (b) to reduce the minimum lot frontage from 15m to 12.912m, as per the attached decision sheet.

CARRIED



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

DECISION SHEET

Application No. MV 2025-03
Date of Hearing: September 22, 2025
Owner/Applicant: Stephen and Emily Sipkens / Kevin Vanderveen
Agent: No agent
Description: Lots 7 & 8, Plan 274.
Municipal Address: 10117 Lynhurst Park Drive

Lot Description:

Existing Lot Area	531m ²
Existing Lot Frontage	12.912m
Existing Lot Depth	41.148m

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 owner is requesting a Minor Variance to seek a relief provision of Zoning By-law 2011-14, as amended to permit a reduced lot frontage as a condition of consent (severance) application E 14-25. Specifically, the minor variance will consider the following:

1. Relief from the provision of Section 8.2 (b) to reduce the minimum lot frontage from 15m to 12.912m.

Decision:

The application is hereby **approved** to obtain relief from Section 8.2 (b) to permit a reduced minimum lot frontage of 12.912m.

Reasons for approval, in accordance with Report PLA 2025-27:

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 2025-27 and the minutes of the Committee of Adjustment Meeting of September 22, 2025.

NOL 1K0
Phone: 519-769-2010
Email: cao@southwold.ca

Schedule A: Subject Area Map 10117 Lynhurst Drive – MV 2025-03



Chairperson Jones advised the Committee and the public that the last day for appealing this decision was October 13th, 2025. 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, the Minister or a specified person or public body.

This Committee of Adjustment meeting is now concluded.

C of A 2025-13

MOVED BY: Member Adzija

SECONDED BY: Member Pennings

RESOLVED THAT the meeting of the Committee of Adjustment to hear applications MV 2024-06, S. and G. Flanagan, 6383 Coon Road and MV 2025-03, S. and E. Sipkens, C/K. Vanderveen, 10117 Lynhurst Park Drive adjourns and the regular meeting of council reconvenes at **7:35 p.m.**

CARRIED

Chairperson

Secretary-Treasurer



TOWNSHIP OF SOUTHWOLD

Report to Council

MEETING DATE: March 9, 2026

PREPARED BY: Evan McKinstry, Junior Planner

REPORT NO: PLA 2026-09

SUBJECT MATTER: Minor Variance Application MV 2026 - 01

Address: 0141 & 0142 Scotch Line

Owner/Applicant: Jeff Cook

Recommendations:

1. That the Committee of Adjustment for the Township of Southwold receive Planning Report PLA 2026-09 regarding Application for Minor Variance MV 2026-01.
2. That the Committee of Adjustment for the Township of Southwold grant the requested Minor Variance to obtain relief from the provision of Section 5.2 (a) Minimum Lot Area to permit a reduced lot area of 23.14 ha and 9.83 ha for two adjacent parcels.

Summary:

- The variance would permit the severance to add to an existing lot (application E 19-26). The proposed severed parcels do not obtain the minimum lot area permitted by the Agricultural 1 Zoning By-law.
- The proposal complies with all other provisions of Zoning By-law 2011-14.

Purpose:

The purpose of this report is to provide the Committee of Adjustment with background information to support the recommendation to approve Application MV 2026-01 for Minor Variance following the Public Hearing scheduled for March 9, 2026.

The subject lands are located at 0141 & 0142 Scotch Line and are legally described as Part Lot 8 in the Township of Southwold. The subject lands are highlighted in figure 1.

The subject lands are approximately 32.98 ha in total area. The lands are designated Agricultural Area on Schedule 1 of the Township of Southwold Official Plan and zoned Agriculture 1 (A1) on Map 5 the Township of Southwold Zoning By-Law 2011-14. The

lands are occupied by farmland and natural features. The lands are surrounded by agricultural land uses.



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 by hand 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, no comments or concerns have been received from Public Agencies or surrounding property owners.

Township Comments

At the time of the writing of the report, no concerns were received from Township staff.

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.

	Section(s)	Relevant Policy Direction
<i>Provincial Planning Statement, 2024</i>	4.3.3.2 Lot Creation and Lot Adjustment	<ul style="list-style-type: none"> • Lot adjustments in prime agriculture areas may be permitted for legal and technical reasons. • The proposed minor boundary adjustment is technical in nature

		with no intention of land use change.
Elgin County Official Plan	Section 5.2	<ul style="list-style-type: none"> • Within the County’s Rural Area, the primary land use should remain agriculture.
Township of Southwold Official Plan	<p>Section 7.23.4.d Agricultural Consent Policies</p> <p>Section 5.1.4.6 Minimum Farm Lot Size for Agriculture-Related Uses</p>	<ul style="list-style-type: none"> • Land severances in the Agricultural Area may be permitted to allow minor adjustments which do not result in the creation of a new lot. • Lot may be severed from an agriculture parcel that is less than 40 ha provided that the agriculture land is added to an abutting agriculture lot.
Township of Southwold Zoning By-law 2011-14	Section 5.2 Agricultural 1 Regulations (A1)	<ul style="list-style-type: none"> • Requires a minimum lot area of 40.0 ha.

Minor Variance

The Applicant is requesting relief from the following provision of the Zoning By-law:

Section 5.2 (a) Minimum Lot Area – 40.0 ha.

- The Applicant is requesting to sever a parcel that will result in the lot area of 23.14 ha and 9.83 ha for two adjacent parcels.

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 Area and partially in Natural Heritage Feature land use designations, with Hazard Lands on site in the Township Official Plan. The application relates to consent application E 19-26 that would permit the severance

to add to an existing lot. The Official Plan allows for minor boundary adjustments that do not result in the creation of a new lot.

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

The subject lands are zoned Agriculture 1 (A1) Zone within Zoning By-law 2011-14. The zone provisions require a minimum lot area of 40.0 ha, whereas the severed and retained lands will have lot areas of 23.14 ha and 9.83 ha. The proposed severed and retained lot will not meet the zone provisions. Any future development on the severed and retained parcels will need to meet the provisions of the A1 zone.

Are the variances an appropriate use of the land? Yes

The subject property is an agriculture lot, which recognises that the use of the property is to remain unchanged. The proposed consent application which necessitated the minor variance will contribute to the Townships goal of protecting prime agriculture lands.

Are the variances minor in nature? Yes

While the Planning Act does not contain a definition of what is considered minor, the effect of the reduction on the existing area and planning principles should be considered. Adjusting the lot boundaries will decrease the size of the retained parcel by about 2.4 hectares, while increasing the area of the adjacent lot by the same amount. The variance is deemed to be minor, given the historically undersized characteristics of the property.

Conclusion:

Subject to receiving further questions and comments from the Committee of Adjustment and members of the public, staff can 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 and Resource Implications:

There are no significant financial implications related to the consideration of Minor Variance Application MV 2026-01.

Strategic Plan Goals:

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

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

Respectfully submitted by:

Evan McKinstry
Junior Planner

Reviewed by:

Mat Vaughan
Director of Planning and Development
(Elgin County)

Reviewed by:

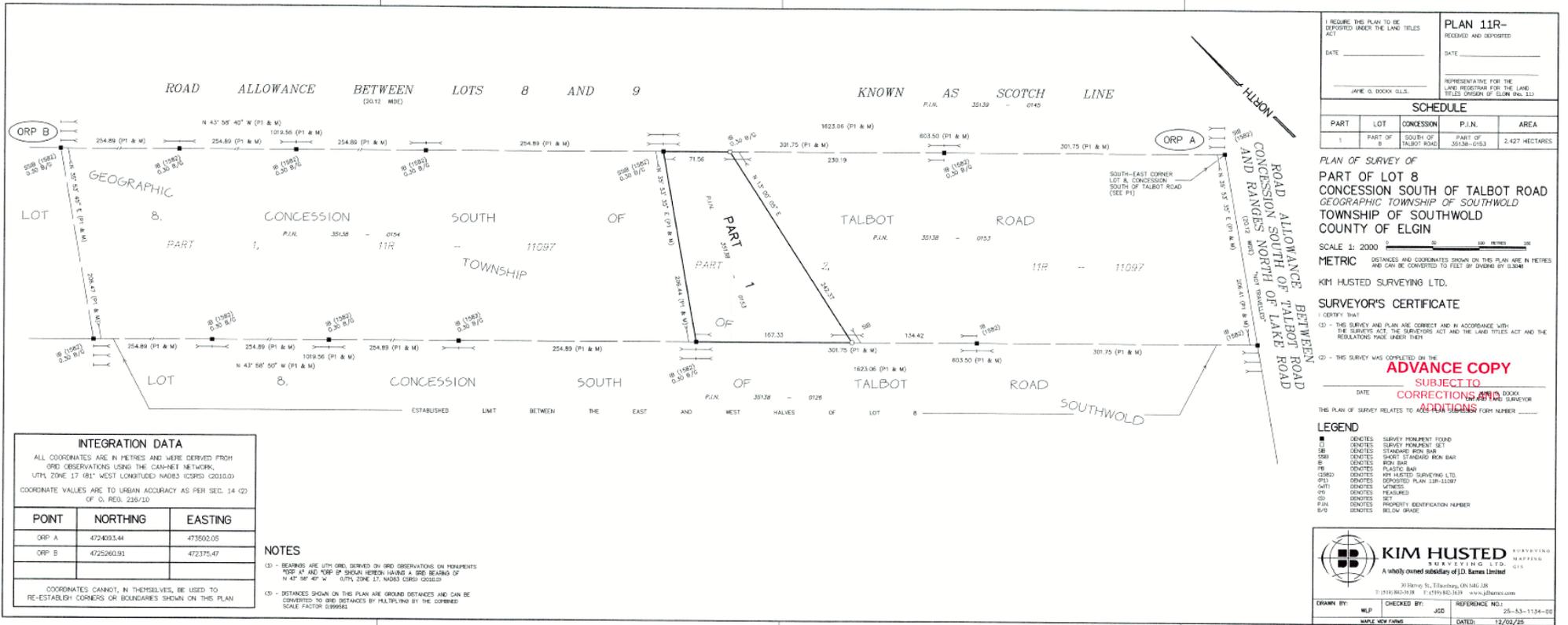
Aaron Van Oorspronk, L.E.T.
Director of Infrastructure and
Development

Approved for submission by:

Jeff Carswell
CAO/Clerk

Attachments:

Appendix 1 – Reference Plans for 0141 & 0142 Scotch Line.



I REGIME THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT		PLAN 11R- RECEIVED AND DEPOSITED		
DATE		DATE		
JAMES G. BROOK, S.L.S.		REPRESENTATIVE FOR THE LAND REGISTRAR FOR THE LAND TITLES DIVISION OF ELGIN (NO. 112)		
SCHEDULE				
PART	LOT	CONCESSION	P.L.N.	AREA
1	PART OF 8	SOUTH OF TALBOT ROAD	PART OF 35138-0153	2.427 HECTARES

PLAN OF SURVEY OF PART OF LOT 8 CONCESSION SOUTH OF TALBOT ROAD GEOGRAPHIC TOWNSHIP OF SOUTHWOLD TOWNSHIP OF SOUTHWOLD COUNTY OF ELGIN

SCALE 1: 2000

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

KIM HUSTED SURVEYING LTD. 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) - THIS SURVEY WAS COMPLETED ON THE **ADVANCE COPY** SUBJECT TO **CORRECTIONS AND ADDITIONS**

DATE _____

THIS PLAN OF SURVEY RELATES TO ADDITIONAL FORM NUMBER _____

INTEGRATION DATA

ALL COORDINATES ARE IN METRES AND WERE DERIVED FROM GRID OBSERVATIONS USING THE CANADIAN NETWORK, UTM, ZONE 17 (81° WEST LONGITUDE) NAD83 (CSRS) COG10.00

COORDINATE VALUES ARE TO URBAN ACCURACY AS PER SEC. 14 (2) OF O. REG. 226/10

POINT	NORTHING	EASTING
ORP A	4724093.44	473502.05
ORP B	4725260.91	472375.47

NOTES

(1) - BEARINGS ARE UTM GRID, DERIVED ON GRID OBSERVATIONS ON MONUMENTS "TOP OF" AND "TOP OF" SHOWN HEREON HAVING A GRID BEARING OF N 47° 56' 45" W UTM, ZONE 17, MASS C8681 C02020

(2) - DISTANCES SHOWN ON THIS PLAN ARE GRID DISTANCES AND CAN BE CONVERTED TO IRD DISTANCES BY MULTIPLYING BY THE CORRECTED SCALE FACTOR 0.999981

KIM HUSTED SURVEYING LTD.
 A wholly owned subsidiary of J.D. Barnes Limited

31 Bono St., Elmhurst, ON N1G 2R8
 T: (519) 862-3519 www.jdbarnes.com

DRAWN BY: WLP CHECKED BY: JSD REFERENCE NO.: 25-53-1134-05
 MAPLE VIEW FARMS DATED: 12/02/25



TOWNSHIP OF SOUTHWOLD

Report to Council

MEETING DATE: March 9, 2026

PREPARED BY: Evan McKinstry, Junior Planner

REPORT NO: PLA 2026-10

SUBJECT MATTER: Minor Variance Application MV 2026-02

Address 35491 Stafford Line

Owner/Applicant: Kevin Vanderveen

Recommendations:

1. That the Committee of Adjustment for the Township of Southwold receive Planning Report PLA 2026-10 regarding Application for Minor Variance MV 2026-02.
2. That the Committee of Adjustment for the Township of Southwold grant the requested Minor Variance to obtain relief from the General Provisions, Section 3.1 Accessory Uses (vi) Accessory Building Height to permit an increased building height of 6.27 m for a non-agricultural building.

Summary:

- The variance would permit the construction of the proposed accessory building. The accessory building has a proposed height of 6.27 m, which exceeds the maximum permitted height for non-agricultural accessory buildings by 0.77 m.
- The proposal complies with all other provisions of Zoning By-law 2011-14.

Purpose:

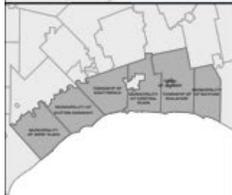
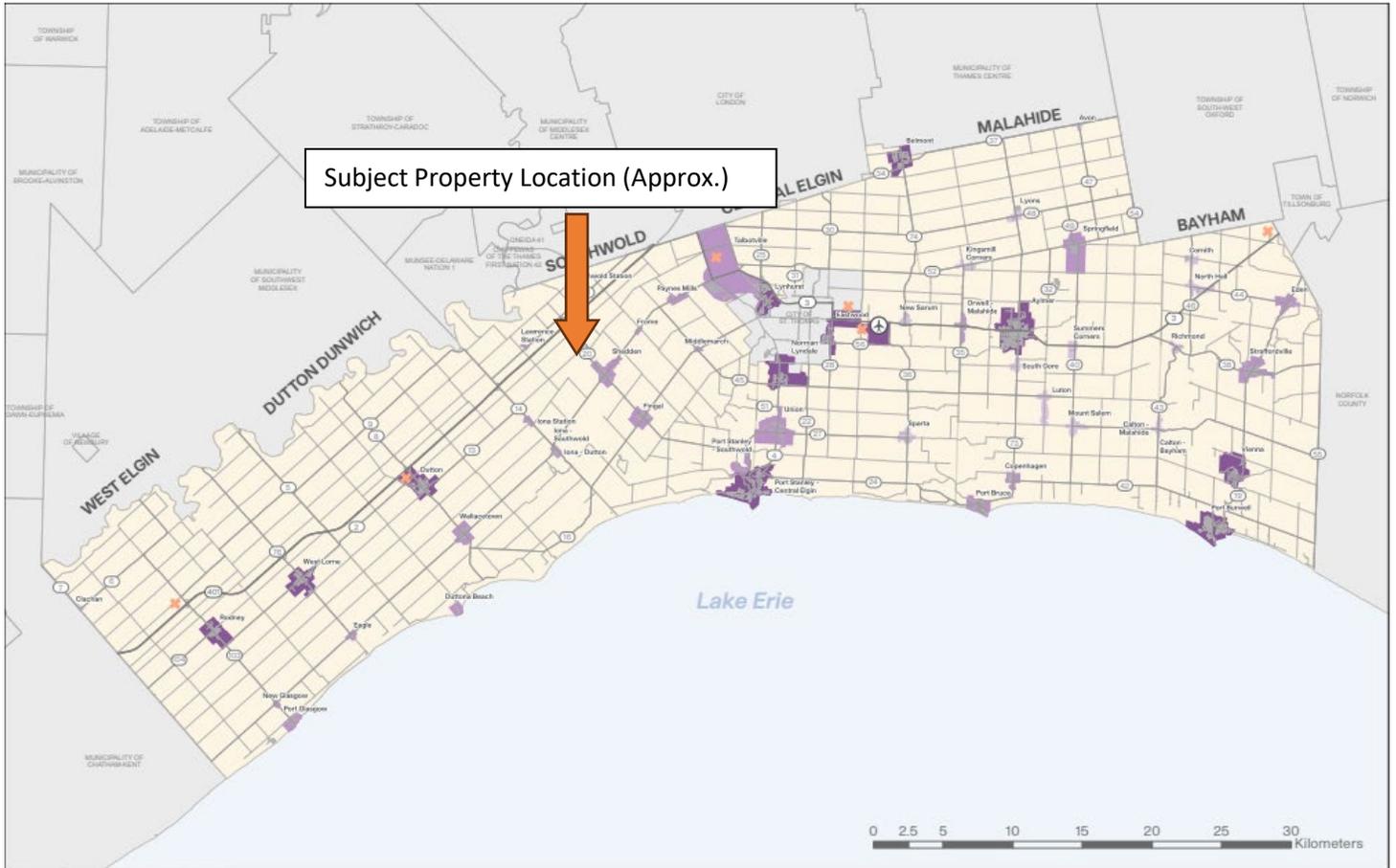
The purpose of this report is to provide the Committee of Adjustment with background information to support the recommendation to approve Application MV2026-02 for Minor Variance following the Public Hearing scheduled for March 9, 2026.

The subject lands are located at 35491 Stafford Line and are legally described as Lot 8 Registered Plan 11R-10731 PART 2 in the Township of Southwold. The subject lands are highlighted in Figure 1.

The subject lands are approximately 0.77165 ha in total area. The lands are designated Agricultural Area on Schedule 1 of the Township of Southwold Official Plan and zoned Agriculture 1 Special Provision (A1-58) on Map 2 the Township of

Southwold Zoning By-Law 2011-14. The subject lands are currently occupied by a single detached dwelling and a detached double car garage, which is proposed to be demolished and replaced with a new accessory building. The lands are surrounded by agricultural land uses.

County Official Plan Key Map:



- Schedule 'A' – County Structure Plan**
- Tier 1
 - Tier 2
 - Tier 3
 - Agricultural Area
 - Strategic Employment Areas
 - Provincial Roads
 - County Roads
 - Local Roads
 - Airport



Local Official Plan Zoning:



Variance Application MV 2026-02: 35491 Stafford Line

- Township Roads
- Minor Variance Location
- Parcels
- Municipal Drainage

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 by hand 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, no comments or concerns have been received from Public Agencies or surrounding property owners.

Township Comments

At the time of the writing of the report, no concerns were received from Township staff.

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.

	Section(s)	Relevant Policy Direction
<i>Provincial Planning Statement, 2024</i>	Section 4.3.2 Agriculture Permitted Uses	<ul style="list-style-type: none"> • Accessory buildings are permitted in agricultural areas provided they do not adversely affect farmland.
	5.2 Permitted Uses	<ul style="list-style-type: none"> • The construction of the accessory building will not adversely impact

Elgin County Official Plan		the surrounding agricultural operations.
Township of Southwold Official Plan	5.1.2 Permitted Uses	<ul style="list-style-type: none"> • Accessory dwelling units are permitted in Agriculture areas.
Township of Southwold Zoning By-law 2011-14	Section 3.1 Accessory Uses Section 3.1 (vi) Building Height	<ul style="list-style-type: none"> • The general provisions in this section are permitted in all zones • Building height of accessory buildings cannot exceed 5.5 m. except for buildings and structures used for agriculture purposes.

Minor Variance

The Applicant is requesting relief from the following provision of the Zoning By-law:

Section 3.1 (vi) Building height of accessory non- agriculture building – 5.5 meters.

- The applicant is proposing to build an accessory building for non- agriculture related uses that will result in a building height of 6.27 m.

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 Area in the Township Official Plan. The Official Plan permits accessory buildings on Agricultural lands, subject to the requirement that they do not impede or adversely affect agricultural uses.

It is planning staff’s opinion that the proposed accessory building height will not impede or adversely affect surrounding agriculture uses.

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

The subject lands are designated Agriculture 1 Special Provisions (A1-58) zone within Zoning By-law 2011-14. The zoning provisions permit a maximum building height of 5.5

m for accessory buildings that are not related to agricultural uses, whereas the proposed building height is 6.27 m. The proposed building height does not comply with the zoning provisions; however, it meets the intent of the bylaw as the accessory structure is intended to replace the old existing garage that is to be demolished. The proposed minor variance will maintain the intent of the Townships goals of protecting prime agriculture land.

Are the variances an appropriate use of the land? Yes

The subject property is designated as an agricultural lot, and the proposed development does not alter the existing or intended agricultural use of the land. The minor variance seeks permission for an increased height of 0.77m for an accessory building. The intended building will replace an existing garage that is to be demolished, resulting in no net change to the function of the building and surrounding lands. The proposed accessory structure is customary and incidental to the principal agricultural use and will continue to support normal on-site operations. As such, the variance represents an appropriate and efficient use of the land while respecting the long-term viability of agricultural activities. The proposal maintains the intent and purpose of the Township's planning policies by protecting prime agricultural lands and ensuring that development remains compatible with and subordinate to agricultural use.

Are the variances minor in nature? Yes

While the planning act does not contain a definition of what is considered minor, the effect of the increased building height should be considered. The applications adjustment will result in a 0.77m increase in building height to match the roof pitch design of the existing house. The variance is considered minor in nature due to the location of the accessory building, which is surrounded by agricultural properties, and the relatively small increase in building height.

Conclusion:

Subject to receiving further questions and comments from the Committee of Adjustment and members of the public, staff can 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 and Resource Implications:

There are no significant financial implications related to the consideration of Minor Variance Application MV 2026-02.

Strategic Plan Goals:

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

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

Respectfully submitted by:

Evan McKinstry
Junior Planner

Reviewed by:

Mat Vaughan
Director of Planning and Development
(Elgin County)

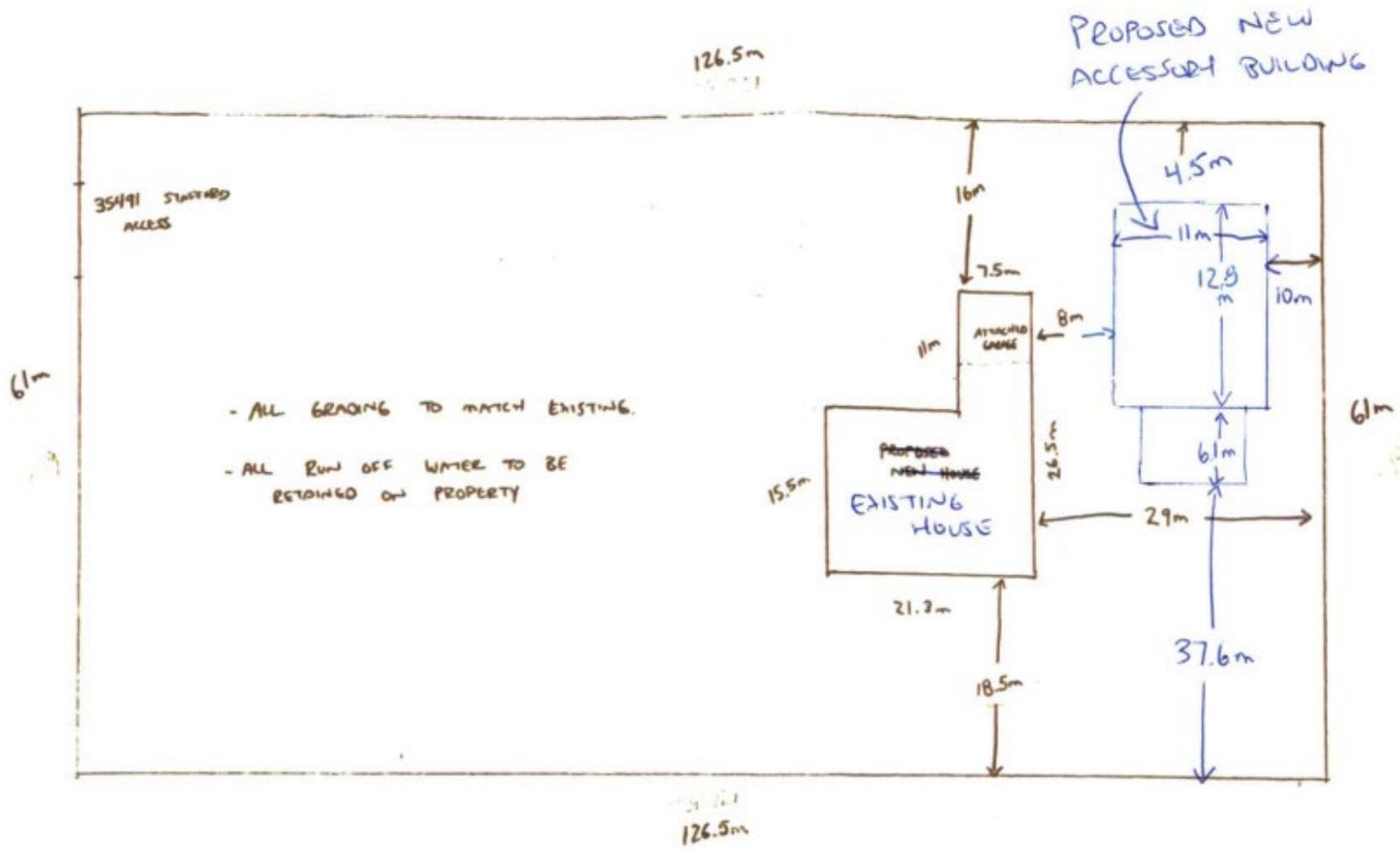
Reviewed by:

Aaron Van Oorspronk, L.E.T.
Director of Infrastructure and
Development

Approved for submission by:

Jeff Carswell
CAO/Clerk

Appendix 1 - Reference Plans for 35491 Stafford Line



FIFTH LINE



www.duenorthinc.ca
 416-273-1567
 1118 Pioneer Line
 Unit 100
 Mississauga, ON
 L4X 1P9

NOTES:

1. DO NOT SCALE DRAWING
2. ALL MATERIAL AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE LATEST REVISION OF THE ONTARIO BUILDING CODE
3. ALL DIMENSIONS ARE TAKEN FROM BLOCK FACE, FOUNDATION FACE, STUD FACE, DECK FACE, COLUMN FACE OR COLUMN CENTERLINE
4. ALL MATERIALS AND FINISHES TO BE VERIFIED BY THE OWNER PRIOR TO CONSTRUCTION
5. ALL DIMENSIONS ARE PROPERTY OF DUE NORTH DESIGN & DRAFTING AND SHALL NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION

GARAGE: 18'0" DEPT.
 3 SEASON ROOM: 60'00" FT

**PRELIMINARY
 ONLY**
**NOT FOR
 PERMIT**

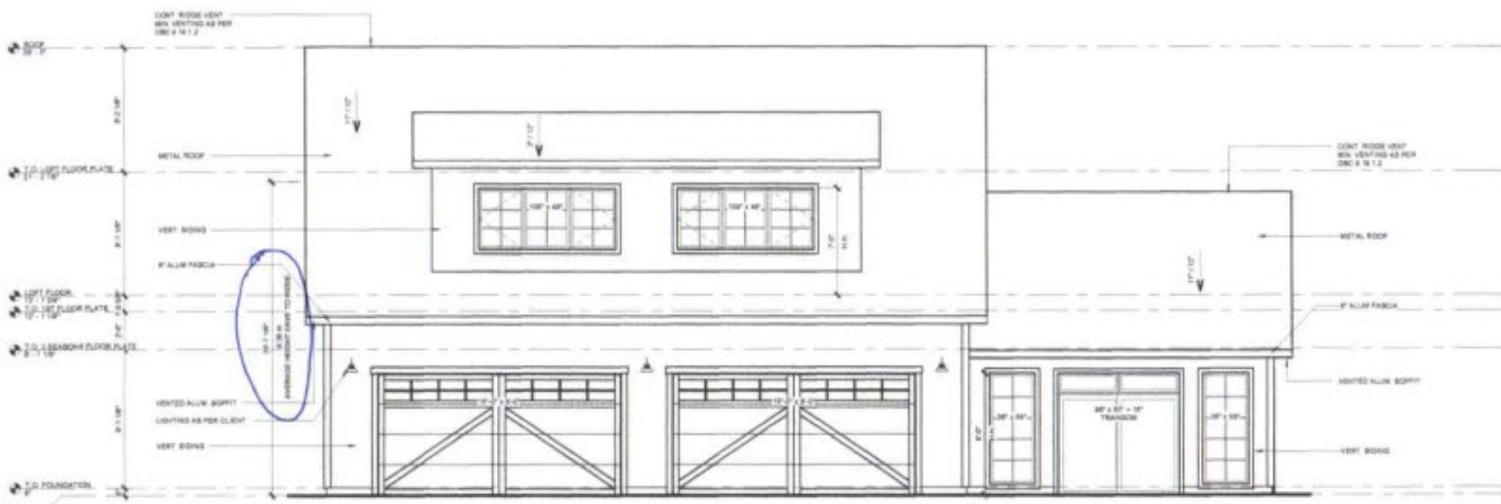
REVISIONS		
NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	01/14/2026
2	ISSUED FOR PERMIT	01/14/2026

VANDERVEEN
 GARAGE ADDITION
 ELEVATIONS

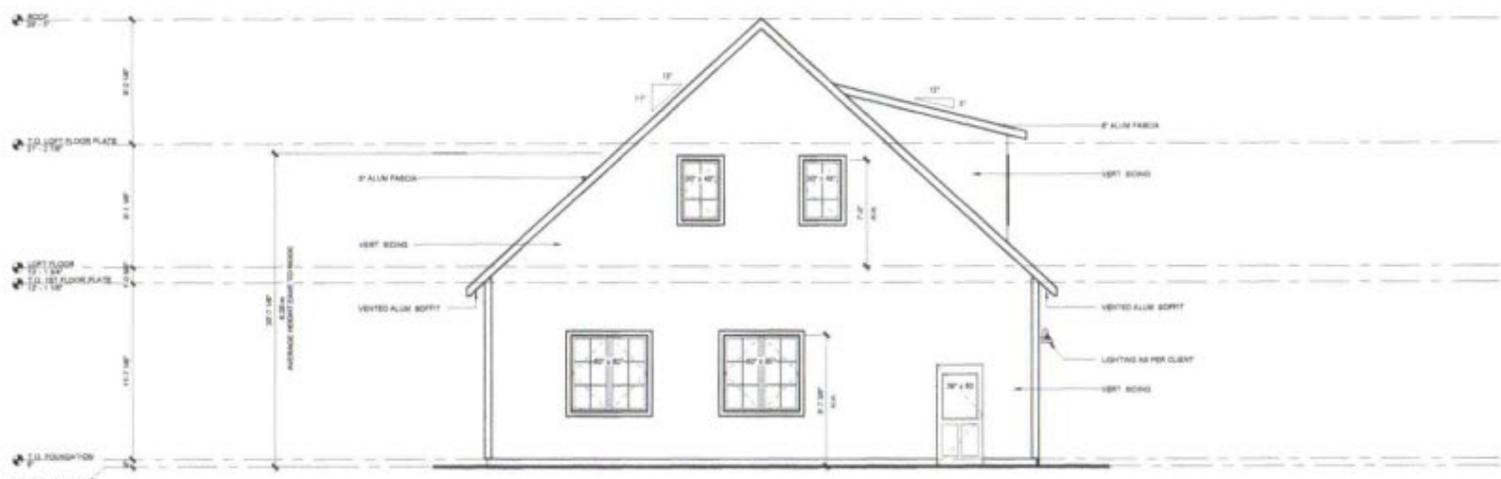
Address: 35491 STAFFORD LINE
 SOUTHWOLD, ON
 Project Number: 25-101
 Date: Jan. 14, 2026
 Drawn by: KL

A4

Scale: 3/16" = 1'-0" Rev: 2



1 FRONT ELEVATION
 3/16" = 1'-0"



2 LEFT ELEVATION
 3/16" = 1'-0"



TOWNSHIP OF SOUTHWOLD

Report to Council

MEETING DATE: March 9, 2026

PREPARED BY: Evan McKinstry, Junior Planner

REPORT NO: PLA 2026-11

SUBJECT MATTER: Minor Variance Application MV 2026 - 03

Address: 10449 Talbotville Gore Road

Owner/Applicant: Shayne Mitchell

Recommendations:

1. That the Committee of Adjustment for the Township of Southwold receive Planning Report PLA 2026-11 regarding Application for Minor Variance MV 2026-03.
2. That the Committee of Adjustment for the Township of Southwold grant the requested Minor Variance to obtain relief from Section 3.48(i) (Added by By-Law 2022-44) to permit an Additional Dwelling Unit (ADU) with a floor area equivalent to approximately 43% of the habitable floor area of the proposed primary dwelling, whereas a maximum of 40% is permitted. Relief is also requested from Section 3.1(a)(iii) of Zoning By-law 2011-14, as amended, to permit the ADU to be located within the front yard. The application proposes the construction of a new primary dwelling, with the existing dwelling to be retained and re-designated as the Additional Dwelling Unit.

Summary:

- The requested variance would permit the construction of a new primary dwelling, resulting in the existing dwelling being redesignated as an additional dwelling unit.
- The proposal complies with all other provisions of Zoning By-law 2011-14.

Purpose:

The purpose of this report is to provide the Committee of Adjustment with background information to support the recommendation to approve application MV 2026-03 for Minor Variance following the Public Hearing scheduled for March 9, 2026.

The subject lands are located at 10449 Talbotville Gore Road and are legally described as CON SNBTR PT LOT 40 RP; 11R1401 PART 7 in the Township of Southwold. The subject lands are highlighted in figure 1.

The subject lands are approximately 2,647.01m² in total area. The lands are designated Residential on Schedule '4a' of the Township of Southwold Official Plan and zoned Residential 1 (R1) on Map 12 of the Township of Southwold Zoning By-Law 2011-14. The subject lands are currently occupied with a single detached dwelling, a detached garage proposed for demolition, and a shed situated toward the rear of the property. The lands are surrounded by Residential, Open Space and Village Commercial land uses.

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 by hand 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, no comments or concerns have been received from Public Agencies or surrounding property owners.

Township Comments:

At the time of the writing of this report, no concerns were raised by township staff.

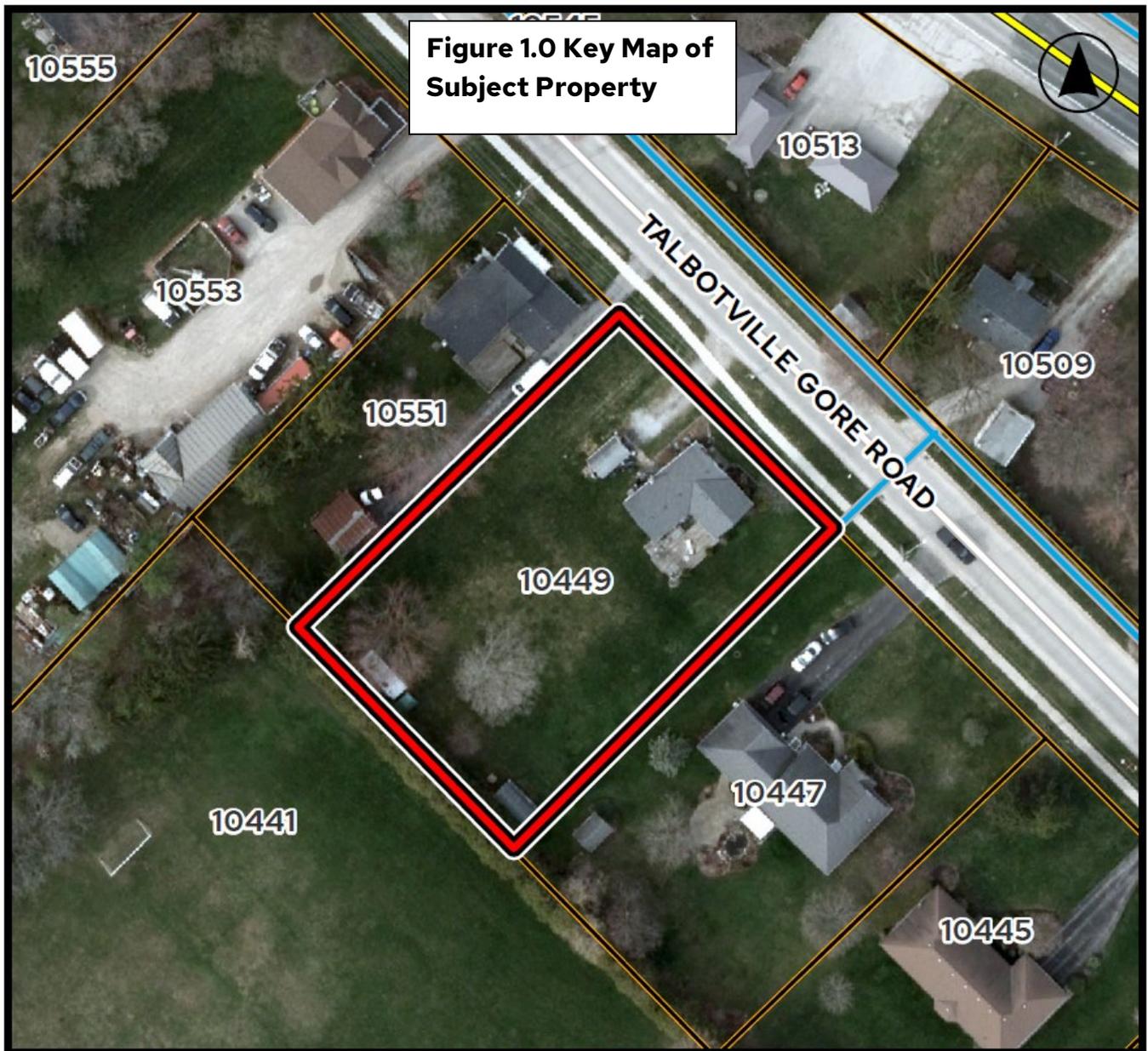


Figure 1.0 Key Map of Subject Property

Variance Application MV 2026-03: 10449 Talbotville Gore Road

- Township Roads
- Minor Variance Location
- Parcels
- Municipal Drainage

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.

	Section(s)	Relevant Policy Direction
Provincial Planning Statement, 2024	2.2.b).2 Housing 2.3.1.2 General Policies for Settlement Areas	<ul style="list-style-type: none"> • Introducing new housing options within previously developed areas is encouraged to increase residential units • Land use patterns within settlement areas should be based on densities and a mix of land uses which efficiently use land and optimize existing planned infrastructure and public service facilities. • Additional Dwelling Units’ are permitted within settlement areas provided municipal water and septic services are provided.
Elgin County Official Plan	Section 4.4 Additional Dwelling Units	<ul style="list-style-type: none"> • Local municipalities shall permit a minimum of two additional residential units within residential zones in settlement areas where single detached housing is permitted, subject to appropriate land use, size and servicing.
	3.4.2 Secondary Dwelling Units	<ul style="list-style-type: none"> • Township recognizes the secondary dwelling units as an important housing option and are permitted in Settlement Areas.

Township of Southwold Official Plan	3.2.5.1 General Intensification	<ul style="list-style-type: none"> • Township encourages intensification through minor infilling within all settlement areas.
Township of Southwold Zoning By-law 2011-14	Section 3.48 (i) Additional Dwelling Units (Added by By-Law 2022-44) Section 3.1 (iii) Accessory Uses	<ul style="list-style-type: none"> • Requires the floor area of a detached additional dwelling unit(s) shall not exceed 40% of the total habitable floor area of the primary dwelling unit. • Requires no accessory building or structure (exception of agriculture uses) be erected in the front yard, or in the case of a corner lot in the exterior side yard.

Minor Variance

The Applicant is requesting relief from the following provision of the Zoning By-law:

Section 3.48 (i) Additional Dwelling Units- Requires the floor area of a detached additional dwelling unit(s) shall not exceed 40% of the total habitable floor area of the primary dwelling unit.

Section 3.1 (iii) Accessory Uses- No accessory building or structure to be erected in the front yard.

- The Applicant proposes the construction of a new primary dwelling on the subject site, while retaining the existing dwelling and redesignating it as an Additional Dwelling Unit (ADU). The redesignated ADU will exceed the maximum permitted 40% of total habitable floor area of the primary dwelling by approximately 3%. Furthermore, the construction of the new primary dwelling will result in the ADU being situated in front of the primary dwelling.

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 located within the Talbotville Settlement Area and designated Residential on the Talbotville Land Use ‘Schedule 4A’ map in the Township Official Plan. The requested variances conform to the Township’s Official Plan, as the proposal

facilitates appropriate residential infill and development within the designated settlement areas. Furthermore, the variances align with the Township's Official Plan's policies permitting secondary dwelling units within settlement areas, thereby supporting the municipality's objectives for diversified and efficient residential growth.

It is planning staff's opinion that the proposed new primary dwelling and existing ADU will not impede or adversely affect surrounding land uses and is an appropriate use of underutilized land.

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

The subject lands are designated Residential 1 (R1) Zone within Zoning By-law 2011-14. The Residential zoning provisions permits additional dwelling units on lands given they adhere to standard regulations. The redesignated ADU will exceed the maximum permitted 40% of total habitable floor area of the primary dwelling by approximately 3%. Furthermore, the construction of the new primary dwelling will result in the ADU being situated in front of the primary dwelling. However, the development maintains the general intent and purpose of the Zoning By-law as the ADU is self contained, increases the housing supply and is accessory to the proposed primary dwelling.

The requested minor variance supports the Township's objectives for housing development, residential intensification and therefore upholds the overall intent of the Township of Southwold Zoning By-law.

Are the variances an appropriate use of the land? Yes

The subject property is designated as a residential lot, and the proposed development does not alter the existing use of land. The requested minor variance seeks permission to construct a new primary single detached dwelling while retaining the existing dwelling as an Additional Dwelling Unit (ADU).

The proposal represents an appropriate and efficient use of land, as the subject property is located within a designated Settlement Area and carries a residential land use designation. Settlement Areas are intended to accommodate residential growth and infill to support the County's and Township's housing objectives.

Overall, the development maintains the intent of the Township's planning framework by promoting intensification on an underutilized lot, optimizing existing infrastructure, and contributing to the local housing supply in a manner that is compatible with the surrounding residential context.

Are the variances minor in nature? Yes

While the *Planning Act* does not contain a definition of what is considered minor, the effects on the existing area and planning principles should be considered. In this instance, the proposed minor variance seeks relief to permit the redesignated Additional Dwelling Unit (ADU) to exceed the maximum permitted 40% of the total habitable floor area of the primary dwelling by approximately 3%. This represents a marginal numerical increase that does not materially alter the intended scale relationship between the primary dwelling and the ADU.

In addition, the construction of the new primary dwelling will result in the ADU being located in front of the principal structure. However, the limited spatial separation and modest siting relationship between the two buildings ensure that the established streetscape character and built form pattern are maintained. The proposed relief does not introduce compatibility concerns and meets all other zoning and setback requirements.

Accordingly, the variances can be characterized as minor in nature, as they represent limited deviations from the Zoning By-law standards, maintain the general intent and purpose of the Official Plan and Zoning By-law, and do not result in negative impacts on the surrounding area.

Conclusion:

Subject to receiving further questions and comments from the Committee of Adjustment and members of the public, staff can 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 and Resource Implications:

There are no significant financial implications related to the consideration of Minor Variance Application MV 2026-03.

Strategic Plan Goals:

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

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

Respectfully submitted by:

Evan McKinstry
Junior Planner

Reviewed by:

Mat Vaughan
Director of Planning and Development
(Elgin County)

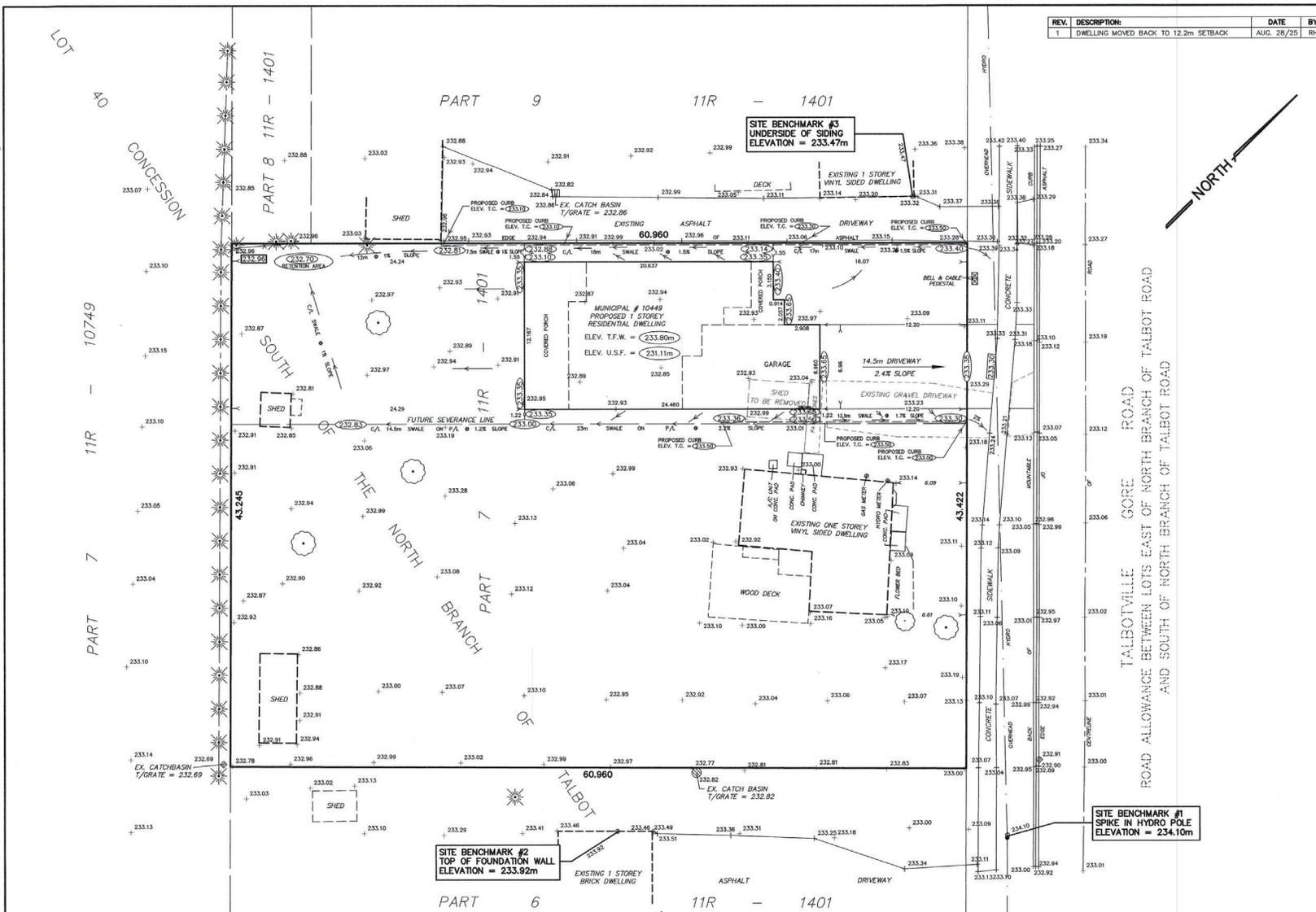
Reviewed by:

Aaron Van Oorspronk, L.E.T.
Director of Infrastructure and
Development

Approved for submission by:

Jeff Carswell
CAO/Clerk

Attachments:Appendix 1 – Reference Plans for 10449 Talbotville Gore Road.



REV.	DESCRIPTION	DATE	BY
1	DWELLING MOVED BACK TO 12.2m SETBACK	AUG. 28/25	RH

SITE PLAN
 PREPARED FOR BUILDING PERMIT
 AND LOT GRADING
 FOR: SHAYNE MITCHELL
 MUNICIPAL # 10449 TALBOTVILLE GORE ROAD.
 ALL OF P.I.N. 35156-0262

SCALE 1:200
 METRIC DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

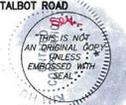
CAUTION

- THIS IS NOT A PLAN OF SURVEY OR SURVEYOR'S REPORT AND SHALL NOT BE USED FOR TRANSACTION OR FINANCING PURPOSES
- DO NOT CONVEY FROM THIS PLAN
- THE PROPOSED BUILDING AND ITS LOCATION SHOWN HEREON MAY BE SUBJECT TO CHANGES PRIOR TO CONSTRUCTION. THIS SKETCH SHOULD NOT BE RELIED UPON AS CERTIFICATION THAT THE DWELLING WAS ACTUALLY CONSTRUCTED AS SHOWN.
- ELEVATION OF EXISTING GROUND WATER TABLE AND SOIL CONDITIONS NOT DETERMINED
- LOCATION OF UNDERGROUND UTILITIES NOT DETERMINED
- LOCATION OF UPPER LIMIT OF GROUND WATER TABLE NOT DETERMINED

NOTES

- (1) - PROPERTY DIMENSIONS ARE AS SHOWN ON DEPOSITED PLAN 11R-1401
- (2) - PROPOSED DWELLING POSITIONED BY CALCULATIONS, NOT BY ACTUAL SURVEY
- (3) - PROPOSED FINAL GRADES ARE SHOWN (234.00) AND ARE IN METRES
 - EXISTING GRADES TO MATCH ARE SHOWN (234.00) AND ARE IN METRES
- (4) - T.F.W. DENOTES TOP OF FOUNDATION WALL
- (5) - U.S.F. DENOTES UNDERSIDE OF FOOTING
- (6) - SITE BENCHMARK #1 SPIKE SET IN WEST FACE OF HYDRO POLE LOCATED SOUTH-EAST OF THE SUBJECT PROPERTY HAVING A GEODETIC ELEVATION OF 234.10 METRES
 - SITE BENCHMARK #2 TOP OF FOUNDATION WALL OF EXISTING DWELLING LOCATED SOUTH OF THE SUBJECT PROPERTY HAVING A GEODETIC ELEVATION OF 233.92 METRES
 - SITE BENCHMARK #3 UNDERSIDE OF SIDING OF EXISTING DWELLING LOCATED NORTH OF THE SUBJECT PROPERTY HAVING A GEODETIC ELEVATION OF 233.47 METRES
 - ELEVATIONS ARE REFERRED TO CANADIAN GEODETIC DATUM 1928, GRID MODEL HT2-2010-070
- (7) - IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE ELEVATION OF THE UPPER LIMIT OF THE GROUND WATER TABLE, SOIL BEARING CAPACITY AND THE ELEVATION OF THE UNDERSIDE OF FOOTING PRIOR TO EXCAVATION.
- (8) - IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE SITE BENCH MARKS PRIOR TO EXCAVATION
- (9) - THIS SITE PLAN WAS COMPLETED FROM FIELD WORK COMPLETED ON THE 20th DAY OF NOVEMBER, 2024.
- (10) - AREA OF PART 7, PROPOSED FUTURE LOT = 1065.3 SQUARE METRES
 - AREA OF PROPOSED DWELLING, GARAGE AND COVERED PORCHES = 279.6 SQUARE METRES
 - PROPOSED LOT COVERAGE FOR NEW LOT = 28.2%
- (11) - T.C. DENOTES TOP OF CURB

PROPERTY DESCRIPTION: (FUTURE SEVERANCE)
 PART OF LOT 40
 CONCESSION SOUTH OF THE NORTH BRANCH OF TALBOT ROAD
 GEOGRAPHIC TOWNSHIP OF SOUTHWOLD
 TOWNSHIP OF SOUTHWOLD
 COUNTY OF ELGIN



DECEMBER 5, 2024
 AUGUST 28, 2025

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DRAWN BY: RH	CHECKED BY: KSH	REFERENCE NO.: 24-53-291-00
DATED: 08/28/25		

NOTE: DISTANCE FROM T.F.W. TO U.S.F. IS 2.69m OR 8'10".
 8'4" FOUNDATION WALL HEIGHT ON 6" FOOTINGS.

NOTE: A DISTANCE OF 1.22m OR 4'0" MUST BE MAINTAINED FROM FINAL GRADE TO UNDERSIDE OF FOOTINGS IN ALL LOCATIONS.