



that a sign was a sign was posted on the property and notices were mailed to property owners within 60 metres prior to the May 15<sup>th</sup>, 2026 deadline.

Planner Michela Testani presented her report to the Committee and the public. Ms. Testani also read the comments that were received after the staff report was completed. These comments were received from R. Powell, E. Harper and M. Schurch after the writing of the staff report.

Chairperson Jones asked if any Committee Members had any questions about the Planning report. Member Pennings questioned if this minor variance application is so all the front doors on the proposed dwellings can all face the same frontage as the primary dwelling. Planner Testani responded yes. If the applicant wanted to a "L" shape building, a minor variance would not be required. Ms. Testani responded yes.

Member Pennings also questioned the proximity of the dwellings to a well and septic system. Chief Building Official Corey Pemberton responded that a site service application will address these conditions. The building permit process will be needed to show the location of the well and other structures for the septic system. If the front doors didn't all face in the same direction, they wouldn't need the minor variance and a building permit will have to be issued.

Chairperson Jones commented that the Committee can't stop this application if it follows the Provincial Policy Statement. The province has dictated a single residential lot can have up to three additional dwelling units on it, if they meet the requirements of the Building Code and they comply with Township's Zoning By-laws. Tonight, we are only dealing with the way the doors are facing.

Chairperson Jones asked the Secretary-Treasurer if any comments were received from Staff. The Secretary-Treasurer responded yes. Comments received from Township staff were included in Planning Report PLA 2026-17

Chairperson Jones the Secretary-Treasurer if any written submission were received on this application. The Secretary-Treasurer responded yes. Written submissions received were included in Planning Report PLA 2026-17.

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

M. Schurch, 33257 Mary Street, questioned the location and distance of an existing well and the septic system for the existing duplex. Mr. Schurch was concerned about the ground water contamination and building code violations. Chief Building Official Corey



lands to the satisfaction of the Municipality, and to the satisfaction of the Municipality of Dutton Dunwich.”

**CARRIED**



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

**DECISION SHEET**

\*\*\*\*\*

**Application No.** MV 2026-05  
**Date of Hearing:** May 11<sup>th</sup>, 2026  
**Owner/Applicant:** Derrough/Willsie Construction Inc.  
**Agent:** Willsie Construction Inc.  
**Description:** PLAN 157 PT LOT 8 RP11R7344; PART 2  
**Municipal Address:** 9872 John Street North

**Lot Description:**

<b>Existing Lot Area</b>	0.33 ha
<b>Existing Lot Frontage</b>	30.2 m
<b>Existing Lot Depth</b>	110.7 m

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 an increased building height of 6.3 m to allow the development of a non-agricultural accessory building containing an additional dwelling unit and garage. Specifically, the minor variance will consider the following:

1. Relief from the provision of Section 3.1(vi) of Zoning By-law 2011-14, as amended to permit an increased building height of 6.3 metres for a non-agricultural building containing an additional dwelling unit and garage whereas the building shall not exceed 5.5 metres in height, with the exception of buildings and structures for agricultural uses.

**Decision:**

2. The application is hereby **approved** to obtain Relief from the provision of Section 3.1 (vi) Accessory Building Height of Zoning By-law 2011-14, as amended, to permit an increased building height of 6.3 metres for a non-agricultural building containing an additional dwelling unit and garage whereas the building shall not exceed 5.5 metres in height, with the exception of buildings and structures for agricultural uses.

Reasons for approval, in accordance with Report PLA 2026-15:

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 2026-15 and the minutes of the Committee of Adjustment Meeting of May 11<sup>th</sup>, 2026.

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 11<sup>th</sup> day of May, 2026.

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

\*\*\*\*\***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 11<sup>th</sup> day of May, 2026.

  
 Secretary-Treasurer

2026-05-11  
 Date

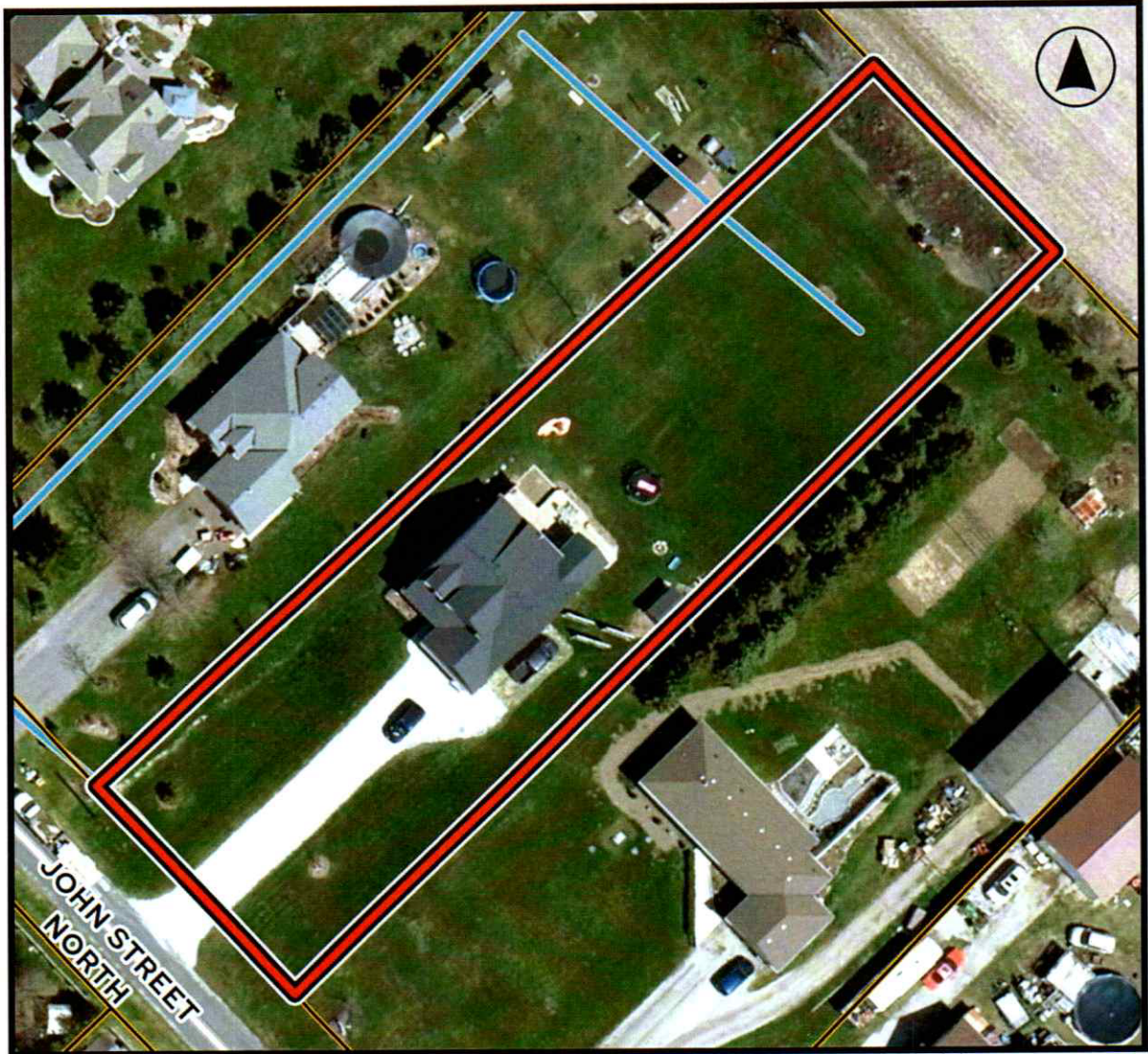
\*\*\*\*\***NOTICE OF LAST DATE OF APPEAL**\*\*\*\*\*

NOTICE IS HEREBY GIVEN THAT THE LAST DATE FOR APPEALING THIS DECISION TO THE ONTARIO LAND TRIBUNAL (OLT) IS THE **1<sup>st</sup>, DAY OF JUNE, 2026 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](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.

Jeff Carswell, CAO/Clerk  
Township of Southwold  
35663 Fingal Line  
Fingal, Ontario  
NOL 1K0  
Phone: 519-769-2010  
Email: [cao@southwold.ca](mailto:cao@southwold.ca)

**Schedule A: Subject Area Map 9872 John Street North – MV 2026-05**



Variance Application MV 2026-05: 9872 John St N, Shedden

 Township Roads

 Minor Variance Location

 Parcels

 Municipal Drainage

**Appendix 1: Site Plan and Elevations**

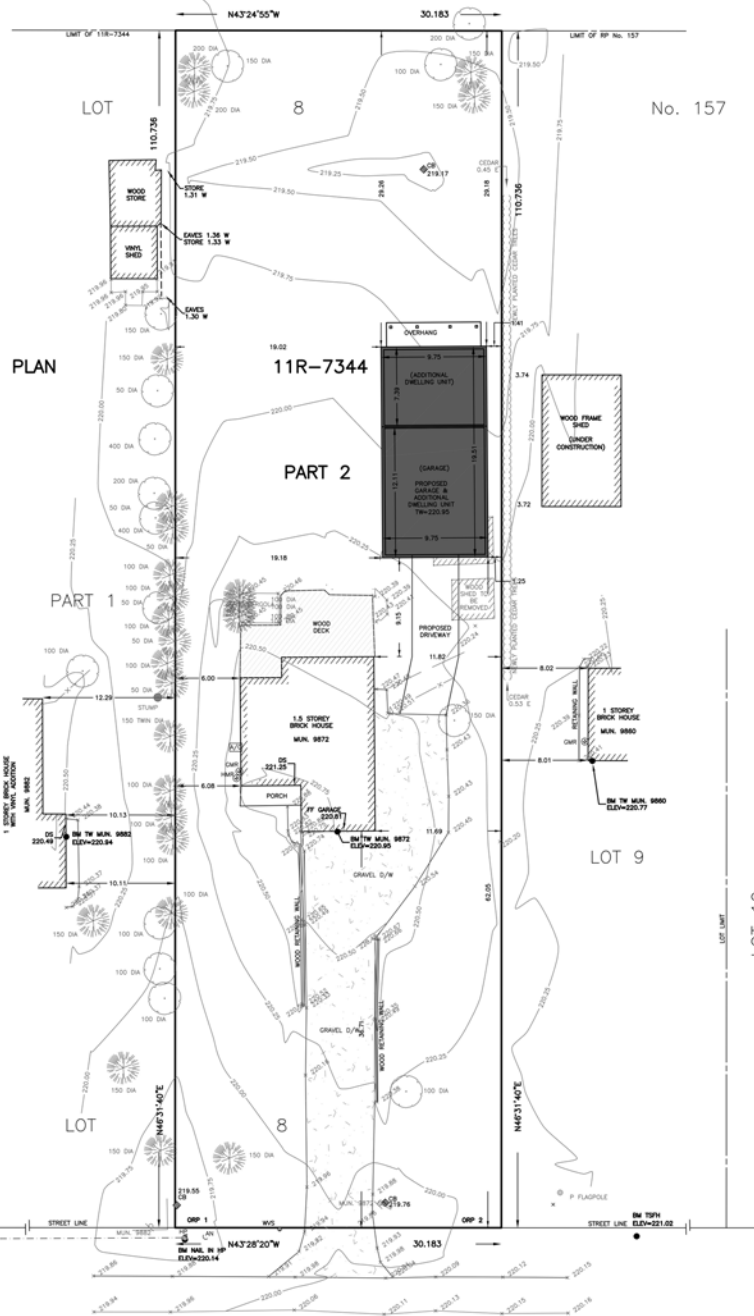




REGISTERED PLAN

TOWNSHIP OF SOUTHWOLD


PART 1, PLAN 11R-5248



JOHN STREET  
ESTABLISHED BY REGISTERED PLAN No. 157

INITIAL PLOT  
OF PART OF  
PART OF LOT 8,  
REGISTERED PLAN No. 157  
BEING ALL OF  
PART 2,  
PLAN 11R-7433  
MUNICIPAL NUMBER 9872  
IN THE  
TOWNSHIP OF SOUTHWOLD  
COUNTY OF ELGIN  
SCALE 1:250  
SCALE IN METRES  
2026  
ARCHIBALD, GRAY & McKAY LTD.  
ONTARIO LAND SURVEYORS

TOPOGRAPHIC LEGEND

- AN DENOTES ANCHOR
  - BM DENOTES BENCHMARK
  - CB DENOTES CATCH BASIN
  - CONC DENOTES CONCRETE
  - DIA DENOTES DIAMETER IN mm
  - DS DENOTES DOOR SILL
  - D/W DENOTES DRIVEWAY
  - GAR DENOTES GARAGE
  - G/M DENOTES GAS METER
  - HMR DENOTES HYDRO METER
  - HP DENOTES HYDRO POLE
  - HP/LS DENOTES HYDRO POLE LIGHT STANDARD
  - LS DENOTES LIGHT STANDARD
  - OWH DENOTES OVERHEAD WIRES
  - P DENOTES POST
  - RF DENOTES RAIL FENCE
  - TW DENOTES TOP OF WALL
  - W/S DENOTES WATER SERVICE VALVE
  - N DENOTES NORTH
  - E DENOTES EAST
  - W DENOTES WEST
  - S DENOTES SOUTH
-  DENOTES CONIFEROUS TREE  
 DENOTES DECIDUOUS TREE

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

SITE DATA  
 SITE AREA = 3341.89  
 LOT COVERAGE (EXISTING BUILDING) = 168.9 (5.05%)  
 LOT COVERAGE (NEW BUILDING) = 190.3 (5.69%)  
 LOT COVERAGE (TOTAL BUILDING) = 359.2 (10.75%)  
 (AREAS SHOWN ARE IN SQUARE METRES)

**AGM** ARCHIBALD, GRAY & McKAY LTD.  
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PLAN • SURVEY • ENGINEER

DRAWN BY: JP/AR/CRC DIGITAL FILE: 302601G1.dwg  
 CHECKED BY: JZJ FIELDWORK BY: YGH  
 FILE No: 60-0157-01-3 Plot Date: Apr. 15, 2026

BUILDER: WILLISE HOMES

