

**TOWNSHIP OF SOUTHWOLD
PUBLIC MEETING CONCERNING A PROPOSED
ZONING BY-LAW AMENDMENT**

Application 2010-03

Range NLR, Pt Lot D, Plan 20, Pt James Begg

Lot 15 RP 11R1844 Part 1

Township of Southwold

TAKE NOTICE that pursuant to Section 34(12) of the Planning Act, R.S.O. 1990, as amended, the Council of the Corporation of the Township of Southwold will hold a Public Meeting on Monday, August 23, 2010, at 7:10 p.m. in the Council Chambers at the Municipal Offices located at 35663 Fingal Line, in the Hamlet of Fingal to consider a Zoning By-law Amendment proposal. The purpose of the Public Meeting is to afford any person that attends an opportunity to make representation with respect to the proposed Amendment.

The subject land is located on the north side of Lake Line between Scotch Line and Union Road. The property is approximately 1.3 hectares (3.12 acres) in area, and is primarily comprised of wooded slopes. The subject property contains an existing dwelling and two small accessory sheds. The subject land is shown in heavy solid line on the Key Map below.

The applicant is seeking approval for a zoning by-law amendment to rezone the subject property to permit the construction of a new workshop within the front yard of the property. Relief is requested from Section 7.2.4.2 of the Township of Southwold Zoning By-law No. 1677 as amended, which prohibits accessory buildings from locating within a front yard as well as Section 7.1.2.3.1 which restricts areas devoted to home occupation uses to a maximum of 15 square metres of gross floor area.

The subject land is zoned Residential (R2-2) by the Township of Southwold Zoning By-law No. 1677. The proposed Amendment would rezone the property from Residential (R2-2) zone to Residential Zone 1 (R1-), the special provision would allow the new accessory structure to be located within the front yard area, and would permit the home occupation use to exceed the 15 square metre maximum floor area restriction.

ANY PERSON OR PUBLIC BODY may attend the Public Meeting and/or make written or verbal representation either in support of, or in opposition to the proposed Zoning By-law Amendment.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Council of the Township of Southwold before the by-law is passed, the person or public body is not entitled to appeal the decision of the Township Council to the Ontario Municipal Board.

If a person or public body does not make oral submissions at a public meeting, or make written submissions to Council of the Township of Southwold before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to do so.

ADDITIONAL INFORMATION relating to the proposed Zoning By-law Amendment is available for inspection daily, Monday to Friday, 9:00 A.M. to 4:00 P.M. at the Township of Southwold Municipal Office, 35663 Fingal Line, Fingal.

DATED at the Township of Southwold, this 27th day of July 2010.

KEY MAP: (Not to Scale)

Ms. D. McLeod, Deputy Clerk
Township of Southwold
35663 Fingal Line
Fingal, Ontario N0L 1K0
(519) 769-2010

