



The Corporation of the Township of Southgate Notice of the Passing of a Zoning By-law

Take notice that the Council of the Corporation of the Township of Southgate passed By-law No. 2024-075 on June 19, 2024, under Section 34 of the Planning Act, R.S.O. 1990, as amended.

This by-law applies only to those lands known as 265155 Southgate Road 26 and legally described as Lot 4, Concession 19, former Township of Proton, in the Township of Southgate. A map showing the location of the lands to which the by-law applies is provided below.

The Purpose of the zoning bylaw amendment is to implement a condition of consent, for file B5-24 for a surplus farm severance approved by Committee of Adjustment May 22, 2024. An exception to the Agricultural-1 (A-1) Zone is required to establish suitable site and building regulations for the 1.137 hectare severed lot and to prohibit future residential use of the retained parcel.

The Effect of the zoning by-law amendment to implement conditions of File B5-24 will address site specific lot size and building requirements for the 1.137 hectare severed lot and accessory structures as well as prohibit residential development on the future retained parcel.

The property is designated Agriculture and Hazard Lands in the Township of Southgate Official Plan. The Council of the Township of Southgate has adopted this by-law and is now circulating it in accordance with Provincial regulations.

And take notice that any person or agency may appeal to the Ontario Land Tribunal in respect of the by-law by filing with the Clerk of the Corporation of the Township of Southgate, not later than **July 10, 2024**, a notice of appeal (appeal forms and instructions are available at: <https://olt.gov.on.ca/appeals-process/> setting out the objection to the by-law, the reasons in support of the objection and including a certified cheque or money order for \$300, made out to the Minister of Finance.

Only individuals, corporations and public bodies may appeal a zoning by-law to the Local Planning Appeal Tribunal. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or the group on its behalf.

The Council of the Township of Southgate has adopted this by-law and is now circulating it in accordance with provincial regulations. The complete by-law is available for inspection in my office during regular business hours.

Dated at the Township of Southgate,
On June 20, 2024.

