



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. 2024-109 on September 4, 2024, under Section 34 of the Planning Act, R.S.O. 1990, as amended.

This by-law applies only to lands municipally known as 260219 Southgate Road 26 legally described as Concession 2, Part Lots 198 to 200, SWTSR in the former Proton Township, 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 establish 6,570 square metres zoned area to allow an On Farm Diversified Use (OFDU). Within the rezoned area a 724.64 square metre metal works shop and 25.27 square metre power room would form the OFDU. Associated with the shop is 500 square metres of storage of which 120 square metres will be covered storage. Regulations in the new zone prohibits covered storage from being converted to shop space, lunchroom, office, power room or any other purpose associated with the OFDU. Additional regulations ensure the back of the zoned area is no more than 240 metres from the front lot line outside any Environmental Protection Zone on-site. Other regulations provide for a minimum fencing or landscaped buffer minimum 2.0 metres in height for shop and storage as well as a 15 metre minimum zoned area setback from any interior lot lines.

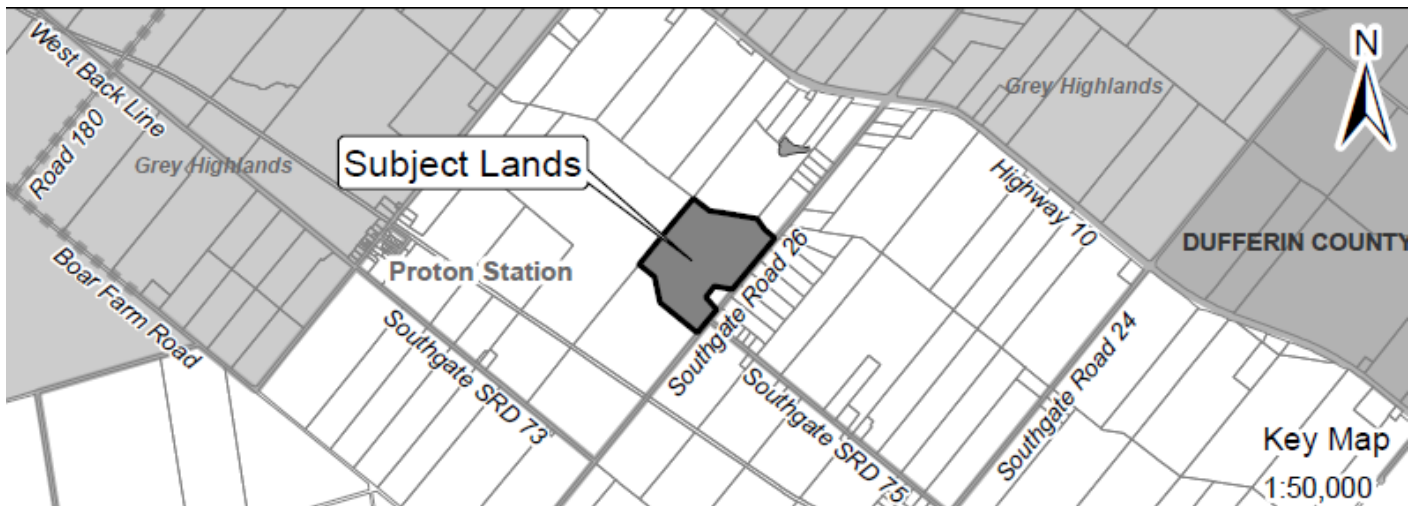
The Effect of the amendment is to change the zoning symbol on a portion of the property from Agricultural (A1) to Agricultural Exception (A1-575) to allow an On Farm Diversified Use on the property.

The property is designated Rural 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 **September 25, 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 \$400.00, made payable to the Minister of Finance.

No person or public body shall be added as a party to the hearing of the appeal unless, before the by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the council or, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

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 at the Township Office during regular business hours.



Dated at the Township of Southgate, On September 5, 2024.

Lindsey Green, Clerk

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