



The Corporation of the Township of Southgate Notice of Virtual Public Meeting Concerning a Proposed Zoning By-law Amendment

What: The Township seeks input on proposed Zoning provisions to amend the Decks and Accessory Structure provisions within the municipality.

Public Meeting Date: February 19th, 2025 at 1:00 PM.

Location of the Public Meeting: In person at Council Chambers located at 123273 Southgate Road 12, Holstein Ontario N0G 2A0 **and** electronically via Zoom.

Please join the electronic public meeting from your computer, tablet, or smartphone at the below link: <https://zoom.us/j/98544110624?pwd=fgxDNzOEIjXR7Lpt8VAwJbmyQcc9cK.1>

You can also dial-in using your phone. **Phone:** [+1 647 374 4685](tel:+16473744685) **Meeting ID:** 985 4411 0624
Passcode: 866567

How can I participate in the Public Meeting?

Public participation is encouraged. To participate in the virtual meeting, please contact Lindsey Green, Clerk, by email at: lgreen@southgate.ca or by telephone at: 519-923-2110 ext. 230

What if I can't attend the Public Meeting?

You can learn more about the proposed development by contacting the Township office, or by reading the materials on the website at the below link(s). You may choose to submit comments via letter or email after taking the time to learn about the proposed development. See the relevant contact information below:

Web Link: [Zoning By-law Amendment Application C32-24 for Decks & Accessory Structures](#)

What can I expect at the Public Meeting?

The public meeting is an opportunity for members of the public to learn more about changes to the zoning rules for deck and accessory structure provisions for all of the Township of Southgate. Attendees can hear a brief presentation about the new zoning rules for accessory buildings, ask questions, and/or make statements either in favour of, or in opposition to the zoning changes. No decisions are made at this meeting, it is an opportunity to learn and provide feedback.

What is being proposed through the application?

Changes to the Zoning By-law proposed generally apply to the following:

- Section 3 changes definition of Accessory Building and Structure and add definitions of Carport, Required Yard and Required Setback.
- Section 5.1 (a) through (h) to clarify when main building setbacks apply versus when accessory buildings may encroach into required setbacks.
- Section 5.18 to implement regulations to establish clear rules for above and below ground swimming pools including safety features.
- Change interior side yard provisions in Residential-1, Residential-2, Residential-3, Residential-5 and Residential-6 zones to increase setback distances for dwellings without a garage or carport attached to the main building.
- Other minor changes pertaining to maximum one Additional Residential permitted in certain areas within a detached building and other provisions for separate accessory structures.

To support this proposal, a [Planning Report on Review of Section 5.1 Accessory Buildings and Structures](#) is available on the [Township Planning Applications and Public Notices Website Link](#).

Why is this Public Meeting being held and what are your rights?

In Ontario, the planning and development process is open and transparent, where opinions from all individuals and groups are welcomed. To change its policies and zoning rules the Township must hold a public meeting. This meeting is one of your chances to learn about the proposed changes and offer your opinions. Under the legislation covering this process, you have the following rights:

1. 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.
2. If a person or public body would otherwise have an ability to appeal the decision of the Township of Southgate to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Township of



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Southgate before the Township Zoning By-law amendment is approved or refused, the person or public body is not entitled to appeal the decision.

3. If a person or public body does not make oral submissions at a public meeting or make written submissions to the Township of Southgate before the Township Zoning By-law amendment is approved or refused, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.
4. Section 17(36) and Section 34(19) define the parties that are eligible to appeal the decision on the Zoning By-law amendment to the Ontario Land Tribunal.
5. If you wish to be notified of the decision of the Council of the Township of Southgate on the proposed Township Zoning By-law Amendment, you must make a written request to the Township of Southgate using the contact information noted above, and quote File **C32-24**.

If you have questions, please do not hesitate to contact Township staff, who can answer questions on the proposed changes, or the planning process.

Notice dated this **27th day of January 2025** at the Township of Southgate.

A note about information you may submit to the Township:

Under the authority of the Municipal Act, 2001 and in accordance with Ontario's Municipal Freedom of Information and Protection of Privacy Act (MFIPPA), all information provided for, or at a Public Meeting, Public Consultation, or other Public Process are considered part of the public record, including resident deputations. This information may be posted on the Township or County websites, and/or made available to the public upon request. **Please note that all submissions and the personal information contained therein will become part of the public record in their entirety and may be posted to Southgate's website.**

Please be aware that the public meeting may be broadcast online and may be recorded.

Lindsey Green, Clerk
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