



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. 2024-082 on July 3, 2024, under Section 34 of the Planning Act, R.S.O. 1990, as amended.

This by-law applies only to lands municipally known as 026453 Highway 89 at the corner of Southgate Sideroad 21 legally described as Concession 1, Lot 33 in the former Proton Township. The lands were subject to provisional consent approved file B13-23. 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 permit the following:

- an on farm diversified use on the west half of the site (severed lot) up to 750m² and outside storage to be 500m² within a zoned area of 4000.0 m². A fenced or landscaped buffer minimum 2.0 meters in height is required. All other Agricultural-1 Zone permitted uses and building requirements continue to apply, except measurements to the proposed zoned area for the OFDU shall be taken to the original lot lines, before any road widening to be dedicated under File B13-23 is provided to the Township or Province.
- Minimum lot area of 20 hectares for any agricultural use (severed and retained lot) with minimum lot area and lot frontage for the said agricultural use to be calculated based on the original lot lines, before any road widening to be dedicated under File B13-23 is provided to the Township or Province.

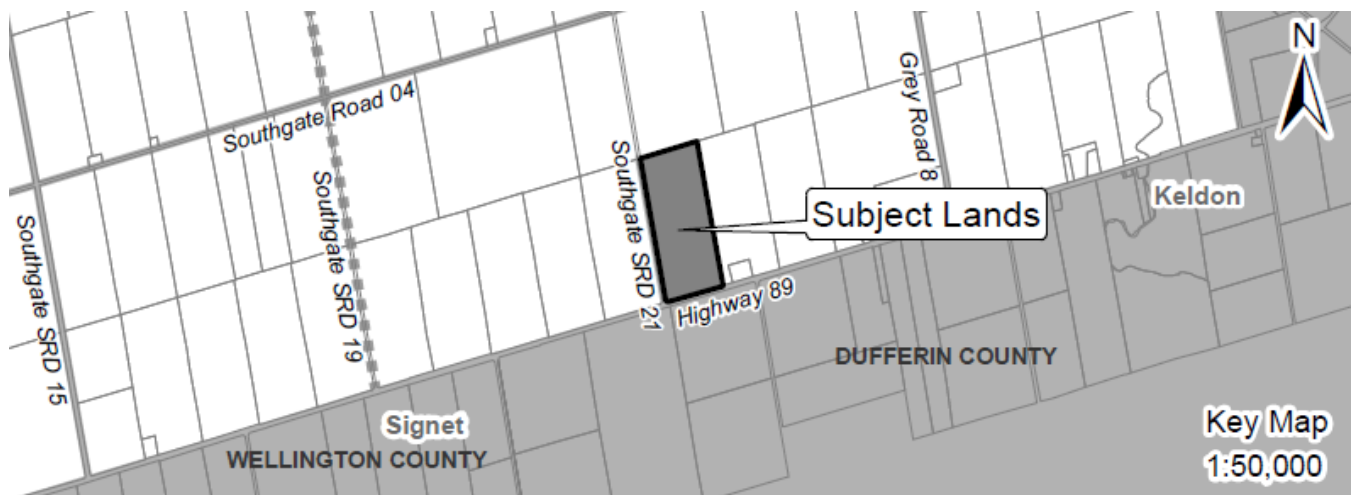
The Effect of the zoning by-law amendment is to change the zoning symbol on a portion of the lands from Agricultural (A1) to Agricultural Exception (A1-568) to allow an on farm diversified use on the property, and a second change to the Schedule allowing an Agricultural Exception (A1-570) zone for the entire A-1 area with a lot area of 20 hectares minimum for an agricultural use. Underlying A-1 zone provisions continue to apply to the property, with measurements to the zoned area for the OFDU on the west part of the site and lot area and frontage for the entire A-1 area being measured from original lot lines before any road widening is dedicated under file B13-23.

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 **July 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 \$300, made out 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 in my office during regular business hours.



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

Lindsey Green, Clerk

Township of Southgate, 185667 Grey Rd 9, Dundalk ON, N0C 1B0

Tel: (519) 923-2110 Ext. 230 Toll free: 1-888-560-6607 Fax: (519) 923-9262