



## 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. 2024-126 on November 6, 2024, under Section 34 of the Planning Act, R.S.O. 1990, as amended.

**This by-law** applies only to lands municipally known as 752729 Southgate SRD 75 legally described as Concession 2 SWTSR Pt Lot 205 Pt Lot 206 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 allow for a proposed 674.5 metal works shop, 71.37 square metre power room as an On Farm Diversified (OFDU) use with 475.65 square metres of associated covered or enclosed storage and a maximum 24.35 square metres outside storage. Zoning provisions will prohibit enclosed or covered storage being converted to shop or office space. The On Farm Diversified Use at 752729 Southgate Sideroad 75 will be secondary to an existing farmhouse and proposed barns. Other regulations limit the size of the zoned area for the OFDU with a 240 metre minimum setback of the zoned area from the front lot line and a 15 metre minimum setback from the interior side lot line. A 2.0 metre minimum landscaped buffer is also required to screen the OFDU from abutting residences and the public street.

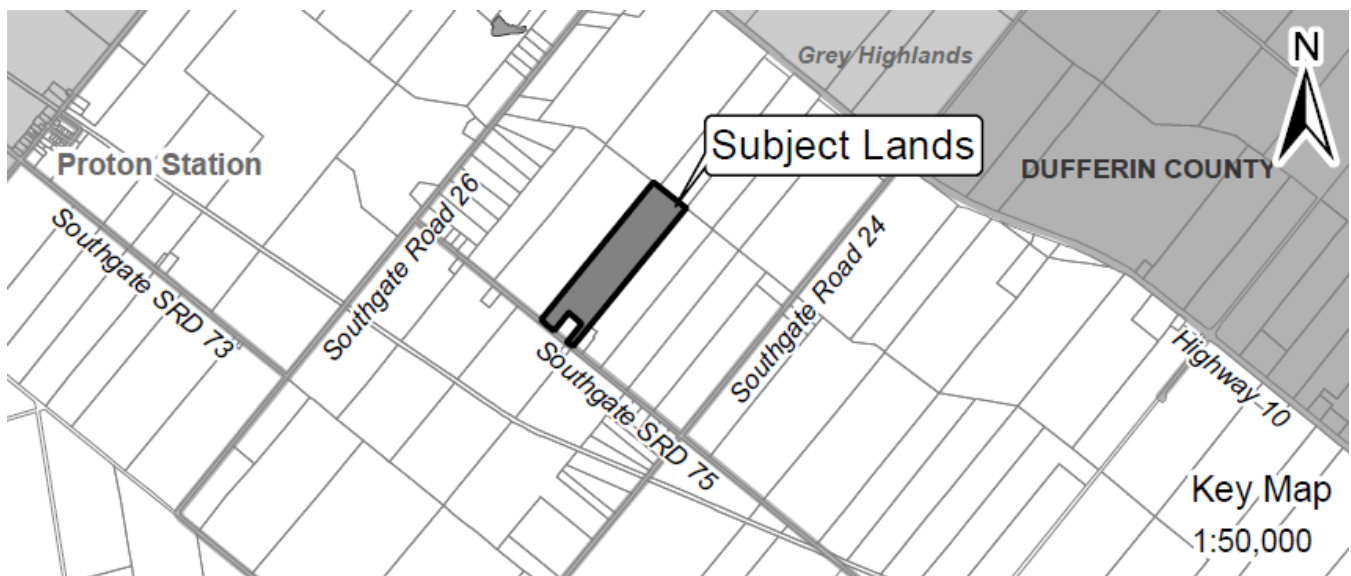
**The Effect** of the amendment is to change the zoning symbol on a portion of the property from Agricultural 1 (A1) to an Agricultural 1 Exception 576 (A1-576) Zone to allow an OFDU on the property.

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 **November 27, 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 November 7, 2024.

Lindsey Green, Clerk

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