



**TOWNSHIP OF SOUTHGATE COMMITTEE OF ADJUSTMENT
NOTICE OF APPLICATION FOR MINOR VARIANCE AND PUBLIC
HEARING**

The Planning Act, RSO 1990, as amended

TAKE NOTICE that the Township of Southgate Committee of Adjustment has appointed January 22, 2025 at 9:00 am for the purpose of a public hearing to be held at the Township of Southgate Council Chambers located at 123273 Southgate Road 12, Holstein Ontario N0G 2A0 and **electronically** via Zoom at the following credentials:

Please join the meeting from your computer, tablet, or smartphone

<https://zoom.us/j/96781708725?pwd=aLBihIfodUbrdc9ox4bASKmRSCDIVg.1>

You can also dial in using your phone. **Phone:** +1 647 374 4685 **Meeting ID:** 967 8170 8725 **Passcode:** 505679

NOTE: If you wish to speak at the meeting, please register in advance by contacting the Secretary-Treasurer, Elisha Milne, using the below information.

The meeting will be live streamed and uploaded to the Township YouTube Channel:

<https://www.youtube.com/user/SouthgateTownship>

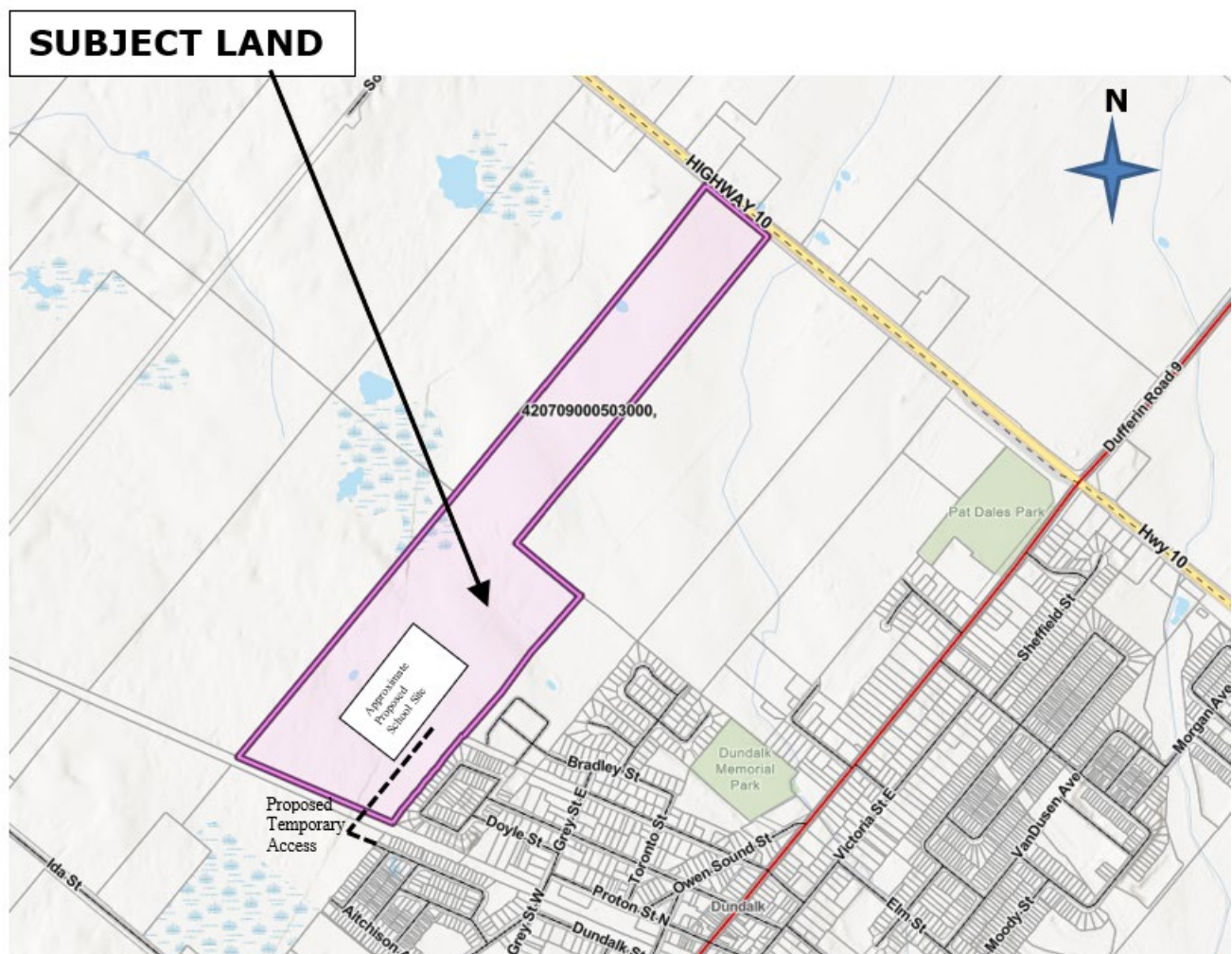
APPLICATION FOR MINOR VARIANCE - FILE NO. A13-24

OWNERS: Dundalk Village Two Inc.

Description and Key Map of the Subject Land

Legal Description: Con 1 SWTSR Lot 225, Con 2 SWTSR Pt Lots 225 & 226 RP 16R7565 Part 1, Geographic Township of Proton, Township of Southgate

Civic Address: None Assigned



The Purpose of application A13-24 is to consider a minor variance on Section 5.4(b) of the Zoning By-law which requires lots front upon and have direct access to an improved public street. The proposed school site will front on future roads Bradley Street Extension and unnamed roads Streets A, C and E. These proposed roads are not yet built by the developer to municipal standards and dedicated as public streets. The subject lands are proposed to be created by consent application B8-24 to allow a building permit to be issued to allow school construction to begin as soon as possible.

The Effect of the application is to allow temporary access to the subject lot westerly over the County Rail Trail to Corbett Street so that a building permit can be issued to

allow school construction to begin. The temporary access will be used for construction purposes until roadways around the proposed school site are built to municipal standards and dedicated to the Township.

The Bluewater District School Board has submitted minor variance A14-24 on building height for the proposed school building.

Property owners within 60 meters of the subject land are hereby notified of the above application for minor variance. The property will be marked by a sign.

Additional information regarding this application is available on the Township of Southgate Website <https://www.southgate.ca/municipal-services/planning-and-land-use/planning-applications-and-public-notices/>

When requesting information please quote File No. **A13-24**

If a person or public body has the ability to appeal the decision of the Committee of Adjustment in respect of the proposed consent to the Ontario Land Tribunal but does not make **written submission** to: Committee of Adjustment, Township of Southgate office before it gives a provisional consent, the Tribunal (OLT) may dismiss.

If you wish to be notified of the decision of the Committee of Adjustment in respect of the proposed consent, you must make a written request to the undersigned. For more information about this matter, contact:

Elisha Milne,
Secretary-Treasurer, Committee of Adjustment for The Township of Southgate
185667 Grey Rd 9, Dundalk, on N0C 1B0
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Toll Free: 1-888-560-6607
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