



**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. A14-24

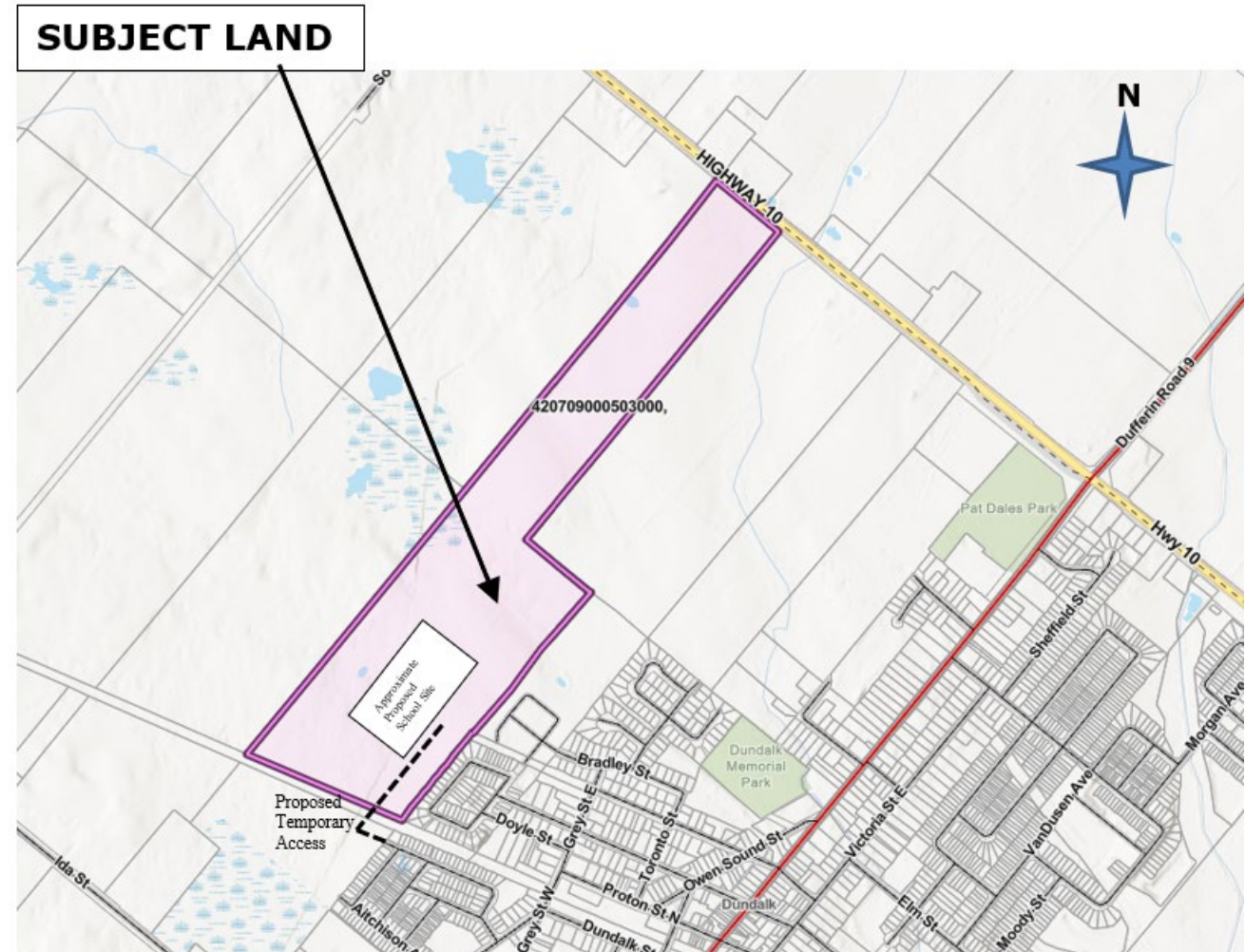
OWNERS: Dundalk Village Two Inc.

APPLICANT: Bluewater District School Board

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 the application is to consider a minor variance on required building height for the proposed school to be constructed on the subject lands. The required building height in Section 5.3 Zoning By-law 19-2002 as amended is 11 metres maximum. The proposed school site will have a maximum building height of 12.6 metres. A minor variance of 1.6 metres is proposed on maximum building height. Part of the proposed building where three stories of classrooms are proposed will exceed the maximum height permitted in the Zoning By-law. The rest of the building including childcare, gym and two stories of classrooms will meet the maximum building height.

The Effect of the minor variance is to permit construction of the proposed school with a maximum building height of 12.6 metres when the required maximum height for all

buildings and structures is 11 metres as set in Section 5.3 of the Zoning By-law. Part of the proposed school will exceed the maximum building height required under zoning.

The subject lands are proposed to be created by consent application B8-24. Minor variance application A14-24 has been submitted by the Owner of the subject lands for a minor variance on Section 5.4(b) of the Zoning By-law requiring lots to front upon and has direct access to an improved public street.

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. **A14-24**

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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