



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. 2024-081 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 located at 072968 Southgate Sideroad 7 legally described as Concession 18, Part Lots 7 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 permit an on farm diversified use up to 750m² and outside storage to be 500m² within a zoned area of 6447.3 m². A fenced or landscaped buffer minimum 2.0 meters in height is required. Specific setbacks for the zoned area ensure it is outside the hazard boundary outlined by the Saugeen Valley Conservation Authority. All other Agricultural-1 Zone permitted uses and building requirements continue to apply, except in the case of the detached dwelling on the subject lands whereby Section 6.13 is amended to ensure the existing detached dwelling on-site is not enlarged and remains secondary to the proposed new detached dwelling in the farm cluster. The applicant provided MDS calculations to provide separate from the existing detached dwelling and the new barn proposed in the farm cluster.

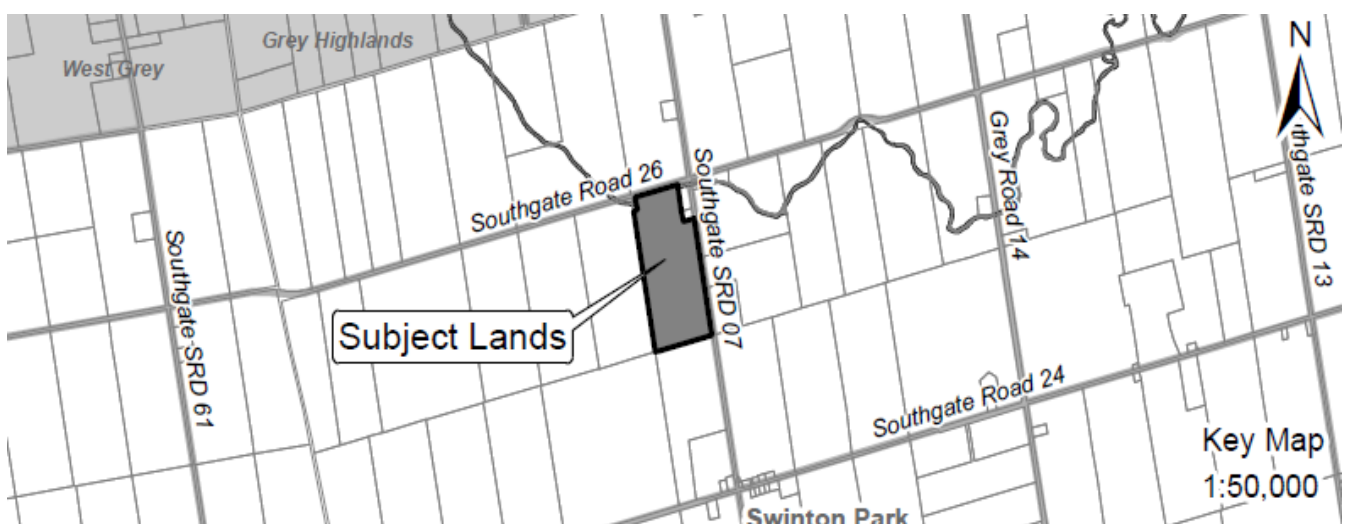
The Effect of the zoning by-law amendment is to change the zoning symbol on a portion of the lands from Agricultural (A1) to Agricultural Exception (A1-567) to allow an on farm diversified use on the property. Underlying A-1 zone provisions continue to apply to the property, including within the maximum zoned area, except the existing detached dwelling will be restricted to its current floor area, height and setbacks.

The property is designated Agriculture 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

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