



The Corporation of the Township of Southgate Notice of Public Meeting and Complete application Concerning a Proposed Zoning By-law Amendment

Take Notice that the Council of the Corporation of the Township of Southgate has received a complete application for a Zoning By-law Amendment and is notifying the public pursuant to Section 34 of the Planning Act, R.S.O. 1990, as amended. Council will hold an **electronic public meeting** on:

February 28, 2024, at 1:00 PM

The Purpose of the application is to amend the zoning bylaw for two reasons:

1. Address a condition of Consent Application B8-23 dividing the subject lands into a severed farm parcel on the north part with 18.5 hectares lot area and a retained farm parcel on the south part with 20 hectares lot area when current zoning requires 40 hectares lot area.
2. Proposal on the future 18.5 hectare severed farm parcel on the north part of the subject lands to permit an On Farm Diversified (Dry Industrial) Use, including Wood Working, Metal Working, and fabricating, manufacture of concrete and related supplies and the like. The proposed use including office, lunchroom and power room would occupy up to 750m² floor area of a proposed structure with outside storage not to exceed 500m².

The Effect of the proposed zoning by-law amendment would be to establish new zoning on the entire subject property permitting minimum lot area of 18.5 hectares and allow an agricultural exception zone on part of the north farm lot permitting an On Farm Diversified (Dry Industrial) Use.

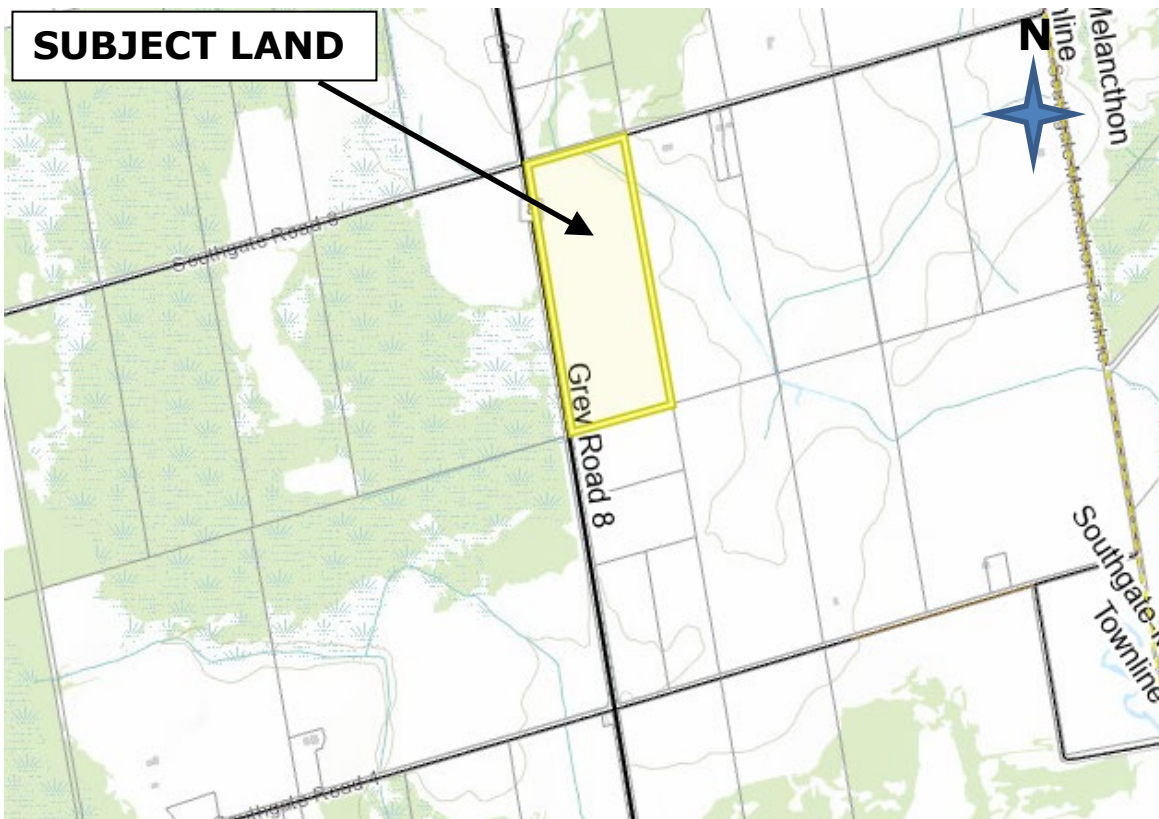
Description of the Subject Land

Registered Owner: J-FAB MFG Inc.

Legal Description: Con 4 PT LOT 38, Geographic Township of Proton, Township of Southgate

Civic Address: 311343 Grey Road 8

Key Map showing the Subject Land (File C2-24).



Please join the electronic public meeting from your computer, tablet, or smartphone
<https://zoom.us/j/95341385964?pwd=bDd6OTJWYStGWnRESkxORUZwL25Ddz09>
You can also dial in using your phone. Phone: +1 647 374 4685 Meeting ID: 953 4138 5964 Passcode: 336403

NOTE: To speak at the meeting or join electronically, please register in advance by contacting the Clerk, Lindsey Green using the contact information below:

lgreen@southgate.ca or 519-923-2110 ext. 230

The meeting will be livestreamed on the Township YouTube Channel:
<https://www.youtube.com/user/SouthgateTownship>

Any person or public body is entitled to attend the public meeting and make written or oral submissions in support of, or in opposition to, the proposed zoning by-law amendment. Persons wishing to make an oral submission to Council at the public meeting are invited to register with the Township Clerk (see contact information below). Written comments should also be addressed to the Clerk at the address below. **Please note that all submissions and the personal information contained therein will become part of the public record in their entirety and may be posted to Southgate's website.**

Mandatory wording

If you wish to be notified of the decision of Township of Southgate Council on the proposed zoning by-law amendment, you must make a written request to the Clerk of the Township of Southgate, 185667 Grey Rd 9, Dundalk, ON N0C 1B0.

If a person or public body would otherwise have an ability to appeal the decision of the Township of Southgate Council to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Township of Southgate before the by-law is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Township of Southgate before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

Additional Information and Comments

Please submit written comments to the Clerk at the address shown below.

Lindsey Green, Clerk

lgreen@southgate.ca

Township of Southgate

185667 Grey Rd 9,

Dundalk, ON N0C 1B0

Phone: (519) 923-2110 ext. 230

Additional information is also available for public viewing on Southgate's website at <https://www.southgate.ca/en/municipal-services/planning-applications-public-notice.aspx#C2-24-J-Fab-MFG-Inc->

Dated at the Township of Southgate, this 1st day of February 2024.