



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. 2025-007 on February 5, 2025, under Section 34 of the Planning Act, R.S.O. 1990, as amended.

This by-law applies only to lands municipally known as 712665 Southgate Sideroad 71, legally described as Concession 4 SWTSR Lot 207 Pt Lots 208 and 209, geographic Township of Proton, in the 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 increase the maximum floor area of the OFDU to 750 square metres, permit 500 square metres of outdoor storage, and remove the restriction on non-resident employees. Certain provisions of the current Agricultural 1 Exception 307 (A1-307) Zone are re-written for clarity.

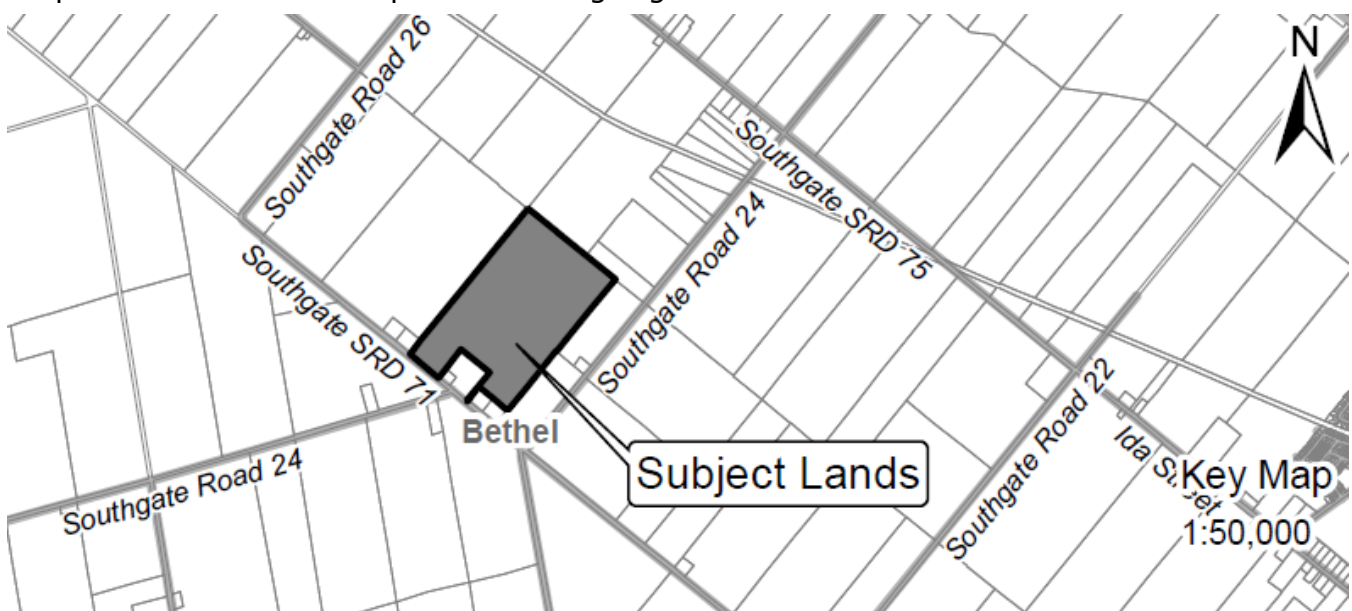
The Effect of the amendment is to rewrite the A1-307 to allow a 150 square metre addition to the OFDU, 500 square metre outdoor storage area, within the existing zoned area and remove restrictions on number of employees who reside on the premises. Existing trees providing screening would remain in place and outside storage would continue to be located behind the existing shop.

The property is designated Rural and Hazard 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 Deputy Clerk of the Corporation of the Township of Southgate, not later than **February 25, 2025 at 4:00 PM**, 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 February 5, 2025.

Holly Malynyk, Deputy Clerk

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