



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. 2025-008 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 180032 Grey Road 9, legally described as Concession 4 SWTSR Lot 231 to 233, 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 permit the following:

- Minimum lot area of 20 hectares for any agricultural use for the lands.
- A holding zoned that allows On-Farm Diversified Use on a rezoned area of 3,995.0 m² (severed lot under File B2-24), up to 750m² floor area, and outside storage to be 300m² within. The holding provision will be removed when a building permit has been issued for the proposed agricultural use (farmhouse, shed and barn) has been issued on the legally separate lot under File B2-24. A final condition requires site plan approval and execution of an agreement for the proposed OFDU. The site plan agreement will require landscaped buffer minimum 2.0 meters in height.

The Effect of the amendment is to change the zoning symbol on a portion of the lands from Agricultural (A1) to the following:

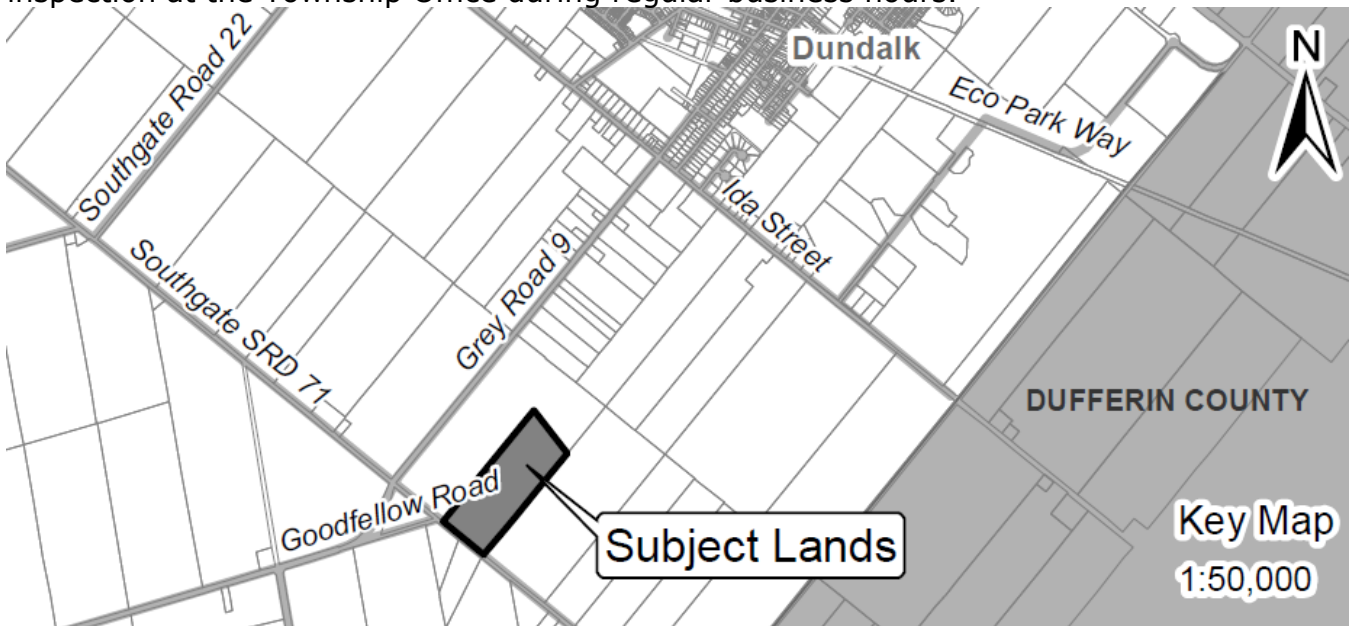
1. Agricultural-1 Exception 580 (A1-580) Zone to allow and agricultural use and associated farmhouse on a lot compliance with provisions in the A-1 zone except that a minimum lot area of 20 hectares shall apply.
2. Holding Agricultural-1 Exception 581 (A1-581-h) Zone to allow an OFDU on the property when a building permit is issued for the agricultural use on a legally separate lot (File B2) and a site plan agreement is executed.

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.



C36-24 Manassa S Martin

Dated at the Township of Southgate, on February 5, 2025.

Holly Malynyk, Deputy Clerk

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