



**TOWNSHIP OF SOUTHGATE COMMITTEE OF ADJUSTMENT
NOTICE OF APPLICATION FOR CONSENT 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 CONSENT - FILE NO. B8-24

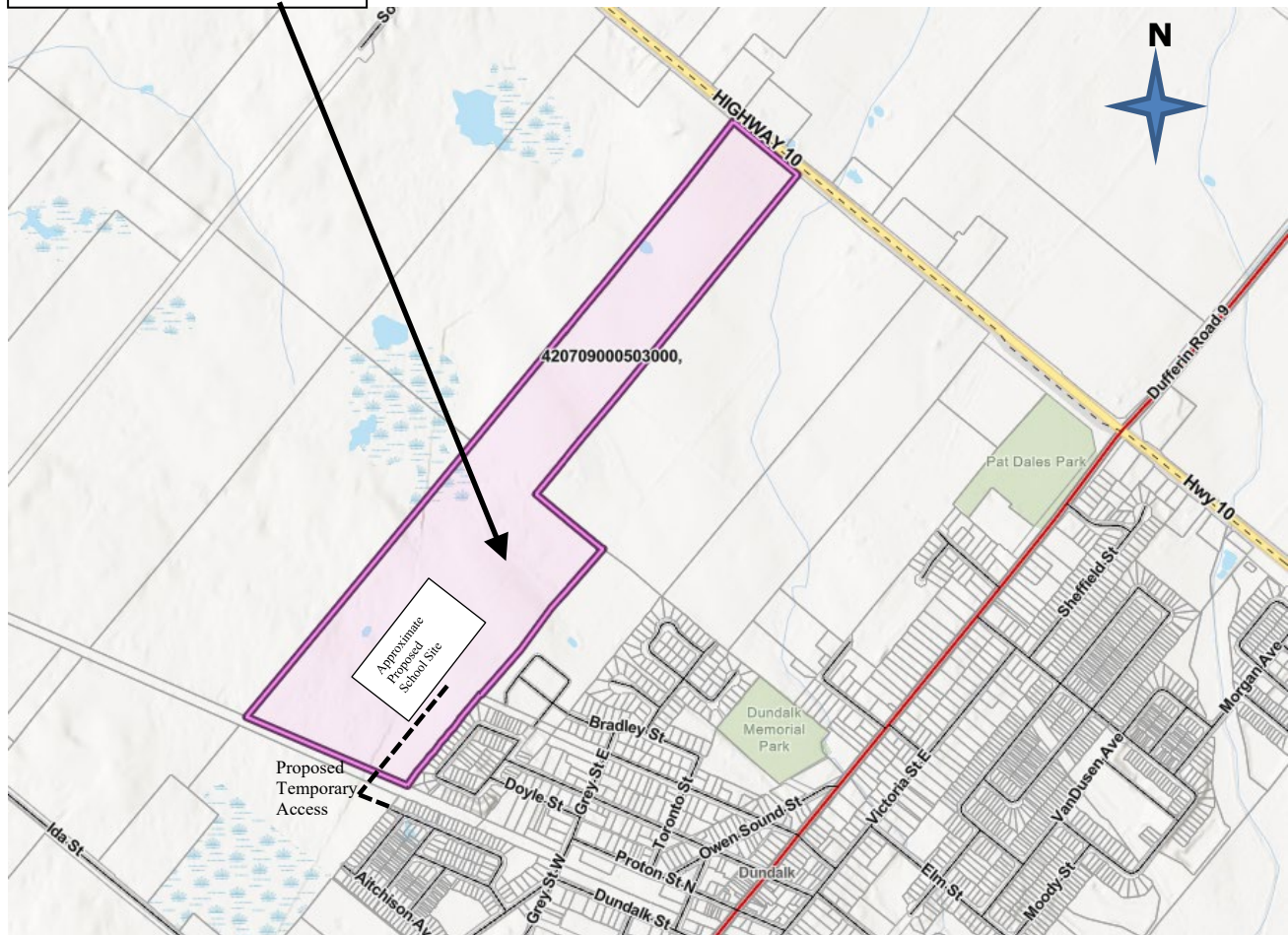
OWNERS: Dundalk Village Two Inc.

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

SUBJECT LAND



The Purpose of application B8-24 is to sever the subject lands to create a separate lot to contain a proposed school site. The lands are currently subject to draft plan of subdivision Glenelg Phase 3 conditionally approved by Grey County. The proposed severed lot is 3.315 hectares in lot area and will front on four future roads to be dedicated through the draft subdivision plan process including the Bradley Street Extension and Streets A, C and E yet to be named. Temporary access to the proposed school site will be provided along the south lot frontage of the proposed school site south westerly across the County Rail Trail to Corbett Street. This temporary access is intended for construction purposes until roadways within the Glenelg Phase 3 subdivision are built to municipal standards and dedicated as public roads.

The Effect of the application is to create a 3.315-hectare parcel for the school site with temporary access southwest to Corbett Street. The separate parcel will allow the Bluewater District School Board to begin construction of the public school. During construction public roadways will be built and dedicated to the Township.

Application A13-24 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. The Bluewater District School Board has submitted minor variance A14-24 on building height for the proposed school building.

Property owners within 60 metres of the subject land are hereby notified of the above application for consent. The property to be severed will be marked by a sign.

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.

**ELISHA MILNE, SECRETARY-TREASURER,
COMMITTEE OF ADJUSTMENT FOR THE TOWNSHIP OF SOUTHGATE
185667 GREY RD 9, DUNDALK, ON N0C 1B0
(519) 923-2110 EXT 232 Toll Free 1-888-560-6607 FAX (519) 923-9262**

Additional information regarding this application is available at
<https://www.southgate.ca/municipal-services/planning-and-land-use/planning-applications-and-public-notices/>

When requesting information please quote File No. **B8-24**.
