



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. 2024-127 on November 6, 2024, under Section 34 of the Planning Act, R.S.O. 1990, as amended.

This by-law applies only to lands municipally known as 712125 Southgate SRD 71 legally described as Concession 4 SWTSR Lot 234 to 235 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 allow for a a proposed 675 square metres dry industrial shop and 75 square metre power room as an On Farm Diversified (OFDU) use with 500 square metres of associated outside storage. The On Farm Diversified Use at 712125 Southgate Sideroad 71 will be secondary to an existing agricultural use on-site. A new farmhouse and converting an existing barn to a beef barn is proposed outside the zoned area. Other regulations limit the size of the zoned area for the OFDU to 6,744 with a 164 metre minimum setback of the zoned area from the front lot line and a 140 metre minimum setback from the interior side lot line. A 2.0 metre minimum landscaped buffer is also required to screen the OFDU from abutting residences and the public street.

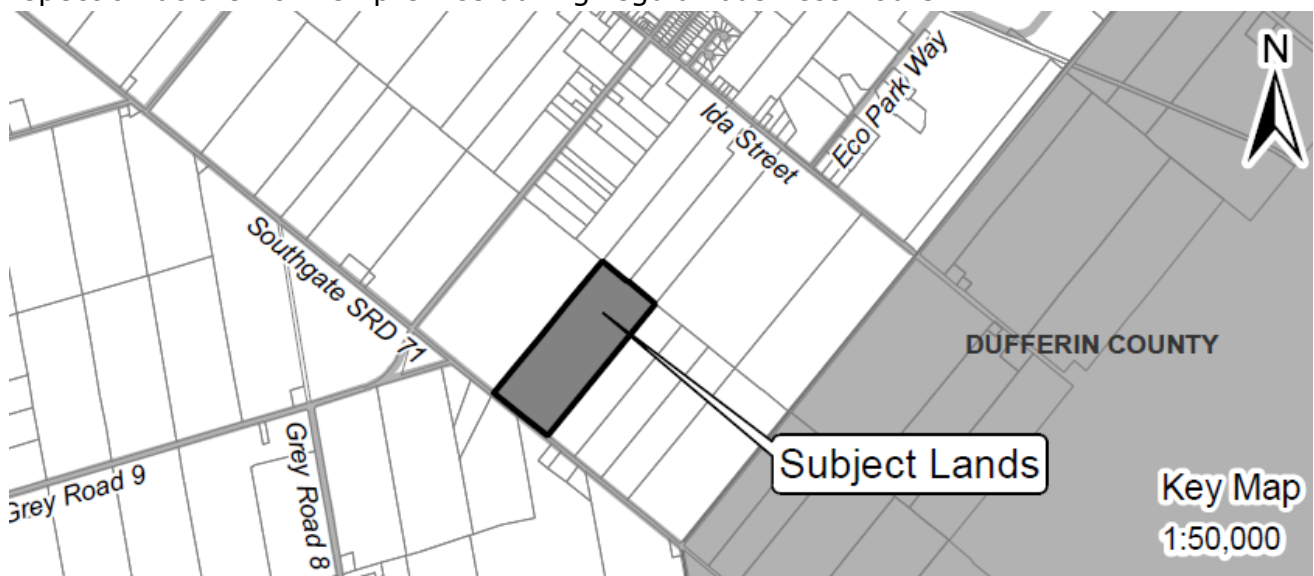
The Effect of the amendment is to change the zoning symbol on a portion of the property from Agricultural 1 (A1) to an Agricultural 1 Exception 577 (A1-577) Zone to allow an OFDU on the property.

The property is designated Rural 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 **November 27, 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 \$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 November 7, 2024.

Lindsey Green, Clerk

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