



**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 **September 28, 2022 at 9:00 am** for the purpose of a public hearing to be electronically at the following credentials:

Please join the meeting from your computer, tablet or smartphone

<https://global.gotomeeting.com/join/442563645>

You can also dial in using your phone. Canada: +1 (647) 497-9373 Access Code: 442-563-645 #

NOTE: If you wish to speak at the meeting, please register in advance by contacting the Secretary-Treasurer, Holly Malynyk using the below information.

The meeting will be recorded and uploaded to the Township YouTube Channel:
<https://www.youtube.com/user/SouthgateTownship>

APPLICATION FOR CONSENT - FILE NO. 5-22

OWNERS: 2391827 Ontario Inc c/o Robert Pullen

SUBJECT LAND: Plan 480 Block T Lot 21, Geographic Village of Dundalk. The lands are further described as 141 Hagan St West.

THE PURPOSE of the application is to create two lots to allow for the sale of semi-detached units. The application will create a severed and retained lot. The severed and retained lots will each have 15. m of frontage and a minimum lot area of approximately 340m².

THE EFFECT is to create two small parcels of land, one with frontage of 15m on Gold Street and another with 15m of Frontage on Hagan Street. Both lots will have a minimum lot area of 340m² to allow for the sale of the semi-detached units.

SEE SKETCH ATTACHED (reverse side)

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.

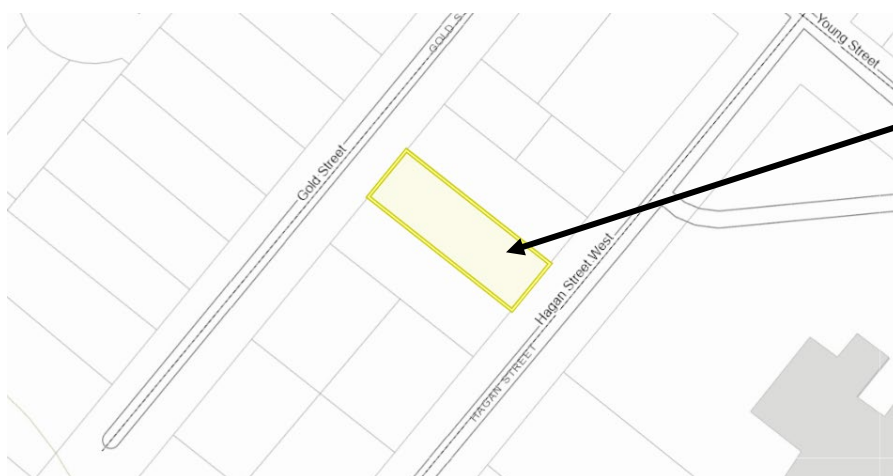
If a person or public body that files an appeal of a decision of the Committee of Adjustment in respect of the proposed consent does not make **written submission** to: Committee of Adjustment, Township of Southgate office before it gives or refuses to give a provisional consent, the Ontario Land Tribunal (OLT) may dismiss the appeal.

If you wish to be notified of the decision of the Committee of Adjustment in respect of the proposed consent, you must submit a written request to the undersigned.

Additional information regarding this application is available at <https://www.southgate.ca/en/municipal-services/planning-applications-public-notice.aspx#B5-22-2391827-Ontario-Inc-co-Robert-Pullen> OR by contacting Clinton Stredwick, Planner at 519-923-2110 Ext. 235 or email at planning@southgate.ca.

When requesting information please quote File No. **B5-22**

**HOLLY MALYNYK, SECRETARY-TREASURER,
COMMITTEE OF ADJUSTMENT FOR THE TOWNSHIP OF SOUTHGATE
185667 GREY RD 9, DUNDALK, ON N0C 1B0
(519) 923-2110 EXT 233 Toll Free 1-888-560-6607 FAX (519) 923-9262**

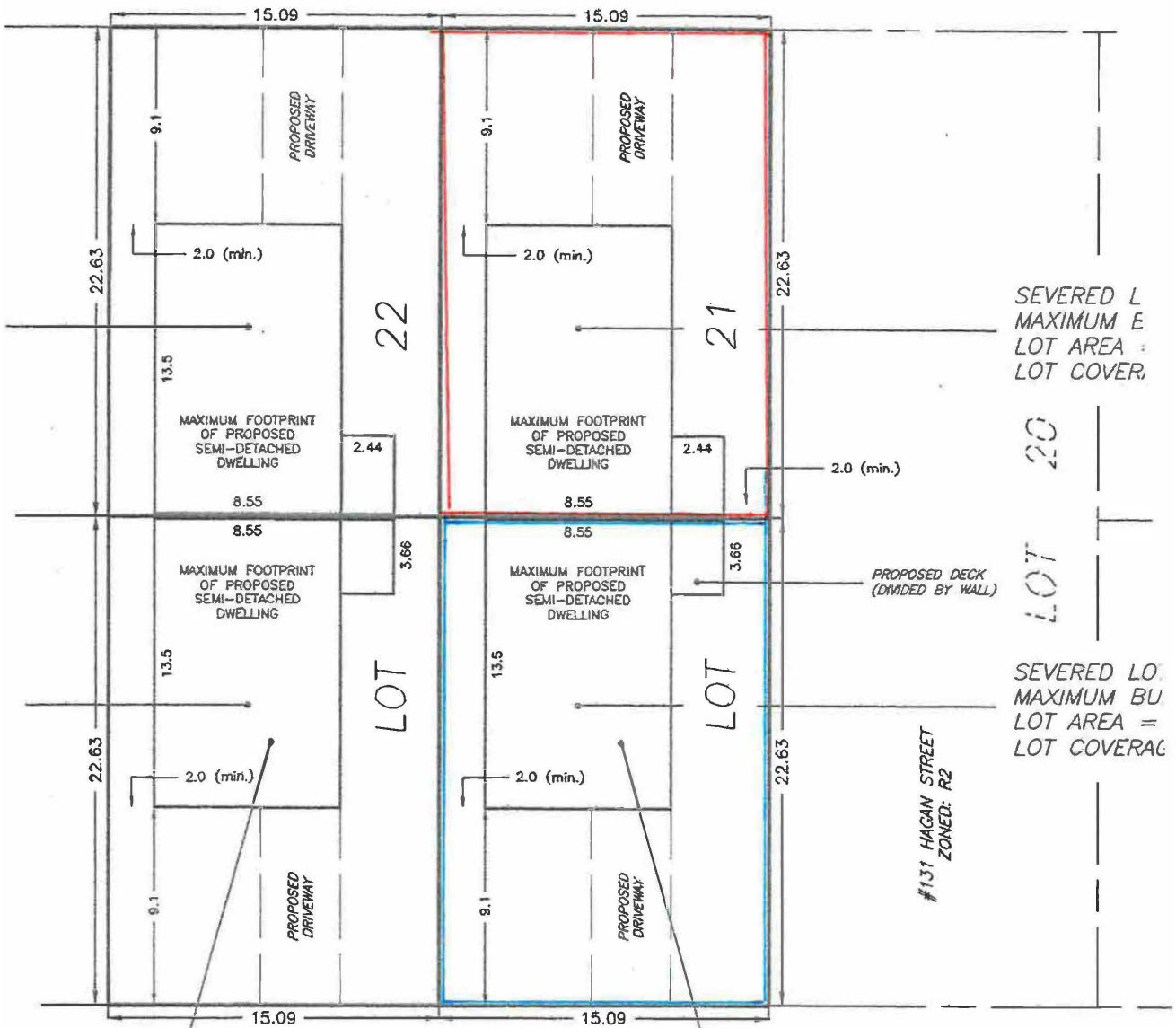


**Subject
Land**



- to be severed
- to be retained

GOLD STREET



SEVERED L
MAXIMUM E
LOT AREA =
LOT COVER.

LOT 20

SEVERED LO
MAXIMUM BU
LOT AREA =
LOT COVER.

#131 HAGAN STREET
ZONED: R2

PROPOSED SEMI-DETACH
TO BE CONNECTED TO I
CURRENTLY ZONED: R2
(WILL REQUIRE ZONING
R3-XX
#141 HAGAN STREET

HAGAN STREET

Property Zoned As
R3-406