



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. 2024-116 on October 2, 2024, under Section 34 of the Planning Act, R.S.O. 1990, as amended.

This by-law applies only to lands municipally known as 212475 Southgate Sideroad 21 legally described as Concession 13, Part Lot 33 RP 16R8317 Part 3 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 implement conditions of consent File B7-24 which would convey about 4 hectares of lands from the applicant's parcel to the 7.9 hectare property to the south creating a lot with 11.9 hectares lot area. The applicant retains a 3.78 hectare parcel after the lot line adjustment. The rezoning also replaces the wording in the Agricultural 1 Exception 99 (A1-99) Zone to clarify permitted uses and applicable building regulations. These regulations also apply to a small part at the back of the lots zoned Agricultural-1.

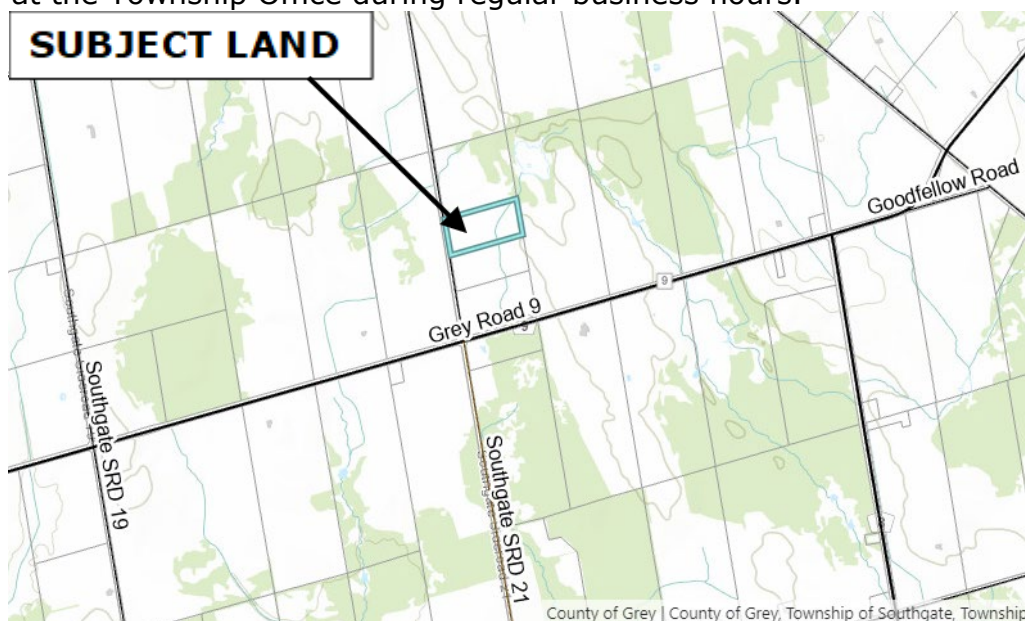
The Effect of the amendment is to rewrite the provisions of the A1-99 zone to establish minimum lot areas applicable after the lot line adjustment in B7-24, and to clarify permitted uses and building regulations in the A1-99 Zone. The proposed rezoning would not change the Environmental Protection (EP) Zone applicable to either property.

The property is designated Agricultural 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 **October 22, 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 October 2, 2024.

Lindsey Green, Clerk

Township of Southgate, 185667 Grey Rd 9, Dundalk ON, N0C 1B0

Tel: (519) 923-2110 Ext. 230 Toll free: 1-888-560-6607 Fax: (519) 923-9262

Email: lgreen@southgate.ca