



The Corporation of the Township of Southgate Notice of Public Meeting and Complete application Concerning a Proposed Zoning By-law Amendment

Take Notice that the Council of the Corporation of the Township of Southgate has received a complete application for a Zoning By-law Amendment and is notifying the public pursuant to Section 34 of the Planning Act, R.S.O. 1990, as amended. Council will hold an **electronic public meeting** on:

July 24, 2024, at 1:00 PM

The Purpose of the application is to rezone the subject lands from a Residential 3 Zone to a new Residential 3 zone with a site-specific exception to permit a condominium development of twenty-four (24) stacked townhouses.

The Effect of the proposed amendment would be to permit the development of twenty-four (24) stacked townhouses.

NOTE: An application for site plan approval will be required following which the applicant intends to request the County of Grey consider an exemption to the standard Plan of Condominium process under the Planning Act. The effect would be to establish ownership of shared and individual amenities across the site, but this process would not otherwise impact the proposed use as 24 stacked townhouses or the overall site design.

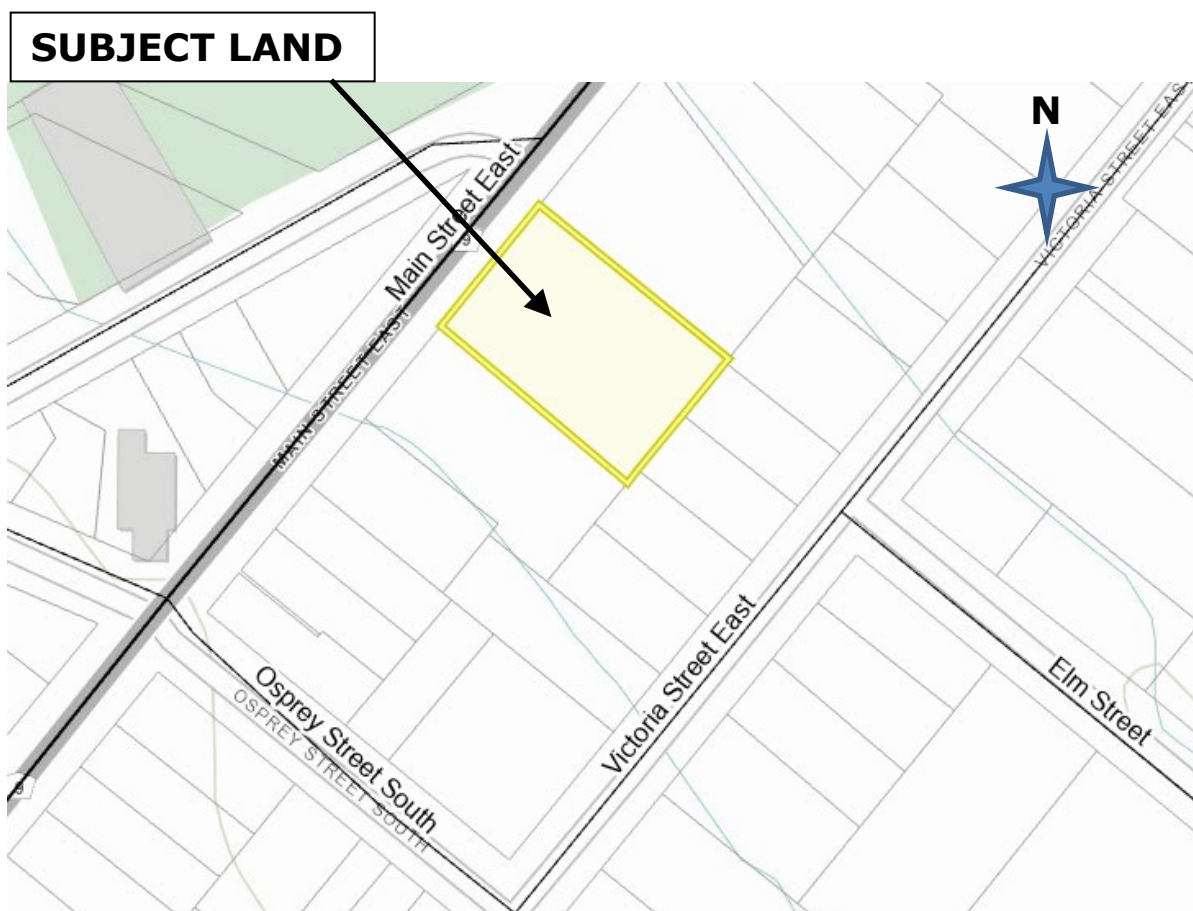
Description of the Subject Land

Registered Owner: 271 Main Street East INC

Legal Description: Plan 480, BLK O, Pt Lot 50 RP 16R11367 Part 3, Geographic Village of Dundalk, Township of Southgate

Civic Address: 271 Main Street East

Key Map showing the Subject Land (File C17-24).



Please join the electronic public meeting from your computer, tablet, or smartphone
<https://zoom.us/j/95341385964?pwd=bDd6OTJWYStGWnRESkxORUZwL25Ddz09>
You can also dial in using your phone. Phone: +1 647 374 4685 Meeting ID: 953 4138 5964 Passcode: 336403

NOTE: To speak at the meeting or join electronically, please register in advance by contacting the Clerk, Lindsey Green using the contact information below:

lgreen@southgate.ca or 519-923-2110 ext. 230

The meeting will be livestreamed on the Township YouTube Channel:
<https://www.youtube.com/user/SouthgateTownship>

Any person or public body is entitled to attend the public meeting and make written or oral submissions in support of, or in opposition to, the proposed zoning by-law amendment. Persons wishing to make an oral submission to Council at the public meeting are invited to register with the Township Clerk (see contact information below). Written comments should also be addressed to the Clerk at the address below. **Please note that all submissions and the personal information contained therein will become part of the public record in their entirety and may be posted to Southgate's website.**

Mandatory wording

If you wish to be notified of the decision of Township of Southgate Council on the proposed zoning by-law amendment, you must make a written request to the Clerk of the Township of Southgate, 185667 Grey Rd 9, Dundalk, ON N0C 1B0.

If a person or public body would otherwise have an ability to appeal the decision of the Township of Southgate Council to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Township of Southgate before the by-law is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Township of Southgate before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

Additional Information and Comments

Please submit written comments to the Clerk at the address shown below.

Lindsey Green, Clerk

lgreen@southgate.ca

Township of Southgate

185667 Grey Rd 9,

Dundalk, ON N0C 1B0

Phone: (519) 923-2110 ext. 230

Additional information is also available for public viewing on Southgate's website at <https://www.southgate.ca/en/municipal-services/planning-applications-public-notices.aspx#C17-24-271-Main-St-E-Inc-Cale-and-Reg-Barnes->

Dated at the Township of Southgate, this 2nd day of July 2024.