



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. 2024-095 on August 7, 2024, under Section 34 of the Planning Act, R.S.O. 1990, as amended.

This by-law applies only to lands municipally known as 311371 Highway 6 legally described as Concession 1 Pt Lot 27 Pt Div 1 Lot 28 in the former Egremont 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 for 311371 Highway 6 is to implement conditions of File B3-24. A new Agricultural 1 Exception 573 zone will apply to the severed lot applying Residential Type 6 zone provisions except for minimum lot frontage which shall be 75 meters. The Agricultural 1 Exception 574 zone for the 85-hectare retained parcel will allow certain agricultural and similar uses but no new residential development is permitted. An existing Commercial Rural-4 (C4) Zone on the most southerly part of the subject lands will also be placed in the A1-574 zone.

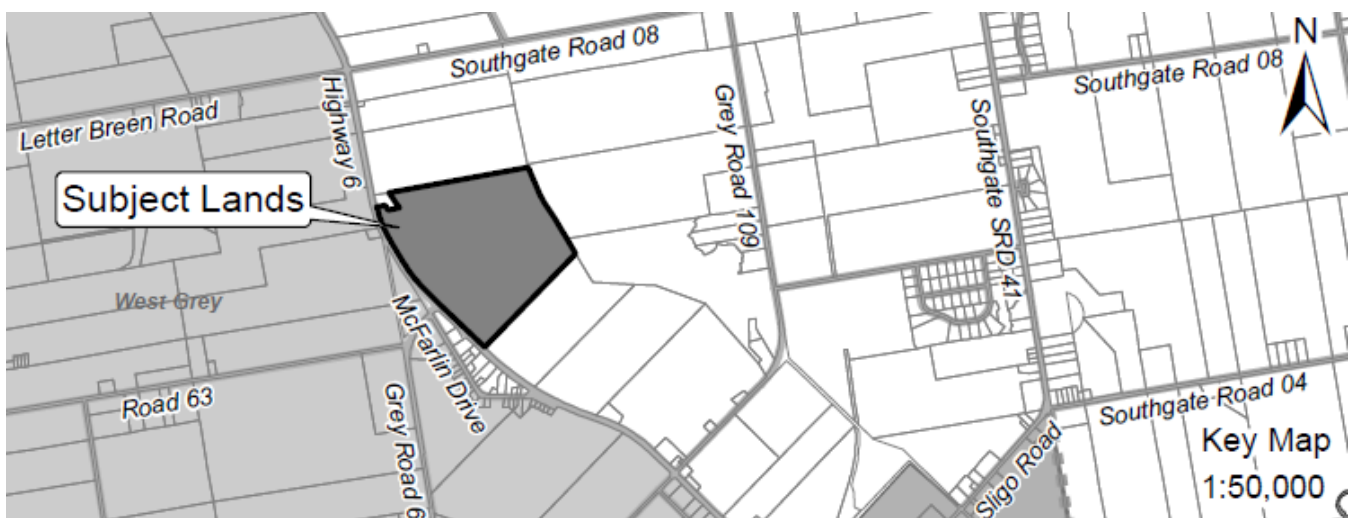
The Effect of the rezoning is to change the zoning symbol on a portion of the lands from Agricultural (A1) to Agricultural Exception (A1-573) to recognize the 0.82 hectare severed lot with a minimum lot frontage of 75 meters. The new A1-574 zone allows certain agricultural uses but prohibits residential use of the retained parcel.

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 **August 29, 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 in my office during regular business hours.



Dated at the Township of Southgate, On August 9, 2024.

Lindsey Green, Clerk

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