



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

What: The Township seeks input on proposed Zoning provisions to permit Additional Residential Units within the municipality.

Public Meeting Date: October 23, 2024, at 1:00 PM

Location of the Public Meeting: Please join the electronic public meeting from your computer, tablet, or smartphone at the below link:

<https://zoom.us/j/95341385964?pwd=bDd6OTJWYStGWnRESkxORUZwL25Ddz09>

You can also dial-in using your phone. **Phone:** [+1 647 374 4685](tel:+16473744685) **Meeting ID:** 953 4138 5964
Passcode: 336403

How can I participate in the Public Meeting?

Public participation is encouraged. To participate in the virtual meeting, please contact Lindsey Green, Clerk, by email at: lgreen@southgate.ca or by telephone at: 519-923-2110 ext. 230

What if I can't attend the Public Meeting?

You can learn more about the proposed development by contacting the Township office, or by reading the materials on the website at the below link(s). You may choose to submit comments via letter or email after taking the time to learn about the proposed development. See the relevant contact information below:

Web Link: [Zoning By-law Amendment for Additional Residential Units](#)

What can I expect at the Public Meeting?

The public meeting is an opportunity for members of the public to learn more about the proposed zoning rules for additional residential units that may be proposed in the Township of Southgate. Attendees can hear a brief presentation about the development, ask questions, and/or make statements either in favour of, or in opposition to the development. No decisions are made at this meeting, it is an opportunity to learn and provide feedback.

What is being proposed through the application?

November 2022, and June 2024 the Province changed Ontario's Planning Act to require all municipalities allow up to two additional residential units in a detached house, semi-detached house or row house on lands serviced by municipal water and sewer, including one additional unit in a separate building on the same lot. The Planning Act limits parking and floor space rules municipalities can enforce on new additional residential units.

October 20, 2024 [Provincial Planning Statement 2024](#) will apply in Ontario. Section 4.3.2 (5) states that where "a residential dwelling is permitted on a lot in a prime agricultural area, up to two additional residential units *shall be permitted* in accordance with Provincial guidance". Additional residential units are in addition to farm worker housing that may be allowed.

The Township Zoning By-law currently allows a secondary unit and an accessory apartment in certain locations but needs to be amended to comply with changes to the Planning Act and to be consistent new Provincial Planning policies.

At its [August 7, 2024 meeting](#) Council considered a [Planning Report on Additional Residential Units](#) to update the Township Zoning Bylaw to comply with the Planning Act and address proposed policy in [Provincial Planning Statement 2024](#) to apply in Ontario on October 20, 2024. Council passed a resolution public meeting be held on amending the Township Zoning Bylaw to permit:

1. Up to two additional residential units on a single detached, semi-detached and street townhouse lot with municipal water and sewer services including maximum one dwelling unit in a detached building.
2. Up to two additional residential units on an agricultural lot containing a detached dwelling including maximum one dwelling unit in a detached building located within 60 metres of a the farm cluster.
3. One additional residential unit within an existing single detached dwelling or in a detached building in the interior side or rear yard in a Residential Type 6 zone.



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

The proposed Zoning Bylaw amendment also contains certain new zoning regulations apply to any new additional residential unit. The and the Ontario Building Code and other governing rules and permits continue to apply.

The effect of Zoning By-law amendment will be to allow additional residential units in accordance with Provincial Law and Legislation on applicable residential properties with municipal water and sanitary sewer services, agricultural properties where a single detached dwelling is permitted, and on lots zoned Residential Type 6 on private well and septic under certain conditions.

To support this proposal, a [Planning Report on Additional Residential Units](#) is available on the [Township Planning Applications and Public Notices Website Link](#).

Why is this Public Meeting being held and what are your rights?

In Ontario, the planning and development process is open and transparent, where opinions from all individuals and groups are welcomed. To change its policies and zoning rules the Township must hold a public meeting. This meeting is one of your chances to learn about the proposed changes and offer your opinions. Under the legislation covering this process, you have the following rights:

1. Attend the public meeting and/or make written or verbal representation either in support of or in opposition to the proposed Zoning By-law Amendment.
2. If a person or public body would otherwise have an ability to appeal the decision of the Township of Southgate 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 Township Zoning By-law amendment is approved or refused, the person or public body is not entitled to appeal the decision.
3. 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 Township Zoning By-law amendment is approved or refused, 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 add the person or public body as a party.
4. Section 17(36) and Section 34(19) define the parties that are eligible to appeal the decision on the Zoning By-law amendment to the Ontario Land Tribunal.
5. If you wish to be notified of the decision of the Council of the Township of Southgate on the proposed Township Zoning By-law Amendment, you must make a written request to the Township of Southgate using the contact information noted above, and quote File **C9-24**.

If you have questions, please do not hesitate to contact Township staff, who can answer questions on the proposed changes, or the planning process.

Notice dated this **24th day of September 2024** at the Township of Southgate.

A note about information you may submit to the Township:

Under the authority of the Municipal Act, 2001 and in accordance with Ontario's Municipal Freedom of Information and Protection of Privacy Act (MFIPPA), all information provided for, or at a Public Meeting, Public Consultation, or other Public Process are considered part of the public record, including resident deputations. This information may be posted on the Township or County websites, and/or made available to the public upon request. **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.**

Please be aware that the public meeting may be broadcast online and may be recorded.

Lindsey Green, Clerk
lgreen@southgate.ca
Township of Southgate
185667 Grey Rd 9,
Dundalk, ON N0C 1B0
Phone: (519) 923-2110 ext. 230