



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. 2024-076 on June 19, 2024, under Section 34 of the Planning Act, R.S.O. 1990, as amended.

This by-law applies only to the western severed lot under file B6-24 for the original municipally known as lands known as 126282 Southgate Road 12 legally described as Concession 8, Lots 28, 29 in the former Proton Township, in the 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 add to the list of permitted uses for Lot 28 only an on farm diversified use being including a workshop and power room. Site and building regulations for the on farm diversified use limit floor area to 750m², outside storage to be 500m² and requires a minimum fencing or landscaped buffer minimum 2.0 meters in height. The maximum zoned area is 8000 square meters, and specific setbacks the limits of the zoned area are established to confine the OFDU to Lot 28 and ensure the entire zoned area is closer to the front of the lot to stay out of the hazard boundary agreed upon by the Saugeen Valley Conservation Authority and applicant. All other Agricultural-1 Zone permitted uses and building requirements continue to apply.

The Effect of the zoning by-law amendment is to change the zoning symbol on a portion of the property from Agricultural (A1) to Agricultural Exception (A1-566) to allow an on farm diversified use on the property. Underlying A-1 zone provisions continue to apply to the property, including within the maximum zoned area. This will ensure minimum front yard and any other relevant requirements in the zoning bylaw are met

The property is designated Agriculture 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 **July 10, 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 \$300, made out to the Minister of Finance.

Only individuals, corporations and public bodies may appeal a zoning by-law to the Local Planning Appeal Tribunal. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or the group on its behalf.

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 June 20, 2024.

