



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. 2024-027 on March 20, 2024, under Section 34 of the Planning Act, R.S.O. 1990, as amended.

This by-law applies only to those lands located along south of Southgate Road 8 east of Grey County Road 8, legally described as Part of Lot 38 Concession 4, geographic Township of Proton, 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:

1. Allow a minimum lot area of 18.5 meters minimum for all uses permitted in an A1-528, A1-555 and A1-556 zone to implement a condition of consent file B8-23.
2. Permit and On Farm Diversified Use (Workshop, Office and Power Room) accessory to an agricultural use with a maximum floor area of 400 square meters, outdoor storage associated with an OFDU of 500 square meters and site regulations providing setbacks from Environmental Protection Zones on the subject lands and from Wetland Zones on adjacent parcels.

The Effect of the zoning by-law amendment is to change the zoning symbol on a portion of the property from an Agricultural (A1) Zone to an A1-555 and A1-556 zone to allow reduced lot area under file B8-23 and to permit an On Farm Diversified Use on the severed lot.

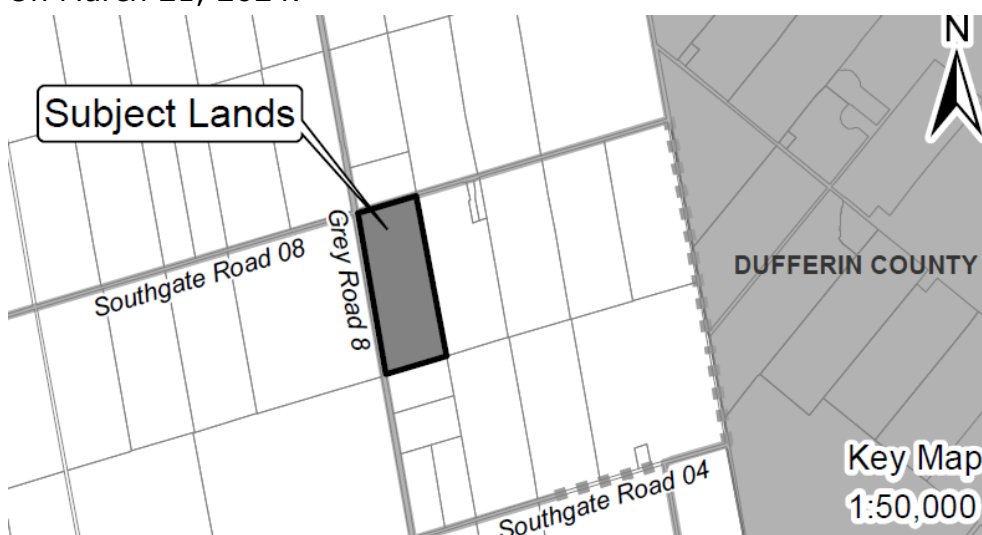
The property is designated Rural and Hazard in the Township of Southgate Official Plan. The Council of the Township of Southgate has adopted this by-law and is now circulating it in accordance with Provincial regulations.

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 **April 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 March 21, 2024.



Lindsey Green, Clerk
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