



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. 2024-028 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 described as Lot 28, Plan 480 BLK T, Geographic Village of Dundalk, 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 allow for development of four semi-detached dwelling units on the subject lands, two semi-detached dwelling units fronting on Hagan Street and two semi-detached dwelling units fronting on Gold Street. All semi-detached dwelling units shall have an attached garage. A holding symbol (H) will apply to half of the subject lot facing Gold Street until an agreement is with the Township to provide water, sanitary sewer, storm water drainage and roadway access to the portion of the lot fronting on Gold Street.

The Effect of the zoning by-law amendment is to change the zoning symbol on the subject property from a Residential Type 2 Zone to a Residential Type 3 Exception-557 Zone (R3-557) Zone.

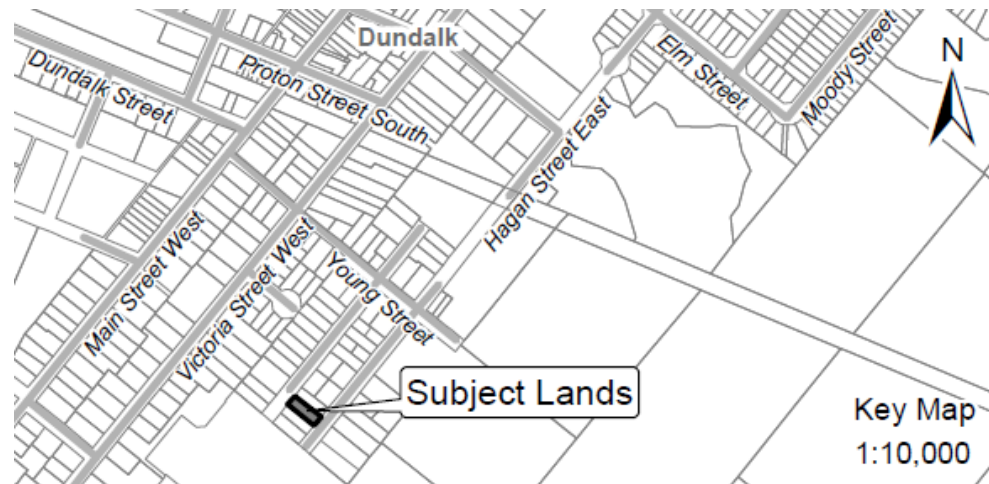
The property is designated Neighbourhood Area in the Township of Southgate Official Plan. The Council of the Township of Southgate has adopted this by-law and is now circulating it in accordance with Provincial regulations.

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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