



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. 2025-106 on October 15, 2025, under Section 34 of the Planning Act, R.S.O. 1990, as amended.

This by-law applies only to lands municipally known as 271 Doyle Street and 281 Doyle Street, legally described as PLAN 480 LOT 7 PT LOT 6; DOYLE N and PLAN 480 PT LOT 5 PT LOT 6; DOYLE N, Geographic Township of Dundalk, 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 six semi-detached dwelling units with attached garages with driveway access to Doyle Street. The three parcels that were created under file B3-25 and B4-25 are zoned to permit two semi-detached dwellings per lot with the regulations for permitted uses allowing future separation into six separate lots with municipal water and sanitary sewer connections. Other site specific regulations are included in the by-law which also permits accessory uses, buildings, and structures.

The Effect of the amendment is to change the zoning symbol on the subject property from a Residential Type 2 Zone to a Residential Type 3 Exception- 589 Zone (R3-589) 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 **November 4, 2025 at 4:00 PM**, 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 at the Township Office during regular business hours.



Dated at the Township of Southgate, on October 17, 2025.

Lindsey Green, Clerk

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