



## 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. 2025-093 on September 3, 2025, under Section 34 of the Planning Act, R.S.O. 1990, as amended.

**This by-law** applies only to lands municipally known as 733102 Southgate Sideroad 73, legally described as CON 3 SWTSR, LOT 195 Geographic Township of Proton, 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 relocates northerly and enlarges the Agricultural-1 Exception 425 (A1-425) Zone on lands known as 733102 Southgate Sideroad 73 and repeals the original provisions of the A1-425 zone including a provision limiting non-resident employees to five (5) persons and provides new regulations that permit a proposed 750 square metres dry manufacturing shop as an On Farm Diversified (OFDU) including the power room, skid steer storage, and office. Up to 500 square metres of associated outside storage. Regulations limit the OFDU zoned area to 4,182 square metres with a 22- metre minimum setback from the front lot line and a 66-metre minimum setback from the east lot line. Current landscaping is to be maintained.

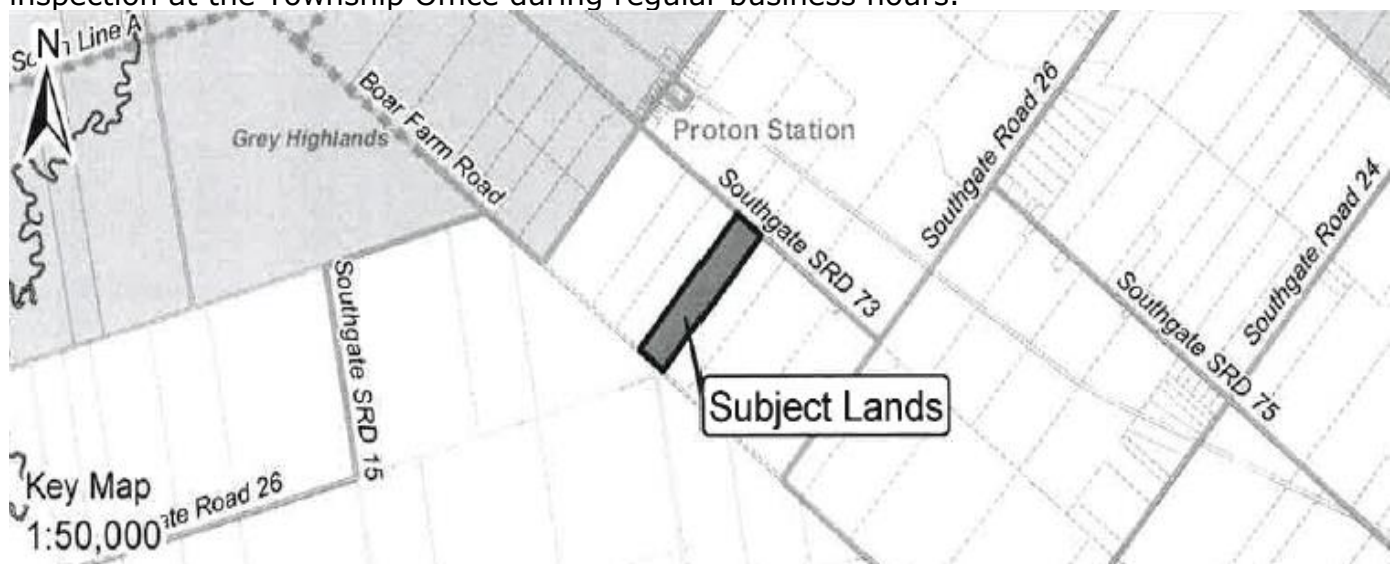
**The Effect** of the amendment is to relocate and enlarge the Agricultural 1 (A1) Exception 425 (AL-425) Zone to the north of the site with the underlying A1 zoning applying as shown in the Schedule to the by-law.

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 **September 23, 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 September 4, 2025.

Lindsey Green, Clerk

Township of Southgate, 185667 Grey Rd 9, Dundalk ON, N0C 1B0

Tel: (519) 923-2110 Ext. 233 Toll free: 1-888-560-6607 Fax: (519) 923-9262

Email: [lgreen@southgate.ca](mailto:lgreen@southgate.ca)