



**The Corporation of the Township of Southgate
Notice of Public Meeting and Complete application
Concerning a Proposed Zoning By-law Amendment**

Take Notice that the Council of the Corporation of the Township of Southgate has received a complete application for a Zoning By-law Amendment and is notifying the public pursuant to Section 34 of the Planning Act, R.S.O. 1990, as amended. Council will hold a **second public meeting** on:

September 24, 2025, at 10:30 AM

in the Council Chambers located at 123273 Southgate Road 12, Holstein Ontario N0G 2A0 **and** electronically via Zoom to consider the proposed by-law amendment.

Please join the electronic public meeting from your computer, tablet, or smartphone <https://zoom.us/j/93016816575?pwd=YLHCA6NxNh2CAbI1QTsbT3Qg1F8o1b.1>
You can also dial in using your phone. Phone: +1 647 374 4685 Meeting ID: 930 1681 6575 Passcode: 510279

NOTE: To speak at the meeting or join electronically, please register in advance by contacting the Clerk, Lindsey Green using the contact information below:

lgreen@southgate.ca or **519-923-2110 ext. 230**

The meeting will be livestreamed on the Township YouTube Channel:
<https://www.youtube.com/user/SouthgateTownship>

The Purpose of the application is to rezone the subject lands from a Residential Type 3 Zone to a new Residential Type 3 Zone with a site-specific exception to permit development of townhouses. This is a revised proposal for an application subject to a public meeting July 24, 2024.

The Effect of the revised proposal and proposed amendment would be to continue the rezoning process to permit development of townhouses.

NOTE: If rezoning proceeds the applicant intends to ask Grey County to allow an exemption to the standard Plan of Condominium process under the Planning Act. The effect would be to allow ownership of shared and individual amenities to be assigned across the site. Site Plan and other provisions of the Planning Act would still apply.

Description of the Subject Land (C17-24)

Registered Owner: 271 Main Street East Inc.

Legal Description: Plan 480, BLK O, Pt Lot 50 RP 16R11367 Part 3, Geographic Village of Dundalk, Township of Southgate

Civic Address: 271 Main Street East

Key Map



Any person or public body is entitled to attend the public meeting and make written or oral submissions in support of, or in opposition to, the proposed zoning by-law amendment. Persons wishing to make an oral submission to Council at the public meeting are invited to register with the Township Clerk (see contact information below). Written comments should also be addressed to the Clerk at the address below. **Please note that all submissions and the personal information contained therein will become part of the public record in their entirety and may be posted to Southgate's website.**

Mandatory wording

If you wish to be notified of the decision of Township of Southgate Council on the proposed zoning by-law amendment, you must make a written request to the Clerk of the Township of Southgate, 185667 Grey Rd 9, Dundalk, ON N0C 1B0.

If a person or public body would otherwise have an ability to appeal the decision of the Township of Southgate Council to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Township of Southgate before the by-law is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Township of Southgate before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

Notwithstanding the above subsection 34(19) of the Planning Act defines the parties eligible to appeal the decision to the Ontario Land Tribunal.

Additional Information and Comments

Please submit written comments to the Clerk at the address shown below. Lindsey Green, Clerk, lgreen@southgate.ca, Phone: (519) 923-2110 ext. 230. Township of Southgate 185667 Grey Rd 9, Dundalk, ON N0C 1B0

Additional information is also available for public viewing on Southgate's website at <https://www.southgate.ca/municipal-services/planning-and-land-use/planning-applications-and-public-notices/> , at the Township of Southgate Administration Office during normal business hours, or by contacting the Municipal Planner at 519-923-2110 ext. 235. Please quote file: **C17-24**

Dated at the Township of Southgate, this 28th day of August 2025