



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. 2025-130 on December 17, 2025, under Section 34 of the Planning Act, R.S.O. 1990, as amended.

This by-law applies to all lands within the Township of Southgate. A Key Map is not provided with this notice.

The Purpose of the zoning bylaw amendment is to update the General Commercial (C2) Zone to remove the one dwelling unit limit and minimum floor space for sites with municipal or private services. The amendment eliminates the minimum gross floor area for apartments on upper floors or at the rear of existing commercial buildings. No new parking spaces are needed to convert upper floor space to apartments where municipal services are available, while only one space per unit is required to convert upper floor space to apartments on private well and septic systems. Additions to upper floors containing apartments will now be permitted within existing building setback distances.

The Effect of the zoning by-law amendment is to permit more than one apartment unit located above or at the rear of a permitted use within the C2 zone in the Dundalk Settlement Area and Rural Settlements.

The Township Official Plan encourages residential development and intensification. The Ontario Building Code will regulate health and safety requirements for new apartment units in the C2 zone.

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 **January 6, 2026 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 December 19, 2025.

Lindsey Green, Clerk

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