



## 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. 2025-057 on May 7, 2025, under Section 34 of the Planning Act, R.S.O. 1990, as amended.

**This by-law** applies only to lands municipally known as 260145 Southgate Road 26, legally described as Concession 2 SWTSR Part Lots 198 to 200 RP 16R9480 Part 1, geographic Township of Proton, 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 by-law amendment is to repeal the existing provisions in the A1-293 zone to clarify the On Farm Diversified Use (OFDU) is a dry industrial use, increase the workshop floor area from 647 square metres to +-685 square metres, regulate indoor and outdoor storage, and establish a maximum operating area dedicated to the OFDU at 4,795 square metres. Setbacks to all front, exterior, interior and rear lot lines are established for the operating area. Provisions requiring screening would remain in place.

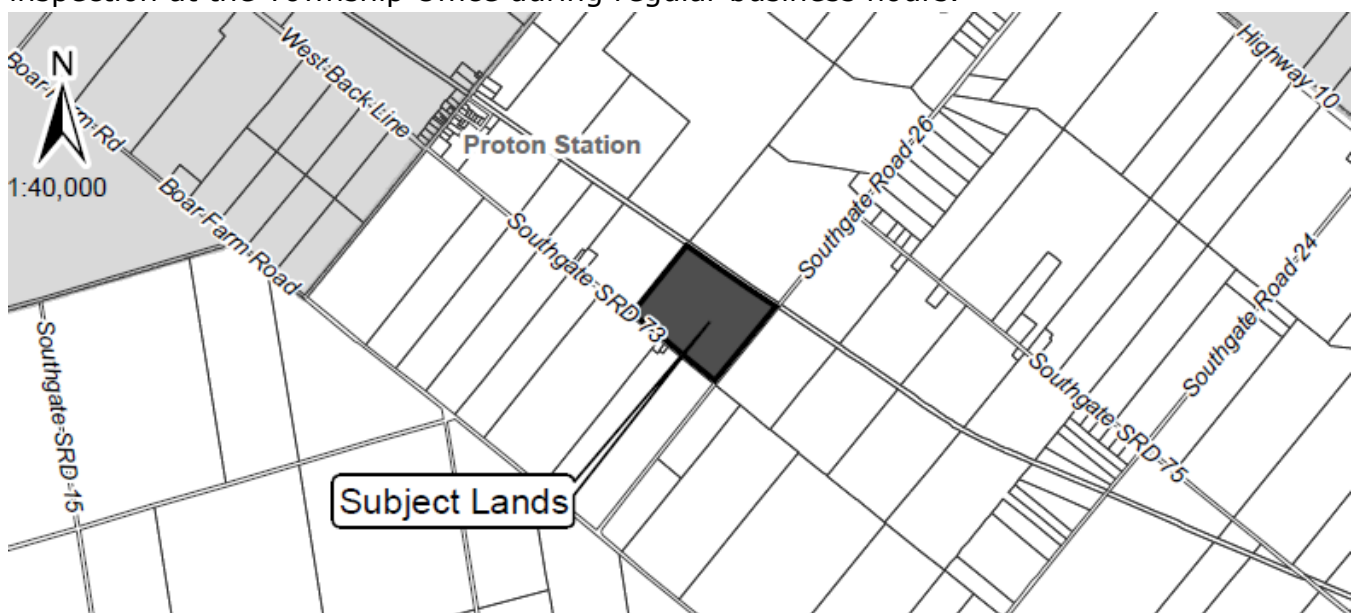
**The Effect** of the amendment would be to permit an expanded On Farm Diversified Use (dry manufacturing – metal works) with a larger lunchroom and office. Indoor and outdoor storage associated with the On Farm Diversified Use would not exceed 595 square metres currently allowed.

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 **May 29, 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 May 9, 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)