



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. 2025-086 on August 6, 2025, under Section 34 of the Planning Act, R.S.O. 1990, as amended.

This by-law applies only to lands municipally known as 045663 Southgate Road 04, legally described as Concession 3 Lot 19, 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 bylaw amendment is to permit a proposed 675 square metres dry industrial shop as an On Farm Diversified (OFDU) use with 75 square metre power room and 350 square metres of associated outside storage. The OFDU is permitted secondary to the primary agricultural use, which will include a new farmhouse, livestock barn, horse barn, and shed. Regulations limit the OFDU zoned area to 7,728 square metres with a 100 metre maximum setback from the front lot line and a 265-metre minimum setback from the east lot line. A 2.0 metre minimum landscaped buffer is also required to screen the OFDU.

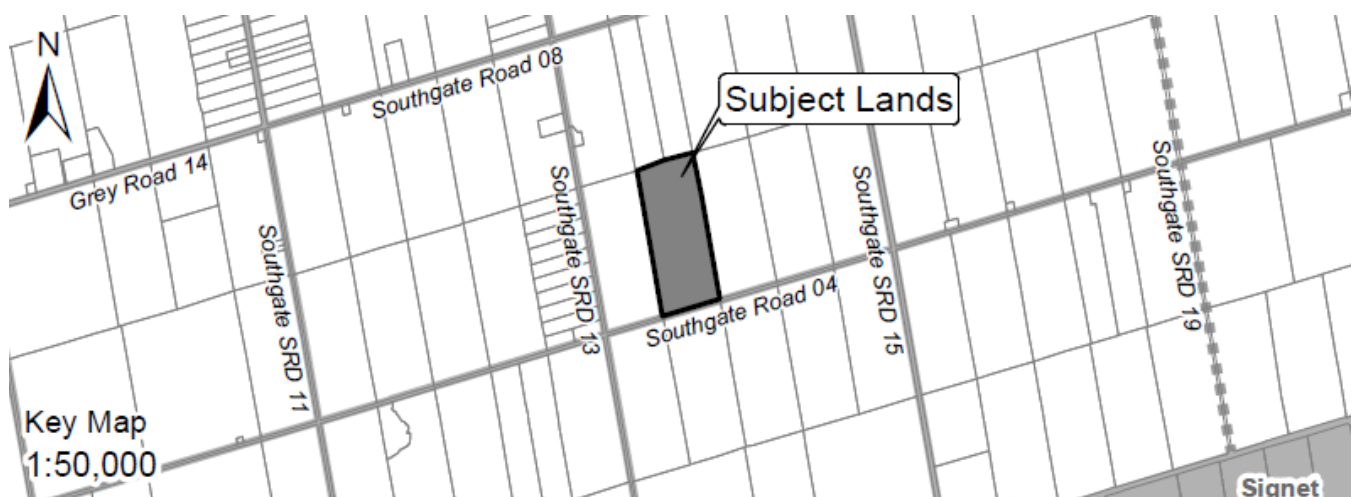
The Effect of the amendment is to rezone part of the site from Agricultural 1 (A1) to an Agricultural-1 Exception 582 (A1-585) Zone to allow the On Farm Diversified Use (OFDU).

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 **August 26, 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 August 7th, 2025.

Lindsey Green, Clerk

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