



**The Corporation of the Township of Southgate  
Notice of Public Meeting and Complete Application Concerning an  
Official Plan Amendment and 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, Official Plan Amendment and 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 **public meeting** on:

**April 23, 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](mailto: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 proposed Official Plan Amendment is to allow for site specific policy changes that limit total floor area for an on farm diversified use to 20% of the area zoned for such a use to a maximum of 750 square metres. The change to the Official Plan along with a proposed zoning amendment would allow expansion of an existing on farm diversified use.

**The Effect** of proposed amendment is to add site specific policy in the Township Official Plan to allow up to 955 square metres floor area so this on farm diversified use can be expanded through rezoning. Additional storage is also proposed.

**The Purpose** of the proposed Zoning By-law Amendment is to allow a +/-205 square metre addition to the existing on farm diversified use (dry industrial) to maximum 955 square metres of floor area. Storage would increase by 320 square metres to allow a total of 820 square metres indoor, covered and/or outdoor storage. Combined the proposed use including all workshop space and storage would increase from 1250 square metres to 1775 square metres maximum.

**The Effect** of proposed amendment is to change the current zoning to allow an on farm diversified use with 955 square metres floor area, 820 square metres of storage (inside, outside, covered) and a total of 1775 squares of workshop and storage, all within the existing zoned area for the use.

**Description of the Subject Land (OPA1-25 and C3-25)**

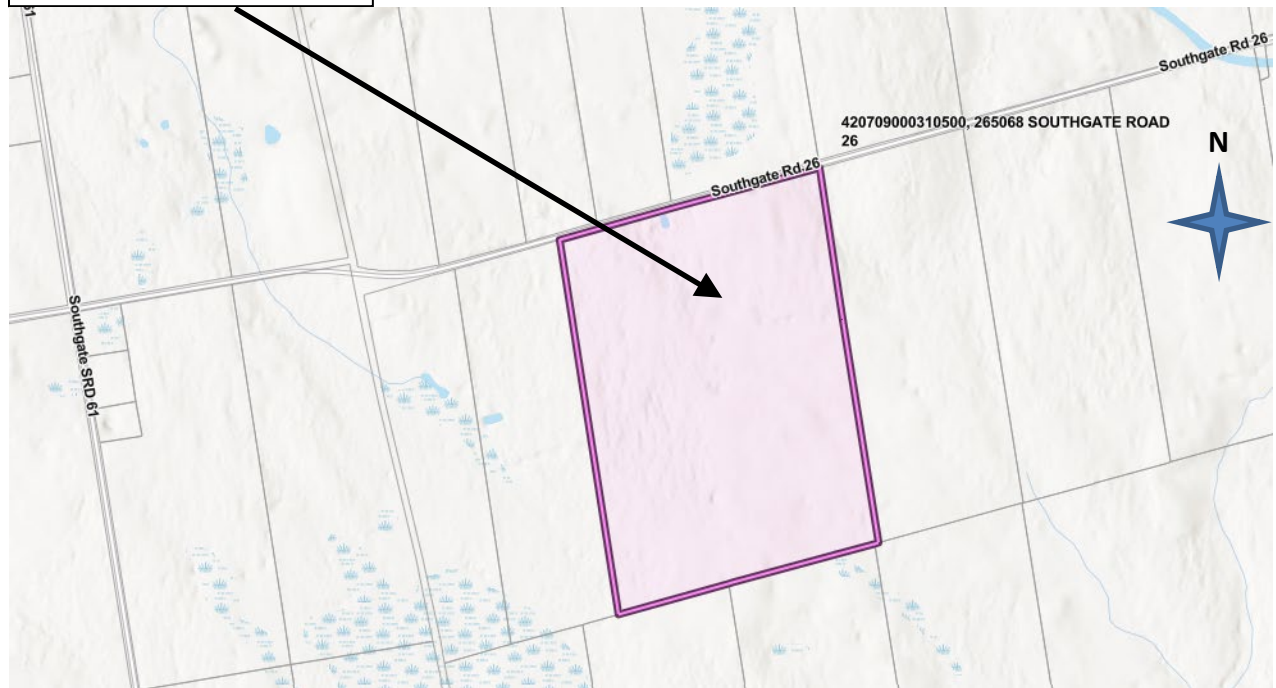
**Registered Owner:** Westside MFG Inc.

**Legal Description:** Con 18 E Pt Lot 2, Lot 3, Geographic Township of Proton, Township of Southgate

**Civic Address:** 265068 Southgate Road 26

## Key Map

### SUBJECT LAND



**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](mailto: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: **OPA1-25 and C3-25**

Dated at the Township of Southgate, this 31<sup>ST</sup> day of March 2025