



## 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. 2025-126 on December 17, 2025, under Section 34 of the Planning Act, R.S.O. 1990, as amended.

**This by-law** applies only to lands municipally known as 123812 Southgate Road 12, legally described as Concession 11 Lot 8, geographic Township of Egremont, 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 508 square metres dry manufacturing shop (metal fabrication) as an On Farm Diversified (OFDU) use with 500 square metres of associated outdoor storage. The OFDU is permitted secondary to the primary agricultural use. Regulations limit the OFDU zoned area to 2,600 square metres with a 263-metre minimum setback from the front lot line and a 275-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 594 (A1-594) Zone to allow the OFDU.

The property is designated Agricultural, 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 **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 22, 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)