



Township of Southgate Committee of Adjustment

Notice of Decision for Consent

Application No. B4-25

Owner Name: 2684742 Ontario Inc.

Applicant: 2684742 Ontario Inc.

In the matter of an application to the Committee of Adjustment of the Township of Southgate under Section 53 of the Planning Act of Ontario, R.S.O. 1990, c.P. 13, as amended for lands known municipally as 281 Doyle Street and legally described as PLAN 480 LOT 7 PT LOT 6;DOYLE N. Geographic Township of Dundalk, Township of Southgate. Roll 42-07-110-001-38201.

Decision: That the Committee of Adjustment, having given consideration to the applicable provisions of Section 53 of the Planning Act, the Official Plan of the County of Grey and Township of Southgate, the characteristics of the subject land and its surroundings as addressed in the Planning Report on the subject application dated September 24, 2025, the correspondence received, and information presented at the hearing held September 24, 2025, and the discussion on the matter, hereby **APPROVE** application **B4-25** for Consent to create a +-13.2 metre by +-19 metre lot where 2 semi-detached dwellings will be built. Two semi-detached dwellings are also proposed for the retained lot and the lot to be created under File B3-25 subject to the following conditions:

- 1. That** a rezoning be in full force and effect to place the severed and retained lands in a zone permitting up to 6 semi-detached dwellings with appropriate regulations;
- 2. That** a reference plan of survey be provided to the satisfaction of the Secretary-Treasurer; and
- 3. That** standard conditions apply as recommended by agencies including that all requirements of the Township, financial or otherwise, to the satisfaction of the Secretary Treasurer prior to issuance of a certificate of consent including payment of cash-in-lieu of parkland, any outstanding taxes, fees and other charges, if any.

If all conditions of this decision have been fulfilled within two years from the date this notice of decision is mailed and all authorities have so notified the Committee in writing, the Secretary-Treasurer is authorized to provide a certificate as provided for in Subsection 53(42) of the Planning Act, R.S.O., 1990, c.P.13.

Date of Decision

September 24, 2025

The Last Day for Appeal is

October 14, 2025

Additional information regarding the application is available for inspection in the Planning Department at the Township of Southgate Administration Office, 185667 Grey County Road 9, Dundalk ON N0C 1B0, during regular office hours, Monday to Friday, 8:30 a.m. to 4:00 p.m.

Appeal of a Decision and/or Conditions of a Consent Approval

Notice of appeal must be filed with the Secretary-Treasurer for the Township of Southgate Committee of Adjustment and must set out the reasons for the appeal and must be accompanied by the fee required by the Ontario Land Tribunal.

Please note neighbours and other interested parties not defined by the Planning Act are no longer eligible to file appeals for this application as per Bill 23, More Homes Built Faster Act, 2022.

The applicant, Minister of Municipal Affairs and Housing, a "specified person" (as defined by Section 1(1) of the Planning Act), or any "public body" (as defined by

Section 1(1) of the Planning Act) may, not later than 20 days after giving of notice under subsection (17) is completed, appeal the decisions or any condition imposed by the Committee of Adjustment or appeal both the decision and any conditions to the Ontario Land Tribunal. Information

Any person or public body may, not later than 20 days after the giving of notice under subsection (17) is completed, appeal the decision or any condition imposed by the Committee of Adjustment or appeal both the decision and any conditions to the Municipal Board by filing with the Secretary-Treasurer of the Committee of Adjustment a notice of appeal setting out the reasons for the appeal, accompanied by the fee prescribed by the Ontario Land Tribunal. Information regarding the Tribunal be found at; <https://www.ontario.ca/document/citizens-guide-landuse-planning/ontario-land-tribunal>

If no appeal is filed under subsection (19) or (27), subject to subsection (23), the decision of the Committee of Adjustment to give or refuse to give a provisional consent is final.

If you wish to appeal to the Ontario Land Tribunal, a copy of an appeal form is available from the Ontario Land Tribunal website at <https://olt.gov.on.ca/appeals-process/forms/> or by calling (416) 212-6349 or toll free 1-866-448-2248. The form, together with the appropriate fee, are to be sent by:

**Registered Mail or Personal Delivery To:
The Secretary-Treasurer, Committee of Adjustment
Township of Southgate
185667 Grey County Road 9, Dundalk, ON N0C 1B0**





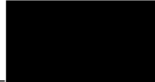
A certified true copy of this notice of decision has been given to the applicant.

Dated this 25th day of September 2025.



Holly Malynyk
Secretary-Treasurer
Committee of Adjustment

This Decision may be signed in counterparts without affecting the validity of the Decision.

<p>Absent _____ Brian Milne </p>	<p> _____ Barbara Dobreen</p>	<p> _____ Jason Rice</p>
<p>_____ Martin Shipston  Monica Singh Soares</p>	<p>Absent _____ Jim Ferguson</p>	<p> _____ Joan John</p>