



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 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:

August 27, 2025, at 10:30 AM

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 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 re-designate the lands from Future Development and Hazard Land to Neighbourhood Area and to establish policies to guide future development. A low rise residential development is proposed on the southwest part of the site near Ida Street. Only parts of the Hazard Land may be re-designated Neighbourhood Area.

The Effect of the Official Plan Amendment would be to allow a low rise residential development on part of the site, and to put in place policies to guide the form of development on the rest of the lands. The lands are subject to zoning amendment file C14-25.

The Purpose of the proposed Zoning By-law Amendment is to rezone the lands from Agricultural 2 (A2) and parts of the site in an Environmental Protection (EP) Zone to a site specific residential zone. The rezoning would allow low rise residential development on the southwest part of the site. Other zoning rules will be applied to other parts of the lands.

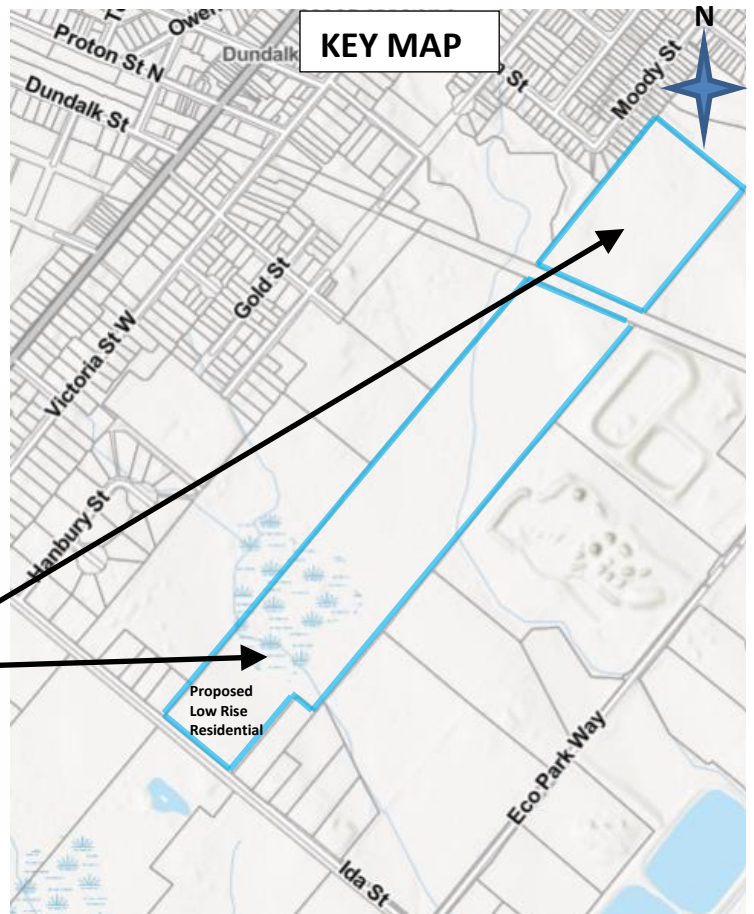
The Effect of application is to rezone the southwest part of the site to allow low rise residential development and to establish zoning categories and regulations for the rest of the site. The lands are subject to official plan amendment OPA3-25.

Description of the Subject Land (OPA3-25 and C14-25)

Registered Owner: Briarwood Ltd.
(Dundalk)

Legal Description: Con 2 SWTSR, PT Lot 234, Geographic Township of Proton, Township of Southgate

Civic Address: None



SUBJECT LANDS

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 proposed official plan amendment is adopted, 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 proposed official plan amendment is adopted, 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.

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 subsections 17(24) and 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, 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: **C14-25**

Dated at the Township of Southgate, this 25th day of July 2025