



## 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. 2025-048 on April 16, 2025, under Section 34 of the Planning Act, R.S.O. 1990, as amended.

**This by-law** applies only to lands municipally known as 712507 Southgate Sideroad 71, legally described as Concession 4 SWTSR Lot 217, Pt Lot 216, 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 rezone part of the subject land at 712507 Southgate Sideroad 71 to permit a proposed 625 square metres dry industrial shop as an On Farm Diversified (OFDU) use with 300 square metres of associated outside storage. The OFDU is permitted only secondary to the primary agricultural uses, buildings, and structures to be established on-site, which will include a new farmhouse, livestock barn, and shed. Regulations limit the size of the zoned area for the OFDU to 4,252 square metres with a 406 metre minimum setback of the zoned area from the front lot line and a 59 metre minimum setback from the interior side lot line. A 2.0 metre minimum landscaped buffer is also required to screen the OFDU from abutting residences and the public street. There is an OFDU to the east of the subject lands.

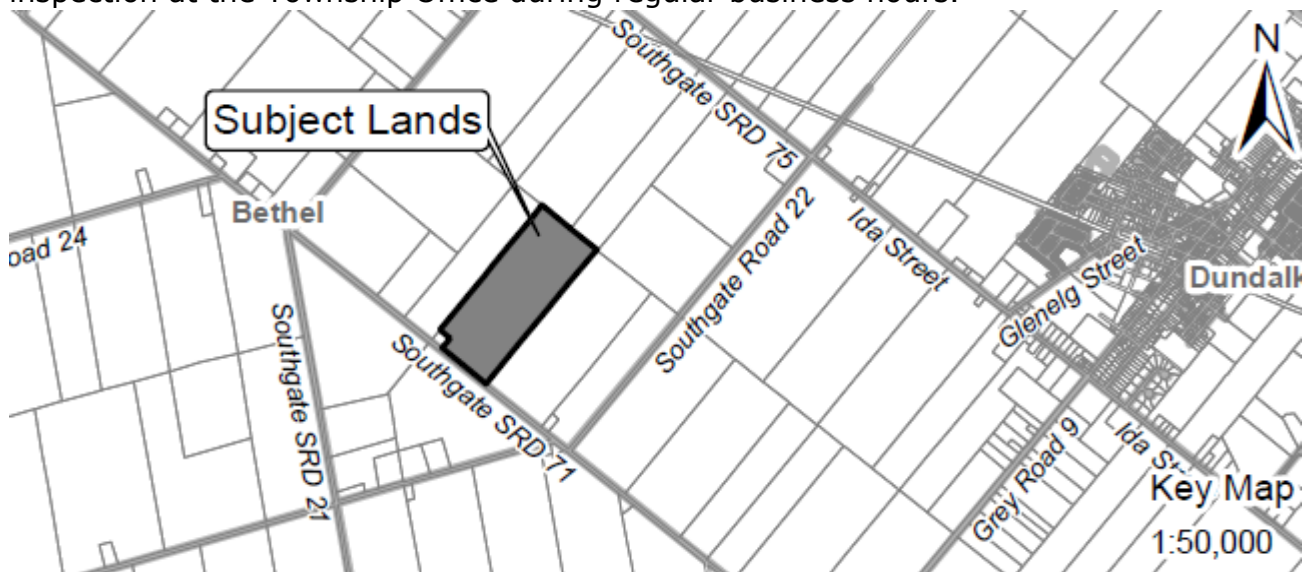
**The Effect** of the amendment is to change the zoning symbol on a portion of the property from Agricultural 1 (A1) to an Agricultural-1 Exception 582 (A1-582) Zone to allow an OFDU on the property.

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 **May 12, 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 April 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)