



## 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. 2025-047 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 712007 Southgate Sideroad 71, legally described as Concession 4 SWTSR Lot 239 to 240, 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 repeal the old provisions in the A1-408 zone to increase the shop size from 610 square metres to +-718 square metres gross floor area and outdoor storage from 395 square metres to +-563 square metres. The front setback to the zoned area is 138 metres minimum while the southeast interior side setback is 72 metres minimum.

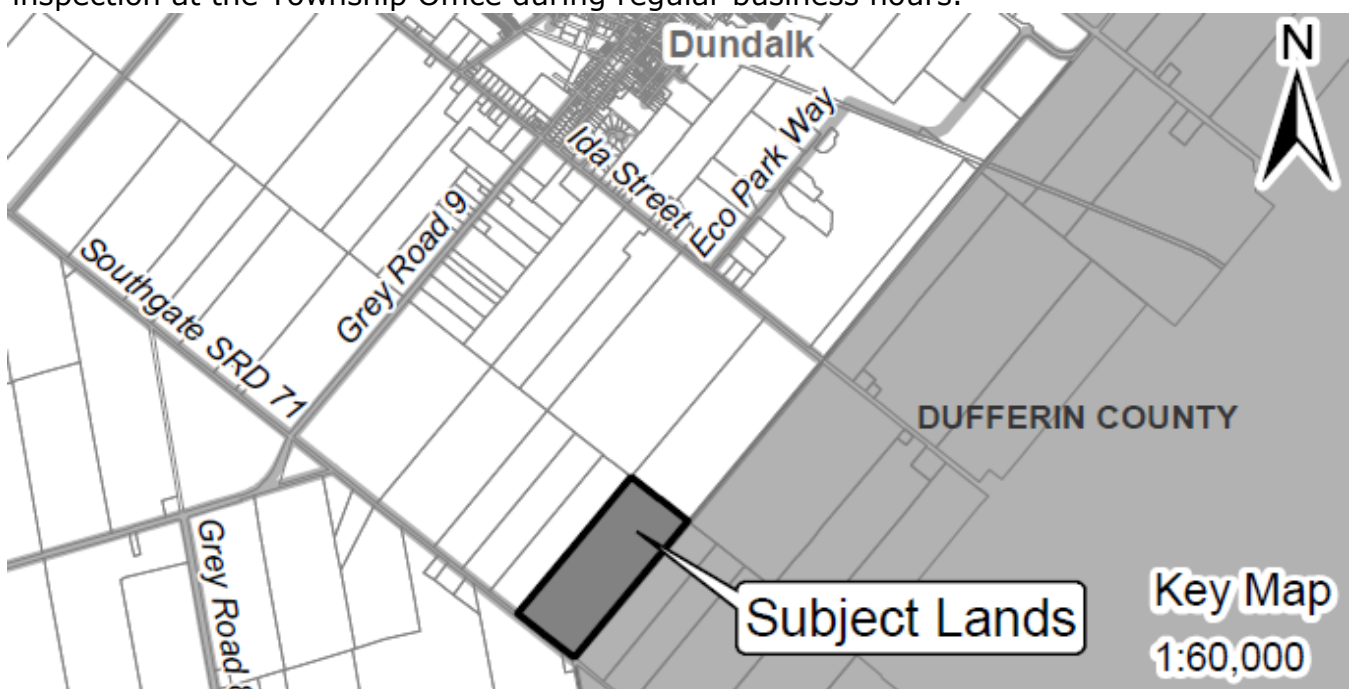
**The Effect** of the amendment is to rewrite the A1-408 zone to permit a 718 square metres OFDU, 563 square metres outdoor storage area. Existing trees providing screening would remain in place.

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)