



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. 2025-123 on December 3, 2025, under Section 34 of the Planning Act, R.S.O. 1990, as amended.

This by-law applies only to lands municipally known as 264549 Southgate Road 26, legally described as Concession 22 S Part Lot 24 RP17R1215 Part 2, 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 rezone part of the lands from Agricultural 1 to an Agricultural-1 Exception 593 (A1-593) Zone to permit a proposed 750 square metres dry manufacturing shop (truss assembly) as an On Farm Diversified (OFDU) including the power room, skid steer storage, and office. Up to 500 square metres of associated outside storage. Regulations limit the OFDU zoned area to 4,760 square metres with a 100-metre minimum setback from the front lot line and a 70-metre minimum setback from the west lot line. A double landscaped screen minimum two metres high is required along the west side of the proposed rezoned area and inside the west lot line from the front lot line north 120 metres minimum.

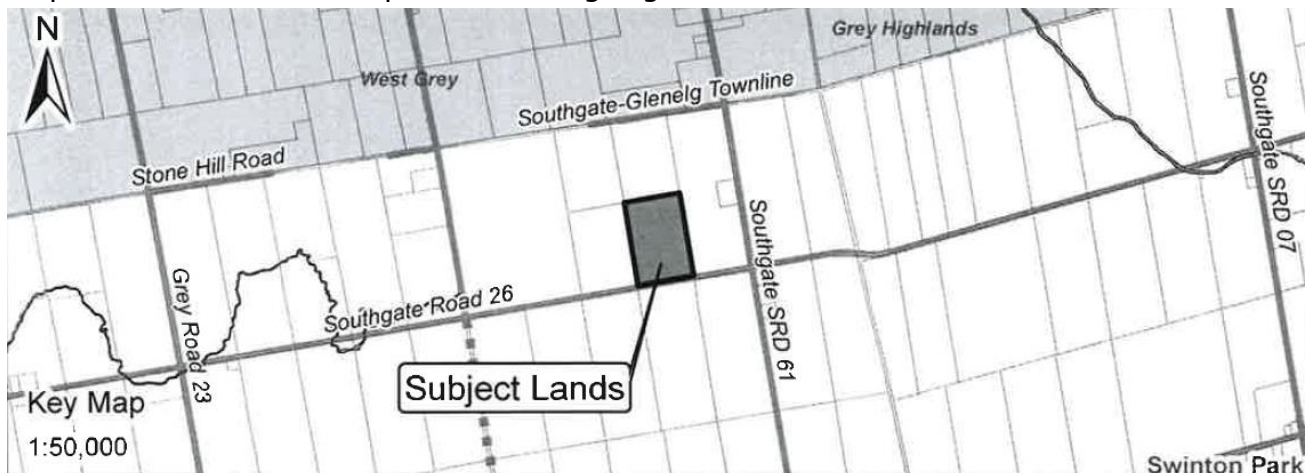
The Effect of the amendment is to rezone part of the subject lot to Agricultural 1 (A1) Exception 593 (A1-593) with the underlying A1 zoning applying to the proposed horse barn and any other agricultural structures proposed. Lands Zoned Environmental Protection (EP) and Wetland (W) would not be impacted by the rezoning. The Saugeen Valley Conservation Authority has verified that the rezoned area and associated buildings would not impact the EP and W zones.

The property is designated Agricultural, Hazard Lands, and Wetlands 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 **December 23, 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 December 5, 2025.

Lindsey Green, Clerk

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