



## 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. 2026-009 on February 18, 2026, under Section 34 of the Planning Act, R.S.O. 1990, as amended.

**This by-law** applies only to lands municipally known as 491227 Southgate Sideroad 49 and 491233 Southgate Sideroad 49, legally described as Concession 6 Part Lot 11, Egremont Concession 6 Part Lot 11 and; RP 16R9791 Part 2, Geographic Township of Egremont, 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 By-law Amendment is to rezone 940 square metres of the lands at 491227 and 491233 Southgate Sideroad 49 from Agricultural-1 to Agricultural-1 Exception (A1-595) to permit a retail store selling dry goods and/or sewing goods. The A1-595 Zone allows a maximum OFDU floor area of 172 square metres with an 11 m setback from the lot line on Southgate Sideroad 49. A minimum lot frontage of 1,200 m and lot area of 53 hectares is required for any OFDU within the A1-595 Zone. This ensures the 0.14-hectare lot containing the existing house is consolidated with the 53.3 hectare farm parcel to create a single lot.

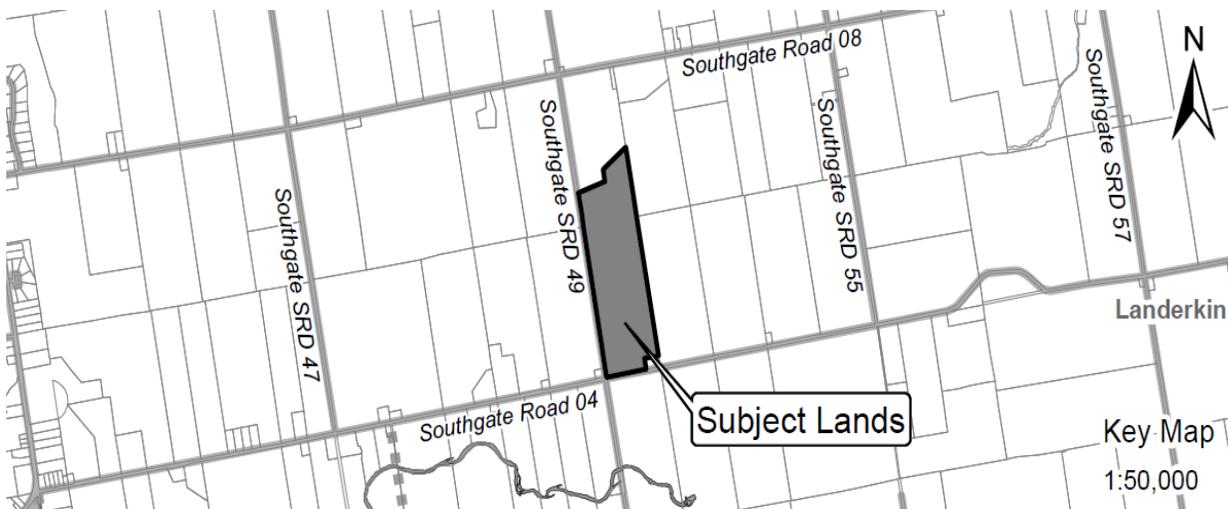
**The Effect** of the zoning by-law amendment is to rezone part of the subject lands to permit a retail store selling dry goods and/or sewing goods as an OFDU within the Agricultural-1 Exception 595 (A1-595) Zone with the underlying A1 zoning applying to the 53-hectare consolidated lot.

The property is designated as Agriculture 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 **March 10, 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 February 19, 2026.

Lindsey Green, Clerk

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