



**TOWNSHIP OF SOUTHGATE COMMITTEE OF ADJUSTMENT
NOTICE OF APPLICATION FOR MINOR VARIANCE AND PUBLIC
HEARING**

The Planning Act, RSO 1990, as amended

TAKE NOTICE that the Township of Southgate Committee of Adjustment has appointed August 27, 2025 at 9:00 am for the purpose of a public hearing to be held **electronically** via Zoom at the following credentials:

Please join the meeting from your computer, tablet, or smartphone

<https://zoom.us/j/96781708725?pwd=aLBihIfodUbrdc9ox4bASKmRSCDIVg.1>

You can also dial in using your phone. **Phone:** +1 647 374 4685 **Meeting ID:** 967 8170 8725 **Passcode:** 505679

NOTE: If you wish to speak at the meeting, please register in advance by contacting the Secretary-Treasurer, Lindsey Green, using the below information.

The meeting will be live streamed and uploaded to the Township YouTube Channel:

<https://www.youtube.com/user/SouthgateTownship>

APPLICATION FOR MINOR VARIANCE - FILE NO. A11-25

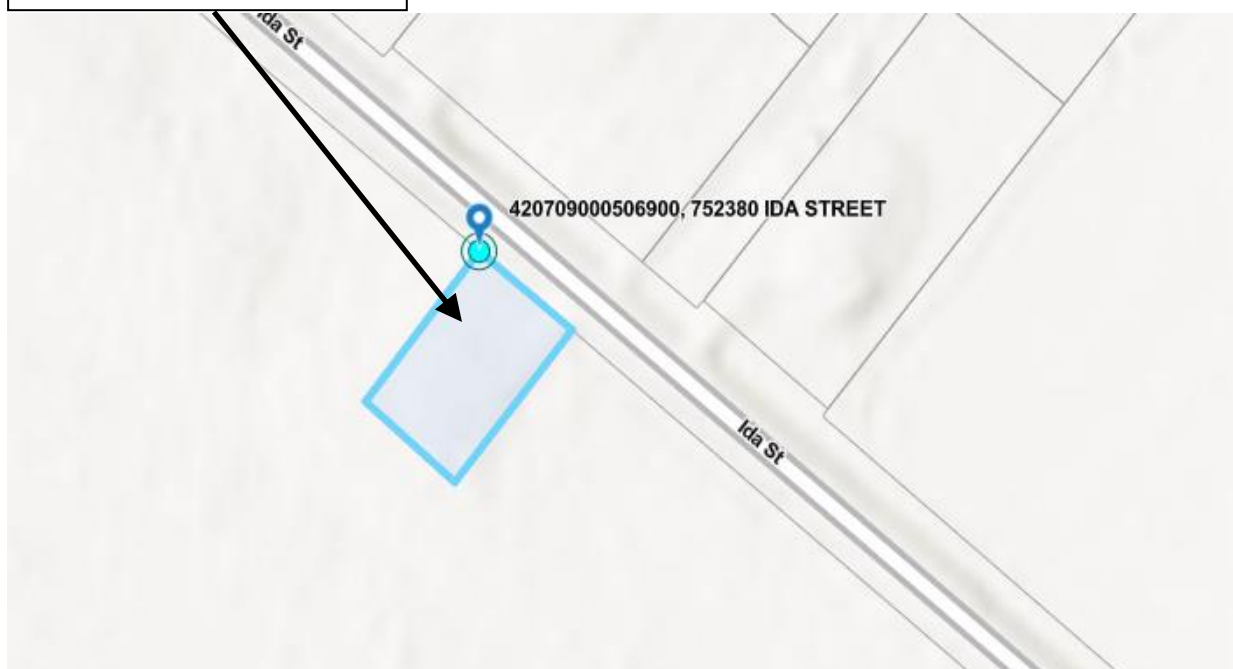
OWNERS: Nicholas Semple

Description and Key Map of the Subject Land

Legal Description: CON 3 SWTSR PT LOT 222, Geographic Township of Proton, Township of Southgate

Civic Address: 752380 IDA STREET

SUBJECT LANDS



The Purpose of the application is to permit construction of a +-58 square metre detached garage on the property with a +-0.6 metre setback from the southeast interior lot line and a +-3.3 metre setback from the southwest rear lot line. The required interior side yard and rear yard for an accessory building in the Agricultural-1 Zone is 15 metres minimum.

The Effect of the application is to allow a +-14.4 metre variance on interior side yard and +-11.7 metre variance on rear yard to permit a detached garage southeast of the existing home. Council adopted By-law 2025-089 August 3, 2025, to amend zoning rules for accessory buildings in the Township, which when in full force will reduce but not eliminate the variances requested.

Property owners within 60 meters of the subject land are hereby notified of the above application for minor variance. The property will be marked by a sign.

Additional information regarding this application is available on the Township of Southgate Website <https://www.southgate.ca/municipal-services/planning-and-land-use/planning-applications-and-public-notices/>

When requesting information please quote File No. **A11-25**

If a person or public body has the ability to appeal the decision of the Committee of Adjustment in respect of the proposed consent to the Ontario Land Tribunal but does not make **written submission** to: Committee of Adjustment, Township of Southgate office before it gives a provisional consent, the Tribunal (OLT) may dismiss.

If you wish to be notified of the decision of the Committee of Adjustment in respect of the proposed consent, you must make a written request to the undersigned. For more information about this matter, contact:

Lindsey Green,
Secretary-Treasurer, Committee of Adjustment for The Township of Southgate
185667 Grey Rd 9, Dundalk, on N0C 1B0
Phone: (519) 923-2110 ext. 230
Toll Free: 1-888-560-6607
Fax: (519) 923-9262
Email: lgreen@southgate.ca

