



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. 2025-097 on September 17, 2025, under Section 34 of the Planning Act, R.S.O. 1990, as amended.

This by-law applies only to lands municipally known as 611808 Southgate Sideroad 61, legally described as Concession 11 Lot 25, 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 bylaw amendment is to implement a condition of consent File B7-25. The surplus farm severed lot is rezoned A1-587 to recognise reduced lot frontage and area and front yard for the existing structures onsite. The retained lot is rezoned A1-588 to prohibit future residential uses of the lands.

The Effect of the amendment is to amend the provisions of the existing Agricultural-1 Zone to establish a minimum lot area and other lot deficiencies after the severance from File B7-25, and to clarify permitted uses and building regulations in the A1-588 Zone. The proposed rezoning would not change the Environmental Protection (EP) Zone applicable to the subject lands.

The property is designated Agricultural and Hazard Lands 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 **October 7, 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 September 19, 2025.

Lindsey Green, Clerk

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