



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. 2025-074 on June 18, 2025, under Section 34 of the Planning Act, R.S.O. 1990, as amended.

This by-law applies only to lands municipally known as 392015 Grey Road 109 (west of Rail Trail), legally described as Concession 3, PT Lot 42, 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 fulfill a condition of consent File B2-25 that the lands be rezoned to permit the existing schoolhouse to be severed from the original farm lot. The bylaw would relocate and replace the A1-397 zone with a more appropriate CF-584 zoning with minimum lot area and other regulations recognizing the school will be separate from the original lot. The farm parcel will be rezoned A1-583 to address the undersized lot size and prohibit any future residential development on-site.

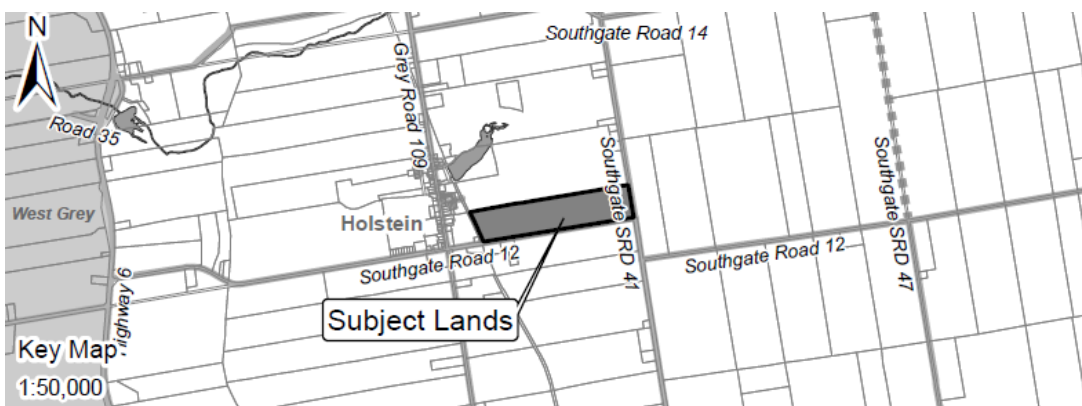
The Effect of the amendment is to rewrite the provisions of the A1-397 zone to establish minimum lot areas applicable after the severance from File B2-25, and to clarify permitted uses and building regulations in the A2-583 and CF-584 Zones. The proposed rezoning would not change the Environmental Protection (EP) Zone applicable to the subject lands.

The property is designated Environmental Protection, Restricted Agricultural and Agricultural 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 **July 9, 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 June 19, 2025.

Lindsey Green, Clerk

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