



**The Corporation of the Township of Southgate  
Notice of Public Meeting and Complete application**

**Concerning a Proposed Official Plan Amendment and  
Zoning By-law Amendment**

**Take Notice** that the Council of the Corporation of the Township of Southgate has received a complete application for approval of an Official Plan Amendment and Zoning By-law Amendment pursuant to Section 34 of the Planning Act, R.S.O. 1990, as amended. Council will hold an **electronic public meeting** on:

**July 7, 2021 at 9 AM via Electronic Meeting**

**Electronic Access Information:**

**Please join my meeting from your computer, tablet or smartphone.**

**<https://global.gotomeeting.com/join/990730221>**

**You can also dial in using your phone.**

**Canada: [+1 \(647\) 497-9373](tel:+16474979373)**

**Access Code: 990-730-221**

**NOTE: If you wish to speak at the meeting, please register in advance by contacting the Acting Clerk, Lindsey Green using the contact information below:**

**[lgreen@southgate.ca](mailto:lgreen@southgate.ca) or 519-923-2110 ext. 230**

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

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

**Location of the Subject Land**

**Applicant:** Township of Southgate

**Legal Description:** Con 2 WTSR, Pt Lots 229 and 230 and RP 6R9712 Pt 2(3.69acres), Con 2 WTSR Pt lots 229 and 230 Plan 480 Pt Station Grounds RP 16R9721 Pt 1(2.2 acres)

**Civic Address:** None

A key map is attached to this notice for additional information.

**The Purpose** of the proposed Official Plan Amendment is to change the designation of the subject lands from Industrial and Open Space to the Downtown Commercial designation with an exception to allow for a medical clinic. The purpose of the zoning bylaw amendment application is to prescribe commercial uses appropriate to the site and specifically a medical clinic and hospice. Adjustments to certain site specific zone standards may also be required to accommodate setbacks and parking.

**The Effect** of the proposed zoning by-law amendment would be to change the zone symbols on the subject property from Public Utility (PU) and Open Space (OS) to Commercial Exception (C2-XXX) to provide specific commercial uses, and site specific provisions for certain zone standards. The effect of the site specific Official Plan Amendment is to redesignate the subject lands from Neighbourhood Area and Industrial to Downtown Commercial to facilitate the medical center use.

**When will a decision be made?**

A decision of this proposal has NOT been made at this point and will NOT be made at the Public Meeting. After reviewing the application and any comments received, staff will bring a recommendation on this proposal to a future council meeting.

**Want to be notified of a decision?**

You must make a request in writing if you wish to receive a notice on any decision of Council on this proposal.

**Making an Oral or Written Submission**

**Any person or public body** is entitled to attend the public meeting and make written or oral submissions in support of, or in opposition to, the proposed zoning by-law amendment. Persons wishing to make an oral submission to Council at the public meeting are invited to register with the Township Clerk (see contact information below). Written comments should also be addressed to the Clerk at the address below. **Please note that all submissions and the personal information contained therein will become part of the public record in their entirety and may be posted to Southgate's website.**

### **Your rights to appeal a decision**

**If** a person or public body does not make oral submissions at a public meeting or make written submissions to the Township of Southgate before the by-law is passed, the person or public body is not entitled to appeal the decision of Council of the Township of Southgate to the Local Planning Appeal Tribunal.

**If** a person or public body does not make oral submissions at a public meeting or make written submissions to the Township of Southgate before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

### **Additional Information and Comments**

Please submit written comments to the Clerk Lindsey Green at the address shown below. Additional information is also available for public viewing on Southgate's website at <https://www.southgate.ca/planning-notices/> or by contacting the Township planner Clinton Stredwick at [cstredwick@southgate.ca](mailto:cstredwick@southgate.ca) or at the Township ext 235. Please quote file #C16-21 and OPA2-21.

Dated at the Township of Southgate,  
this 16<sup>th</sup> day of June 2021.

Lindsey Green, Clerk  
[lgreen@southgate.ca](mailto:lgreen@southgate.ca)  
Township of Southgate  
185667 Grey Rd 9,  
Dundalk, ON N0C 1B0  
Phone: (519) 923-2110 ext. 230





**SUBJECT LAND**

Key Map (not to scale)

