



**The Corporation of the Township of Southgate  
Notice of Public Meeting and Complete application  
Concerning a Proposed 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 a Zoning By-law Amendment pursuant to Section 34 of the Planning Act, R.S.O. 1990, as amended. Council will hold a **public meeting located at the Township of Southgate Council Chambers, 123273 Southgate Road 12, Holstein On, N0G 2A0** on:

**April 26, 2023 at 1:00 PM**

**NOTE: If you wish to speak at the meeting or would like to join electronically, please register in advance by contacting the 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 livestreamed on the Township YouTube Channel:  
<https://www.youtube.com/user/SouthgateTownship>

**Location of the Subject Land**

Applicant: Watra Residents Association

Legal Description: Con 21 Pt Lot 11, Registered Plan 812 Lot 20 and 21 and BLK 29, Geographic Township of Egremont, Township of Southgate.

Civic Address: None Assigned

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

**The Purpose** of the proposed zoning bylaw amendment is to sever a 0.4 hectare parcel that is currently zoned Open Space (OS). The proposed Zoning By-law Amendment would change these lands to Residential Type 6 Exception (R6-XXX). The exception provisions would reduce the minimum lot area and frontage requirements from 0.8 hectares and 100 metres to 0.4 hectares and 47.3 meters respectively. The retained parcel is zoned Open Space (OS) and Environmental Protection (EP) and will remain zoned as such. Lots 21 and 22 are currently zoned Environmental Protection (EP), with some Residential Type 6 (R6) zoning along the front portions of these two parcels. The "R6" zoned area will be changed to Open Space (OS). No development or site alteration will be permitted on these lands or on the retained parcel which will merge with these lands.

**The Effect** of the proposed zoning by-law amendment would be to change the zone simple on the severed lands from Open Space (OS) to R6 exception (R6-XXX) to recognise the new lot and allow for the construction of a house and accessory building. The retained lands will merge with Lot 20 and 21 of Plan 812 and the Zoning on lot 20 and 21 will be changed from Residential Type 6 (R6) to Open Space (OS). The EP boundary may be adjusted based on Conservation Authority Comments.

**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 Ontario Land 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 Ontario Land 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 #C4-23.

Dated at the Township of Southgate,  
this 27<sup>th</sup> day of March 2023.

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



Key Map (not to scale)

**SUBJECT LAND**

