The Corporation of the Township of Southgate
Notice of Public Meeting and Complete application Concerning a Proposed Official Plan and Zoning By-law Amendment

Take Notice that the Council of the Corporation of the Township of Southgate has received a complete application for an Official Plan and Zoning By-law Amendment and is notifying the public pursuant to Sections 16 & 34 of the Planning Act, R.S.O. 1990, as amended. Council will hold a **second public meeting** on:

December 16, 2026, at 10:30 AM

electronically via Zoom to consider the revised proposed Official Plan and by-law amendment.

Please join the electronic public meeting from your computer, tablet, or smartphone https://zoom.us/j/93016816575?pwd=YLHCA6NxNh2CAbI1QTsbT3Qg1F8o1b.1
You can also dial in using your phone. Phone: +1 647 374 4685 Meeting ID: 930 1681 6575 Passcode: 510279

NOTE: To speak at the meeting or join electronically, please register in advance by contacting the Clerk, Lindsey Green using the contact information below:

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

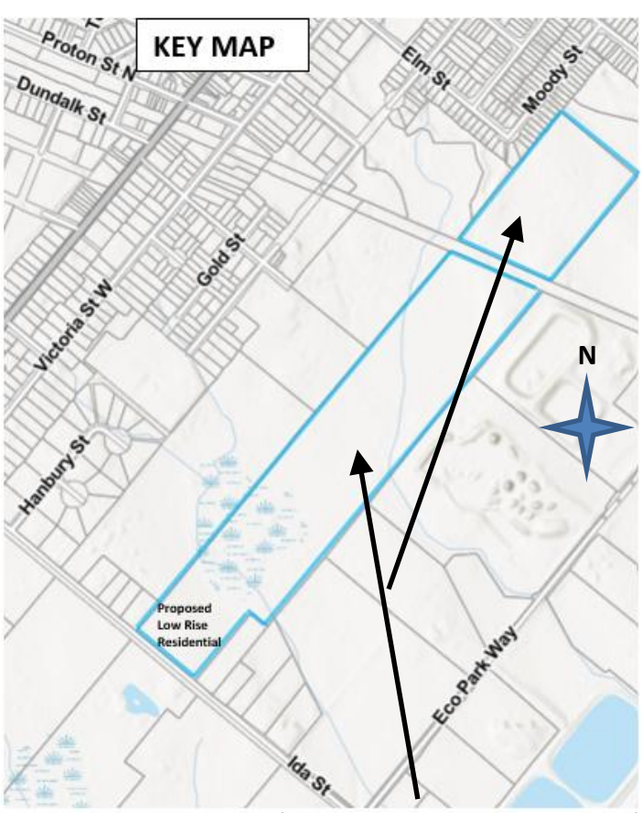
The Purpose of the proposed Official Plan Amendment is to re-designate the lands from Future Development and Hazard Land to Neighbourhood Area and to establish policies to guide future development. A low-rise residential development is proposed on the southwest part of the site near Ida Street. Only parts of the Hazard Land may be re-designated Neighbourhood Area.

The Effect of the Official Plan Amendment would be to allow a low-rise residential development on part of the site, and to put in place policies to guide the form of development on the rest of the lands. The lands are subject to zoning amendment file C14-25.

The Purpose of the proposed Zoning By-law Amendment is to rezone the lands from Agricultural 2 (A2) and parts of the site in an Environmental Protection (EP) Zone to a site-specific residential zone. The rezoning would allow low rise residential development on the southwest part of the site. Other zoning rules will be applied to other parts of the lands.

The Effect of application is to rezone the southwest part of the site to allow low rise residential development and to establish zoning categories and regulations for the rest of the site. The lands are subject to Official Plan Amendment OPA3-25. This is a revised proposal from the public meeting held on August 27, 2025, for these lands.

Description of the Subject Land (C14-25 & OPA3-25)
Registered Owner: Briarwood Ltd. (Dundalk)



Legal Description: CON 2 SWTSR, PT LT 234, Geographic Township of Proton, Township of Southgate
Civic Address: None

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 Official Plan and/or 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.

Mandatory wording
If you wish to be notified of the decision of Township of Southgate Council on the proposed zoning by-law amendment, you must make a written request to the Clerk of the Township of Southgate, 185667 Grey Rd 9, Dundalk, ON N0C 1B0.

If a person or public body would otherwise have an ability to appeal the decision of the Township of Southgate Council to the Ontario Land Tribunal but the 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.

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.

Notwithstanding the above subsection 34(19) of the Planning Act defines the parties eligible to appeal the decision to the Ontario Land Tribunal.

Additional Information and Comments
Please submit written comments to the Clerk at the address shown below. Lindsey Green, Clerk, lgreen@southgate.ca, Phone: (519) 923-2110 ext. 230. Township of Southgate 185667 Grey Rd 9, Dundalk, ON N0C 1B0

Additional information is also available for public viewing on Southgate's website at https://www.southgate.ca/municipal-services/planning-and-land-use/planning-applications-and-public-notices/ , at the Township of Southgate Administration Office during normal business hours, or by contacting the Municipal Planner at 519-923-2110 ext. 235. Please quote file: **C14-25 & OPA3-25**

Dated at the Township of Southgate, this 10th day of November 2026