



The Corporation of the Township of Southgate Notice of refusal of an application to Amend the Township Zoning By-law

Take notice that the Council of the Corporation of the Township of Southgate refused to adopt **By-law No. 2026-082** on October 7, 2026, being an application to Amend the Township Zoning By-law (By-law 19-2002) under Section 34 of the Planning Act, R.S.O. 1990, as amended (application C17-24).

This by-law, refused by Council, applies to lands described as PLAN 480 BLK O PT LOT 50 RP;16R11367 PART 3, Geographic Township of Dundalk, Township of Southgate and known as 271 Main Street East.

The Purpose of the application was to rezone the subject lands from a Residential Type 3 Zone to a new Residential Type 3 Zone with a site-specific exception to permit development of townhouses. This revised proposal for an application was subject to several public meetings, the latest being September 24, 2025.

The Effect of the revised proposal and proposed amendment, refused by Council, was to continue the rezoning process to permit development of townhouses.

The applicant had asked Grey County to allow an exemption to the standard Plan of Condominium process under the Planning Act needed to allow ownership of shared and individual amenities to be assigned across the site. Council did not support this request.

In considering written and oral submissions relating to the application, and all the public feedback received throughout the application, **the Council of the Township of Southgate refused to adopt By-law 2026-082** to amend the Township Zoning By-law (By-law 19-2002) for the following reasons:

1. Council believes that 12 units is too many units for the size of the lot and specific location in terms of traffic congestion, pedestrians, and other safety matters.
2. Council has concerns related to snow load and likelihood of parking overflow to neighbouring municipal and private business parking.

And take notice where an application for an amendment is refused by Council, Section 34(11) of the Planning Act allows an appeal by the applicant, and the Minister to the Ontario Land Tribunal in respect of the refusal of Council to adopt the by-law by filing with the Clerk of the Corporation of the Township of Southgate, not later than **November 3, 2026, at 4:00 PM**, (Section 34 (11.0.3)) after the day that the giving of notice under section (10.9) is completed.

A notice of appeal must be filled with the Clerk of the Township of Southgate, must be accompanied by the fee of the Tribunal and Township, and must set out the reasons for the appeal (Ontario Regulation 545/06 – Section 4(1) (4)).

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 refused to adopt this by-law and is now circulating it in accordance with provincial regulations. Information on this By-law is available for inspection at the Township Office during regular business hours. The Council report for this item from the October 7, 2026, meeting can be viewed at this link (see item 9.3.2).

<https://pub-southgate.escribemeetings.com/Meeting.aspx?Id=98a185f1-6ea7-4bb8-8e4f-330855e18f8f&Agenda=Merged&lang=English>

C17-24 Cale & Reg Barnes – 271 Main Street East



Dated at the Township of Southgate, on October 14, 2026.
Lindsey Green, Clerk
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