



Township of Southgate Committee of Adjustment

Notice of Decision for Minor Variance

Application No. A10-26

Owner Name: C Black Construction Ltd.

Applicant: C Black Construction Ltd.

In the matter of an application to the Committee of Adjustment of the Township of Southgate under Section 45(2) of the Planning Act of Ontario, R.S.O. 1990, c.P. 13, as amended, for lands municipally known as 346 Victoria Street E, Dundalk and legally described as PLAN 480 BLK N PT LOT 26 BLK O PT LOT 28, Geographic Village of Dundalk, Township of Southgate. Roll 42-07-110-001-15100.

Decision: That the Committee of Adjustment, having given consideration to the applicable provisions of Section 45(2) of the Planning Act, the Official Plan of the Township of Southgate, the characteristics of the subject land and its surroundings as addressed in the Planning Report on the subject application dated September 23, 2026, the correspondence received, and information presented at the hearing held on September 23, 2026, and the discussion on the matter, hereby **APPROVE** application **A10-26** to permit the severed lot with a lot frontage of ± 12 metres and the retained lot ± 13 metres. The lot area of the retained parcel will be ± 525 square metres; and the lot area of the retained lot be reduced to ± 525 square metres providing that the remaining provisions in the Residential Type 2 (R2) Zone and other applicable sections of the Zoning by-law are met.

Date of Decision

September 23, 2026

The Last Day for Appeal is

October 13, 2026

Additional information regarding the application is available for inspection in the Planning Department at the Township of Southgate Administration Office, 185667 Grey County Road 9, Dundalk ON N0C 1B0, during regular office hours, Monday to Friday, 8:30 a.m. to 4:00 p.m.

Appeal of a Decision

The applicant, the Minister or any other person or public body who has an interest in this matter may within 20 days of the making of the decision appeal to the Tribunal against the decision of the Committee by filing with the secretary-treasurer of the Committee a notice of appeal setting out the objection to the decision and the reasons in support of the objection accompanied by payment to the secretary-treasurer of the fee prescribed by the Ontario Land Tribunal as payable on an appeal from a committee of adjustment to the Tribunal. Any party interested in this application should take legal advice regarding their eligibility to appeal.

The secretary-treasurer of a committee, upon receipt of a notice of appeal filed under subsection (12), shall forthwith forward the notice of appeal and the amount of the fee mentioned in subsection (12) to the Tribunal by registered mail together with all papers and documents filed with the committee of adjustment relating to the matter appealed from and such other documents and papers as may be required by the Tribunal.

If within such 20 days no notice of appeal is given, the decision of the committee is final and binding, and the secretary-treasurer shall notify the applicant and shall file a certified copy of the decision with the clerk of the municipality.

The applicant, or any other person or public body who has an interest in this matter that wishes to appeal to the Ontario Land Tribunal can obtain a copy of the appeal form from the Ontario Land Tribunal website at <https://olt.gov.on.ca/appeals->

[process/forms/](#) or by calling 1-866-448-2248. The form, together with the appropriate fee, are to be sent by:

**Registered Mail or Personal Delivery To:
The Secretary-Treasurer, Committee of Adjustment
Township of Southgate
185667 Grey County Road 9, Dundalk, ON N0C 1B0**

Dated this 23rd day of September 2026.


Elisha Milne
Secretary-Treasurer
Committee of Adjustment

This Decision may be signed in counterparts without affecting the validity of the Decision.


Brian Milne


Barbara Dobreen




Martin Shipston

Absent
Jim Ferguson


Jo


Monica Singh Soares