



**TOWNSHIP OF SOUTHGATE COMMITTEE OF ADJUSTMENT
NOTICE OF APPLICATION FOR MINOR VARIANCE AND PUBLIC
HEARING**

The Planning Act, RSO 1990, as amended

TAKE NOTICE that the Township of Southgate Committee of Adjustment has appointed September 23, 2026, at 9:00 am for the purpose of a public hearing to be held **electronically** via Zoom at the following credentials:

Please join the meeting from your computer, tablet, or smartphone

<https://zoom.us/j/96781708725?pwd=aLBiHIfodUbrdc9ox4bASKmRSCDIVg.1>

You can also dial in using your phone. **Phone:** +1 647 374 4685 **Meeting ID:** 967 8170 8725 **Passcode:** 505679

NOTE: If you wish to speak at the meeting, please register in advance by contacting the Secretary-Treasurer, Elisha Milne, using the information below.

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

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

APPLICATION FOR MINOR VARIANCE - FILE NO. A10-26

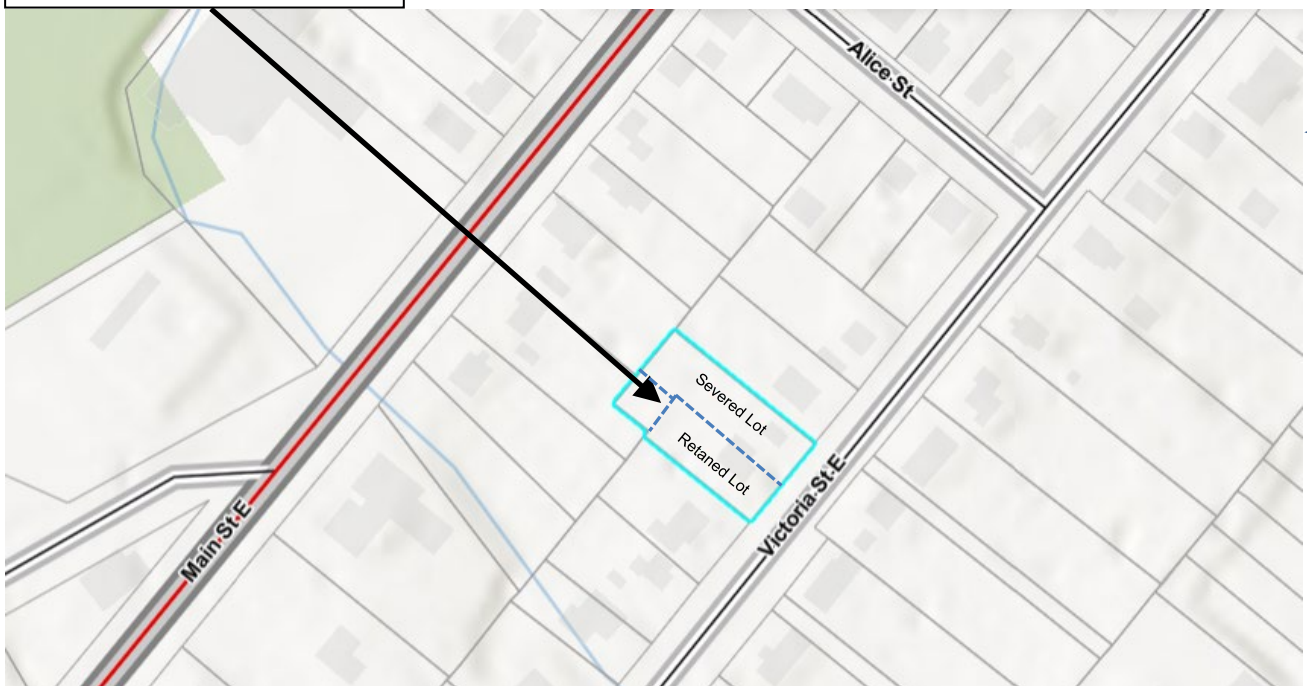
OWNERS: C BLACK CONSTRUCTION LTD

Description and Key Map of the Subject Land

Legal Description: PLAN 480 BLK N PT LOT 26 BLK O PT LOT 28

Civic Address: 346 Victoria Street E, Dundalk ON

SUBJECT LANDS



The Purpose of the minor variance is to address Residential Type 2 (R2) Zone regulations not met for the severed and retained lot conditionally approved under consent B9-25. The severed lot would have lot frontage of ± 12 metres and the retained lot ± 13 metres. The required lot frontage in the R2 zone is 15 metres minimum. The lot area of the retained parcel will be ± 525 square metres; required lot area is 570 square metres minimum.

The Effect of the minor variances is to meet conditions of consent File B9-25 to create a severed lot for future residential development, and retain a lot containing the existing home. All other regulations in the R2 zone would be met.

Property owners within 30 meters of the subject land are hereby notified of the above application for minor variance. The property will be marked by a sign.

Additional information regarding this application is available on the Township of Southgate Website <https://www.southgate.ca/municipal-services/planning-and-land-use/planning-applications-and-public-notice/>

When requesting information please quote File No. **A10-26**

If a person or public body has the ability to appeal the decision of the Committee of Adjustment in respect of the proposed minor variance to the Ontario Land Tribunal but does not make **written submission** to: Committee of Adjustment, Township of Southgate office before it gives a provisional consent, the Tribunal (OLT) may dismiss.

If you wish to be notified of the decision of the Committee of Adjustment in respect of the proposed minor variance, you must make a written request to the undersigned. For more information about this matter, contact:

Elisha Milne,
Secretary-Treasurer, Committee of Adjustment for The Township of Southgate
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