



**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 January 24, 2024, at 9:00 am for the purpose of a public hearing to be held **electronically** at the following credentials:

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

<https://zoom.us/j/99695951220?pwd=aERScXJtQ2Qzb1Y5TS9aOURvOW90dz09>

You can also dial in using your phone. Phone: +1 647 374 4685 Meeting ID: 996 9595 1220 Passcode: 349215

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

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

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

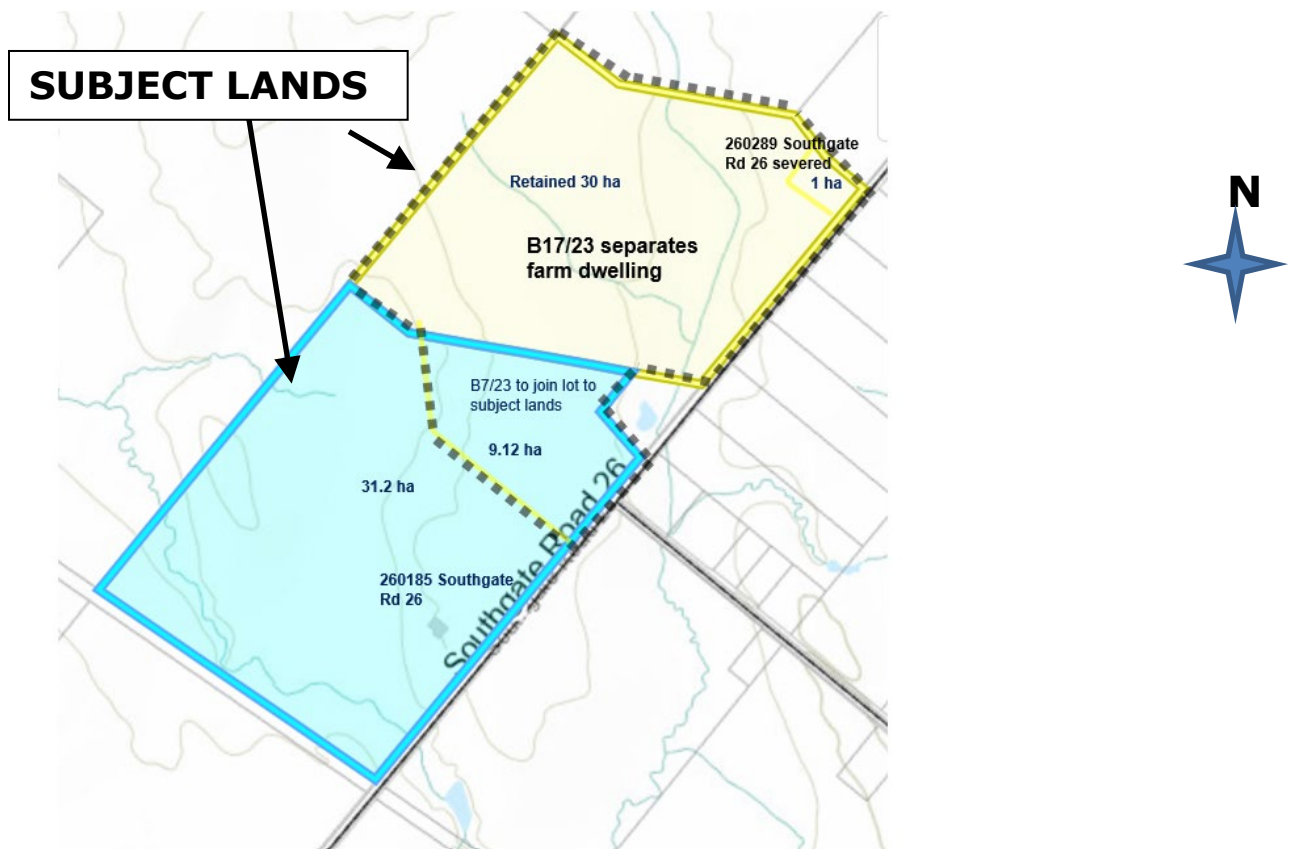
APPLICATION FOR MINOR VARIANCE - FILE NO. A5-23

OWNERS: Tubegate Inc. (Solomon Martin)

Description and Key Map of the Subject Land

Legal Description: Con 2 SWTSR PT LOT 198 TO PT LOT 200, Geographic Township of Proton, Township of Southgate

Civic Address: 260289 Southgate Road 26



The Purpose of the proposed minor variance is to address lot frontage and lot area that results from completing severance files B7/23 and B17/23. B7/23 will transfer about 9 hectares of land from the farm parcel at 260185 Southgate Road 26 to join to the adjacent parcel to the north. B17/23 will sever the existing house and buildings at 260289 Southgate Road 26 from the consolidated farm parcel. The following minor variances are requested:

	Required in A-1 Zone	Proposed	Variance
Retained Lot Area B7/23	40 hectares	33 hectares	7 hectares
Severed Lot Frontage B17/23	200 meters	98 meters	102 meters
Severed Lot Area B17/23	40 hectares	1 hectares	39 hectares
Retained Lot Area B17/23	40 hectares	39 hectares	1 hectare

The Effect of the proposed minor variance application is to bring the resulting lots from the two severance files into compliance with the Township zoning bylaw.

Property owners within 60 meters of the subject land are hereby notified of the above application for consent. The property to be severed will be marked by a sign.

If a person or public body has the ability to appeal the decision of the Committee of Adjustment in respect of the proposed consent 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 consent, 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
185667 GREY RD 9, DUNDALK, ON N0C 1B0
(519) 923-2110 EXT 232 Toll Free 1-888-560-6607 FAX (519) 923-9262**

Additional information regarding this application is available at
<https://www.southgate.ca/en/municipal-services/planning-applications-public-notices.aspx#A5-23-Tubegate-Inc>

When requesting information please quote File No. **A5-23**.
