

The Corporation of the Township of Southgate  
By-law Number 2025-048

**Being a By-law to amend Zoning By-law No. 19-2002, of the Township of Southgate**

**Whereas** the Council of the Corporation of the Township of Southgate deems it necessary to pass a by-law to amend Zoning By-law No. 19-2002; and

**Whereas** pursuant to the provisions of Section 34 of the Planning Act, R.S.O. 1990, as amended, by-laws may be amended by Councils of municipalities.

**Now therefore be it resolved that** the Council of the Corporation of the Township of Southgate enacts as follows:

1. That Schedule "17" to Zoning By-law No. 19-2002 is hereby amended by changing the zone symbol on a portion of the lands described as Concession 4 SWTSR Lot 217, Part Lot 216, geographic Township of Proton, in the Township of Southgate and shown on Schedule "A", affixed hereto, from Agricultural (A1) to Agricultural-1 Exception (A1-582)
2. By-law No. 19-2002 is hereby amended by adding the following provisions to the end of Section 33 of the Zoning By-law:

**Permitted Uses for lands zoned Agricultural-1 Exception 582 (A1-582)**

- (a) An On Farm Diversified Use (OFDU) being a Workshop with a maximum floor area of 625 square meters and a maximum 300 square meters of outside storage secondary to an Agricultural Use, Building and Structures established under Section 6.1(a) of the Zoning By-law.
- (b) Uses permitted in an Agricultural-1 (A-1) Zone listed in Section 6.1 of the Zoning By-law.

**Regulations for uses permitted in Section 33.582 (a):**

- (a) Shall be the Regulations set out in Section 6.2 of the Zoning By-law except for the following:
  - i. Maximum Zoned Area for On Farm Diversified Use:  
4,252 square meters
  - ii. Minimum Setback of Zoned Area from Front Lot Line: 406 metres
  - iii. Minimum Setback of Zoned Area from Interior Lot Line: 59 metres
  - iv. Maximum Floor Area Shop: 625 square meters
  - v. Maximum Outside Storage associated with On Farm Diversified Use:  
300 square metres
  - vi. The On Farm Diversified use and associated outdoor storage shall be screened from view from abutting residences and the public street by fencing or landscaped buffer minimum 2.0 meters in height.

**Regulations for uses permitted in Section 33.582 (b):**

- (b) Shall be the Regulations set out in Section 6.2 of the Zoning By-law.

3. That Schedule "A" and all other notations thereon are hereby declared to form part of this by-law; and
4. This by-law shall come into force and take effect upon being passed by Council subject to any approval necessary pursuant to the Planning Act R.S.O. 1990, as amended.

**Read** a first, second, and third time and finally passed this 16<sup>th</sup> day of April 2025.

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Brian Milne – Mayor

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Lindsey Green - Clerk

### **Explanatory Note**

This by-law rezones part of the subject land at 712507 Southgate Sideroad 71 to permit a proposed 625 square metres dry industrial shop as an On Farm Diversified (OFDU) use with 300 square metres of associated outside storage. The OFDU is permitted only secondary to the primary agricultural uses, buildings, and structures to be established on-site, which will include a new farmhouse, livestock barn, and shed. Regulations limit the size of the zoned area for the OFDU to 4,252 square metres with a 406 metre minimum setback of the zoned area from the front lot line and a 59 metre minimum setback from the interior side lot line. A 2.0 metre minimum landscaped buffer is also required to screen the OFDU from abutting residences and the public street. There is an OFDU to the east of the subject lands.

The effect of the amendment is to change the zoning symbol on a portion of the property from Agricultural 1 (A1) to an Agricultural-1 Exception 582 (A1-582) Zone to allow an OFDU on the property

The Township of Southgate Official Plan designates the subject lands Rural and Hazard Lands.

Schedule "A"

By-Law No. 2025-048

Amending By-Law No. 19-2002

Township of Southgate

Date Passed: April 16, 2025

Signed: \_\_\_\_\_

Brian Milne, Mayor

Lindsey Green, Clerk

