

The Corporation of the Township of Southgate
By-law Number 2026-047

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 "3" to Zoning By-law No. 19-2002 is hereby amended for lands described as Concession 21 Part Lot 15 in the Township of Southgate by rezoning a portion of the subject lands from Agricultural-1 to an Agricultural -1 Exception 603 (A1-603) zone as shown on Schedule "A attached hereto.
2. That By-law No. 19-2002, as amended is hereby further amended by adding the following to the end of Section

33.603 Permitted Uses for lands zoned Agricultural-1 Exception 603 (A1-603)

- (a) An On Farm Diversified Use (OFDU) being a dry industrial use secondary to the existing agricultural use, 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 33.603 (a):

- (a) Shall be the Regulations set out in Section 6.2 of the Zoning By-law as well as the following:
 - i. Lot Area for On-Farm Diversified Use: 32-hectares minimum
 - ii. Zoned Area On-Farm Diversified Use: 5,040 square meters maximum
 - iii. Setback of Zoned Area from east lot line along Grey Road 23: 90.0 metres minimum
 - iv. Setback of Zoned Area from north interior lot line: 1.0 metre minimum
 - v. Maximum Floor Area OFDU: 750 square meters
 - vi. Maximum OFDU Outdoor Storage: 460 square meters
 - vii. The On-Farm Diversified use shall be screened from view from Grey Road 23 by fencing or landscaped buffer minimum 2.0 meters in height.

Regulations for uses permitted in Section 33.603 (b):

- (a) Shall be the Regulations set out in Section 6.2 of the Zoning By-law except for minimum lot area which shall be 32 hectares.

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 appeal allowed under the Planning Act R.S.O. 1990, as amended.

Read a first, second, and third time and finally passed this 20th day of May 2026.

Brian Milne – Mayor

Lindsey Green - Clerk

Explanatory Note

This by-law rezones 5,040 square metres of the lands located at 552978 Grey Road 23, Concession 21, Part Lot 15 from Agricultural -1 to an Agricultural-1 Exception 603 Zone (A1-603) to permit a 750 square metre dry industrial workshop as an On Farm Diversified Use (OFDU) with 460 square metres outdoor storage. Regulations for the A1-603 zone require a 90-metre minimum setback from the east lot line on Grey Road 23, one metre from the north interior lot line and requires minimum 2-metre-high buffering and screening.

A minimum lot area of 32 hectares is required any OFDU located with the A1-603 zone, and to allow expansion of the agricultural use on-site with a new farmhouse and barn/shed addition. The setback from a Wetland Zone be reduced for OFDU buildings to 90 metres under Section 5.25 of the Zoning By-law as the Saugeen Valley Conservation Authority and County Ecology waived the requirement for an Environmental Impact Study.

The zoning by-law amendment is to rezone part of the subject lands to permit an existing 500 square metre manufacturing building to be expanded to 750 square metres. A farmhouse and barn/shed expansion will enhance the agricultural use on-site.

The Township Official Plan designates the property as Agriculture, Rural, Hazard and Wetland.

Schedule "A"

By-Law No. _____

Amending By-Law No. 19-2002

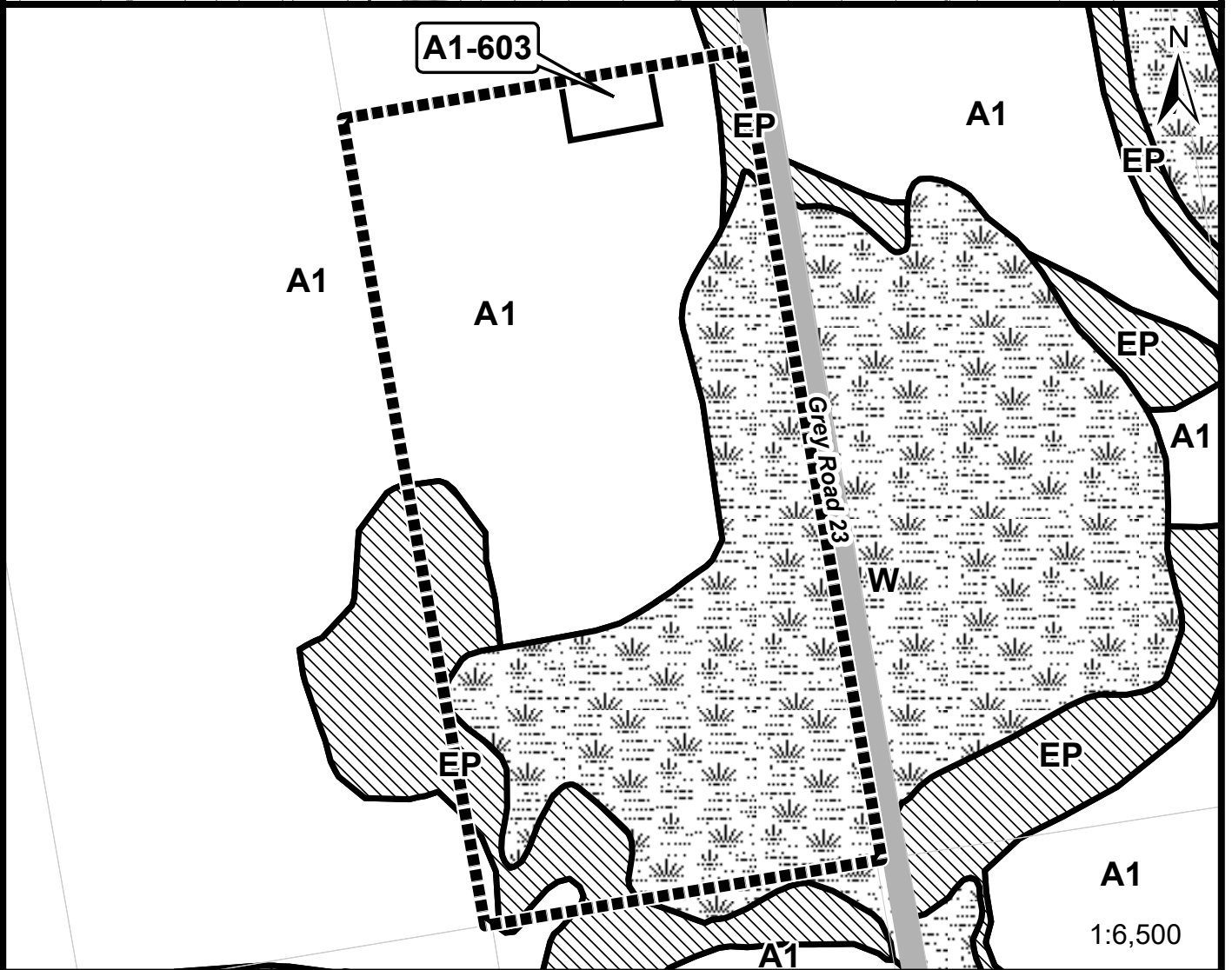
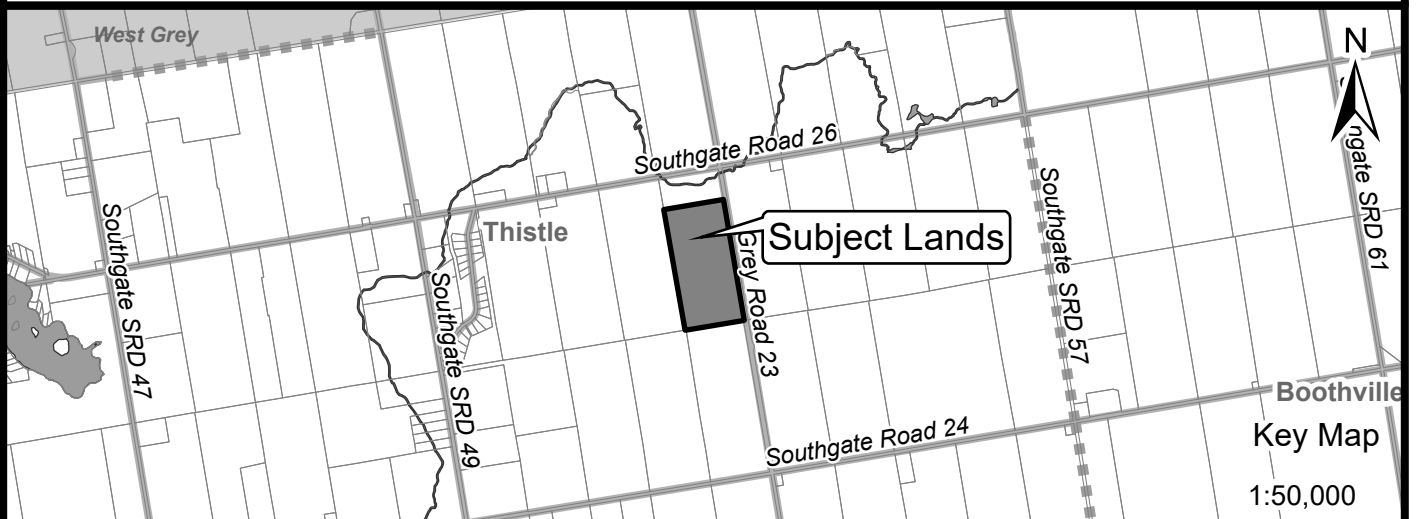
Township of Southgate

Date Passed: _____

Signed: _____

Brian Milne, Mayor


Lindsey Green, Clerk



Legend

 Subject Lands

 Agricultural

 Environmental Protection

 Wetland