The Corporation of the Township of Southgate
By-law Number 2026-046

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 "40" to Zoning By-law No. 19-2002 is hereby amended for lands described as Concession 6 Lot 36 in the Township of Southgate by rezoning a portion of the subject lands from Agricultural-1 to an Agricultural -1 Exception 602 (A1-602) 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

33.602 Permitted Uses for lands zoned Agricultural-1 Exception 602 (A1-602)

(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 33.602 (a):

(a) Shall be the Regulations set out in Section 6.2 of the Zoning By-law as well as the following:
   i. Zoned Area for On-Farm Diversified Use: 7,980 square meters maximum
   iii. Setback of Zoned Area from Southgate Road 10 lot line: 55.0 metres minimum
   iv. Setback of Zoned Area from East interior lot line: 6.0 metres minimum
   v. Maximum Floor Area OFDU: 500 square meters
   vi. Maximum OFDU Outdoor Storage: 455 square meters
   vii. The On Farm Diversified use shall be screened from view from Southgate Road 10 by fencing or landscaped buffer minimum 2.0 meters in height.

Regulations for uses permitted in Section 33.602 (b):

(a) Shall be the Regulations set out in Section 6.2 of the Zoning By-law for such uses permitted in an Agricultural-1 zone.

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 7,980 square metres of the lands located on the south side of Southgate Road 10, Concession 6, Lot 36 from Agricultural -1 to an Agricultural-1 Exception 602 Zone to permit a 495 square metre dry industrial workshop as an on farm diversified use (OFDU) with 455 square metres outdoor storage. Regulations for the A1-602 zone require a 55-metre minimum setback from the lot line on Southgate Road, 6.0 metre from the east interior lot line and require minimum 2 metre high buffering and screening.

Expansion of the agricultural use on-site will include a new farmhouse, sow barn, and barn/shed. The setback from a Wetland Zone for building and structures is reduced to 45 metres under Section 5.25 of the Zoning By-law as the Grand River Conservation Authority did not require an Environmental Impact Study.

The effect the zoning by-law amendment is to rezone part of the subject lands to permit a proposed OFDU with a farmhouse and barn/shed and sow barn to enhance the agricultural operations on-site.

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

Schedule "A"

By-Law No. _____

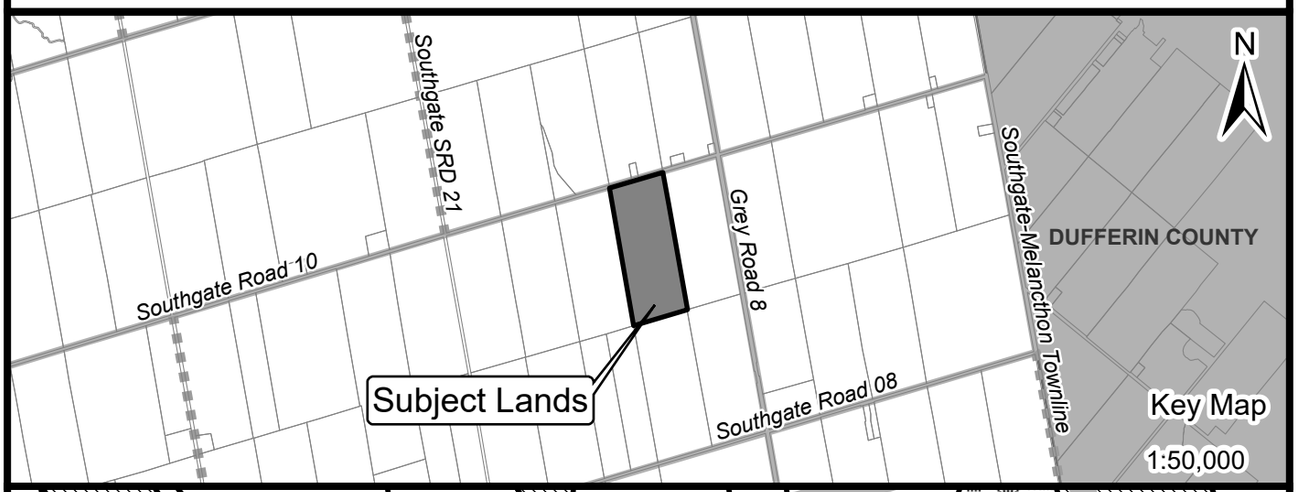
Amending By-Law No. 19-2002

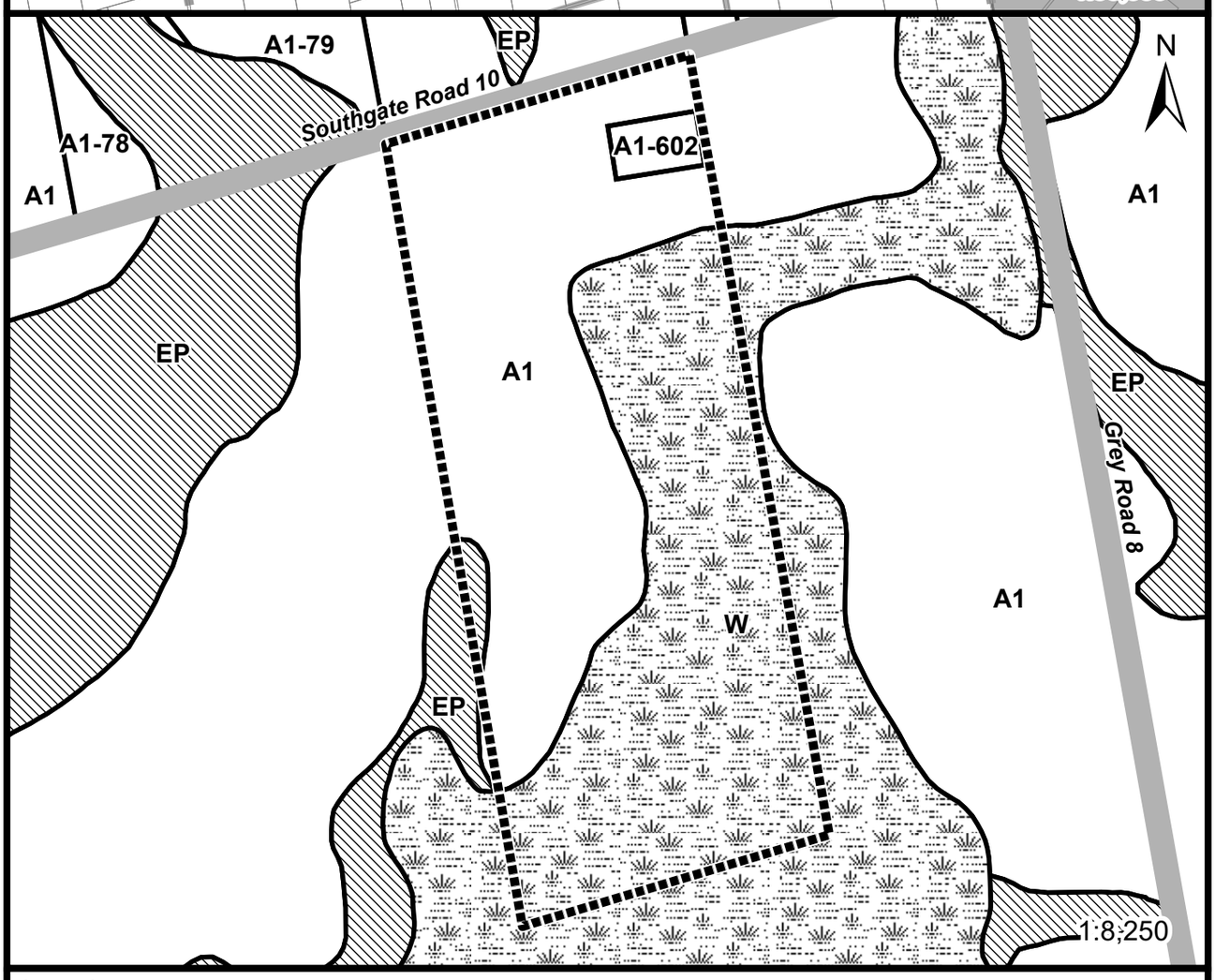
Township of Southgate

Date Passed: _____

Signed: _____ _____

Brian Milne, Mayor Lindsey Green, Clerk





Legend

- Subject Lands
- A1 — Agricultural
- EP — Environmental Protection
- W — Wetland

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