

The Corporation of the Township of Southgate
By-law Number 2025-047

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 By-law No. 19-2002 is hereby amended by repealing section 33.408 of the Zoning By-law in its entirety and replacing it with the following:

Permitted Uses in Agricultural-1 Exception 408 (A1-408) Zone:

- (a) An On-Farm Diversified Use (OFDU) being a workshop with a maximum floor area of 718 square metres and a maximum 564 square metres outdoor storage area secondary to an Agricultural Use Permitted in 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 33.446:

- (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:
3,655 square metres
 - ii. Minimum Setback of Zoned Area from Front Lot Line:
138 metres
 - iii. Minimum Setback of Zoned Area from Southeast Interior Lot Line:
72 metres
 - iv. Maximum Floor Area Shop:
718 square metres
 - v. Maximum Outdoor Storage Area:
564 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 metres in height.
- 2. That Schedule “A” and all other notations thereon are hereby declared to form part of this by-law; and
- 3. 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 16th day of April 2025.

Brian Milne – Mayor

Lindsey Green - Clerk

Explanatory Note

This by-law applies to 712007 Southgate Sideroad 71, Concession 4 SWTSR Lot 239 to 240 in the former Proton Township. The current A1-408 zone permits an On-Farm Diversified Use (OFDU) through By-law 2018-046. The proposed amendment repeals the old provisions in the A1-408 zone to increase the shop size from 610 square metres to +-718 square metres gross floor area and outdoor storage from 395 square metres to +-563 square metres. The front setback to the zoned area is 138 metres minimum while the southeast interior side setback is 72 metres minimum.

The amendment is to rewrite the A1-408 zone to permit a 718 square metres OFDU, 563 square metres outdoor storage area. Existing trees providing screening would remain in place.

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

