

The Corporation of the Township of Southgate
By-law Number 2025-126

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 "36" to Zoning By-law No. 19-2002 is hereby amended by changing the zone symbol on a portion of the lands described as Concession 11 Lot 8, geographic Township of Egremont, in the Township of Southgate and shown on Schedule "A", affixed hereto, from Agricultural (A1) to Agricultural-1 Exception 594 (A1-594).
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:

33.594 Permitted Uses for lands zoned Agricultural-1 Exception 594 (A1-594)

- (a) An On Farm Diversified Use (OFDU) being a Metal Fabrication Workshop and power room with a maximum floor area of ± 508 square meters and a maximum ± 500 square meters of outdoor storage secondary to an Agricultural Use, Building and Structure 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 33.594 (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:
2,600 square meters
 - ii. Minimum Setback of Zoned Area from Front Lot Line: 263 metres
 - iii. Minimum Setback of Zoned Area from East Lot Line: 275 metres
 - iv. Maximum Floor Area Shop: 508 square meters
 - v. Maximum Outdoor Storage associated with On Farm Diversified Use:
500 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 33.594 (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 17th day of December 2025.

Brian Milne – Mayor

Lindsey Green - Clerk

Explanatory Note

This by-law amends zoning on part of the land at 123812 Southgate Road 12 to permit a 508 square metres dry manufacturing shop (metal fabrication) as an On Farm Diversified (OFDU) use with 500 square metres of associated outdoor storage. The OFDU is permitted secondary to the primary agricultural use. Regulations limit the OFDU zoned area to 2,600 square metres with a 263-metre minimum setback from the front lot line and a 275-metre minimum setback from the East lot line. A 2.0 metre minimum landscaped buffer is also required to screen the OFDU.

The effect the zoning by-law amendment is to rezone part of the site from Agricultural 1 (A1) to an Agricultural-1 Exception 594 (A1-594) Zone to allow the OFDU.

The Township Official Plan designates the lands Agricultura, Rural, and Hazard Lands.

Schedule "A"

By-Law No. _____

Amending By-Law No. 19-2002

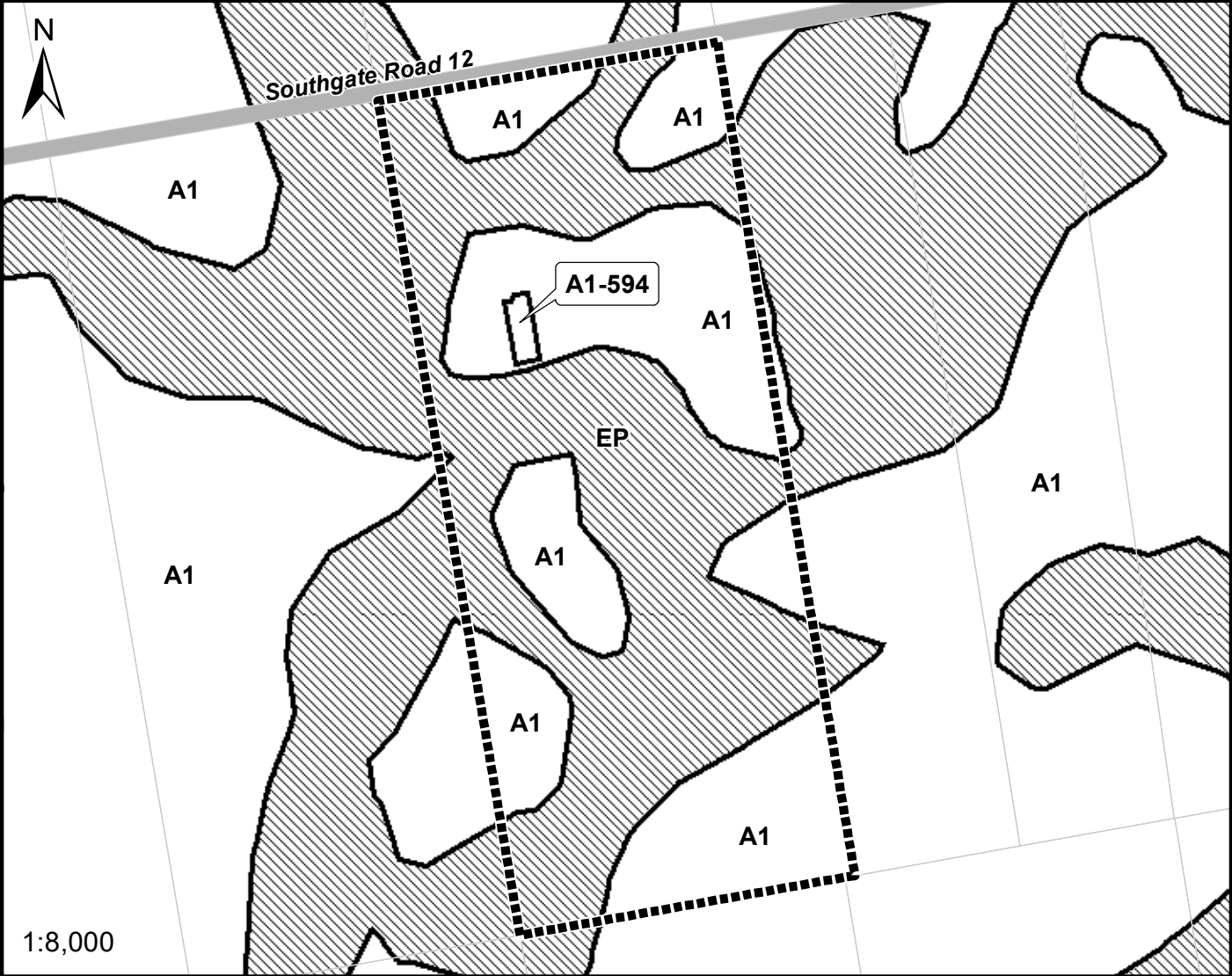
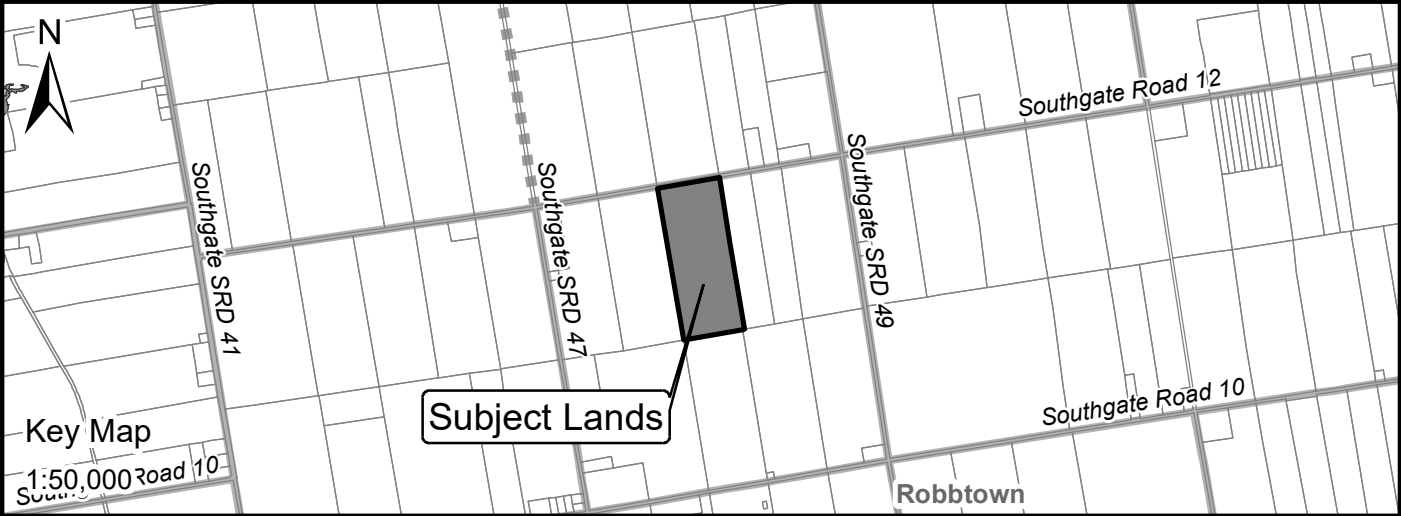
Township of Southgate

Date Passed: _____

Signed: _____

Brian Milne, Mayor

Lindsey Green, Clerk



Legend

Subject Lands

A1

Agricultural

EP

Environmental Protection