

The Corporation of the Township of Southgate
By-law Number 2025-057

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 33.293 of the Zoning By-law in its entirety and replacing it with the following:

33.293 Permitted Uses in Agricultural-1 Exception 293 (A1-293) Zone:

- (a) An On-Farm Diversified Use (OFDU) being a dry industrial workshop with a maximum floor area of 685 square metres and a maximum 595 square metres storage 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 .

33.293 (2) Regulations for uses permitted in Section 33.293:

Shall be the Regulations set out in Section 6.2 of the Zoning By-law except for the following:

- a) Minimum Lot Area 28-hectares
 - b) Maximum Zoned Area for an On-Farm Diversified Use: 4,795 square metres
 - c) Minimum Setbacks of the Area within which an On-farm Diversified Use permitted in Section 33.293 (a) must operate:
 - i. Setback from Front Street Lot Line: 56 metres
 - ii. Setback from Exterior Street Lot Line: 315 metres
 - iii. Setback from Interior Lot Line: 99 metres
 - iv. Setback from Rear Lot Line: 460 metres
 - d) Maximum Floor Area Workshop: 685 square metres
 - e) Maximum area of storage within a building: 353.4 square metres
 - f) No storage area within a separate building may be used as workshop space associated with the dry industrial use.
 - g) Maximum area of outside storage: 241.6 square metres
 - h) Maximum area of all storage: 595 square metres
 - i) 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. 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 7th day of May 2025.

Brian Milne – Mayor

Lindsey Green – Clerk

Explanatory Note

This by-law replaces the Agricultural 1 Exception 293 (A1-293) Zone applicable to the lands known as 260145 Southgate Road 26, Concession 2 SWTSR Part Lots 198 to 200 in the former Proton Township. The current A1-293 zone permits an On-Farm Diversified Use (OFDU) .

The proposed amendment repeals the old provisions in the A1-293 zone to clarify the OFDU is a dry industrial use, increase the workshop floor area from 647 square metres to +-685 square metres, regulate indoor and outdoor storage, and establishes a maximum operating area dedicated to the OFDU at 4,795 square metres. Setbacks to all front, exterior, interior and rear lot lines are established for the operating area. Provisions requiring screening would remain in place.

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