

The Corporation of the Township of Southgate
By-law Number 2025-107

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 "47" to Zoning By-law No. 19-2002 is hereby amended by changing the zone symbols on a portion of the lands described as Concession 4 W Part Lot 19 and Concession 4 E Lot 19 and , geographic Township of Proton, in the Township of Southgate and shown on Schedule "A", affixed hereto, as follows:
 - a. From Agricultural-1 (A1) Zone to Agricultural-1 Exception 590 (A1-590) Zone.
 - b. From Agricultural-1 (A1) Zone to Agricultural-1 Exception 591 (A1-591) Zone.
 - c. From Agricultural-1 (A1) Zone to Agricultural-1 Exception 592 (A1-592) Zone.
2. By-law No. 19-2002 as amended is hereby amended by adding the following provisions to the end of Section 33 of the Zoning By-law:

33.590 Permitted Uses for any lands zoned Agricultural -1 Exception 590 (A1-590):

- (a) One single detached dwelling on a lot
- (b) Uses buildings or structures accessory to single detached dwelling.

Regulations for Single detached dwelling in A1-590 zone:

- (a) Shall be the Regulations set out in Section 13.2 of the Zoning Bylaw for such a use in the Residential Type 6 Zone (R6) except for the following:
 - i. Minimum Lot Frontage ±170 metres
 - ii. Minimum Lot Area: 0.9 hectares

Regulations for Accessory Structures permitted under Section 33.590 in A1-590 zone:

- (a) Shall be the Regulations set out in Section 13.5 of the Zoning Bylaw for accessory uses buildings or structures in an R6 Zone.

33.591 Permitted Uses for any lands zoned Agricultural -1 Exception 591 (A1-591):

- (a) Agricultural uses and commercial greenhouses, wayside pit or quarry, forestry or conservation, and accessory buildings or structures listed in Section 6.1 (a), (h), (i), and (j) respectively are allowed so as to ensure no residential use of said lands zoned A1-591 shall be permitted

Regulations for permitted uses in A1-591 zone (Agricultural uses and commercial greenhouses, wayside pit or quarry, forestry or conservation, and accessory buildings or structures):

- (a) Shall be the same Regulations set out in Section 6.2 of the Zoning Bylaw for such a use permitted in the A1-591 Zone except for the following:
 - i. Minimum Lot Frontage: 30 metres
 - ii. Minimum Lot Area 19 hectares

33.592 Permitted Uses for any lands zoned Agricultural -1 Exception 592 (A1-592):

- (a) Agricultural uses and commercial greenhouses, wayside pit or quarry, forestry or conservation, and accessory buildings or structures listed in Section 6.1 (a), (h), (i), and (j) respectively are allowed so as to ensure no residential use of said lands zoned A1-592 shall be permitted.

Regulations for permitted uses in A1-592 zone (Agricultural uses and commercial greenhouses, wayside pit or quarry, forestry or conservation, and accessory buildings or structures):

- (b) Shall be the same Regulations set out in Section 6.2 of the Zoning Bylaw for such a use permitted in the A1-592 Zone except for the following:
 - i. Minimum Lot Area 20 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 approval necessary pursuant to the Planning Act R.S.O. 1990, as amended.

Read a first, second, and third time and finally passed this 15th day of October 2025.

Brian Milne – Mayor

Lindsey Green – Clerk

Explanatory Note

This by-law amends zoning on lands at 085670 Southgate Road 08 legally described as Concession 4 W and E, Lot 19, Former Township of Proton to implement a condition of consent File B1-25. The surplus farm severed lot is rezoned A1-590 to recognise reduced lot area. The retained lot is rezoned A1-591 and the abutting lot to the east is rezoned A1-592 to prohibit future residential uses of the lands.

The effect of the amendment is to amend the provisions of the existing Agricultural-1 Zone to establish a minimum lot area and other lot deficiencies after the severance from File B1-25, and to clarify permitted uses and building regulations in the A1-590 Zone. The proposed rezoning would not change the Environmental Protection (EP) Zone applicable to the subject lands.

The Township of Southgate Official Plan designates the subject lands Agricultural and Hazard Lands.

