

The Corporation of the Township of Southgate  
By-law Number 2025-093

**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 "8" to Zoning By-law No. 19-2002 is hereby amended for lands described as Concession 3 SWTSR Lot 195, geographic Township of Proton, in the Township of Southgate by moving and enlarging the Agricultural-1 Exception 425 (A1-425) zone symbol northerly on a portion of the lands and that the underlying Agricultural-1 Zone apply where the former A1-425 zone applied as shown on Schedule "A", affixed hereto, from
2. That By-law No. 19-2002, as amended is hereby further amended by repealing Section 33.425 and replacing it in its entirety with the following:

**33.425 Permitted Uses for lands zoned Agricultural-1 Exception 425 (A1-425)**

- (a) An On Farm Diversified Use (OFDU) being a dry industrial use and associated outside storage 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 33.425 (a):**

- (a) Shall be the Regulations set out in Section 6.2 of the Zoning By-law as well as the following:
  - i. Maximum Zoned Area for On Farm Diversified Use: 4,182 square meters
  - ii. Minimum Setback of Zoned Area from Front Lot Line: 22 metres
  - iii. Minimum Setback of Zoned Area from East Lot Line: 66 metres
  - iv. Maximum Floor Area Shop/power room/skid steer/office:  
750 square meters
  - v. Maximum Outside 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 33.425 (b):**

- (a) 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 3<sup>rd</sup> day of September 2025.

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Brian Milne – Mayor

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Lindsey Green - Clerk

### **Explanatory Note**

This by-law relocates northerly and enlarges the Agricultural-1 Exception 425 (A1-425) Zone on lands known as 733102 Southgate Sideroad 73 and repeals the original provisions of the A1-425 zone including a provision limiting non-resident employees to five (5) persons and provides new regulations that permit a proposed 750 square metres dry manufacturing shop as an On Farm Diversified (OFDU) including the power room, skid steer storage, and office. Up to 500 square metres of associated outside storage. Regulations limit the OFDU zoned area to 4,182 square metres with a 22-metre minimum setback from the front lot line and a 66-metre minimum setback from the east lot line. Current landscaping is to be maintained.

The effect the zoning by-law amendment is to relocate and enlarge the Agricultural 1 (A1) Exception 425 (A1-425) Zone to the north of the site with the underlying A1 zoning applying as shown in the Schedule to the by-law.

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

Schedule "A"

By-Law No. 2025-093

Amending By-Law No. 19-2002

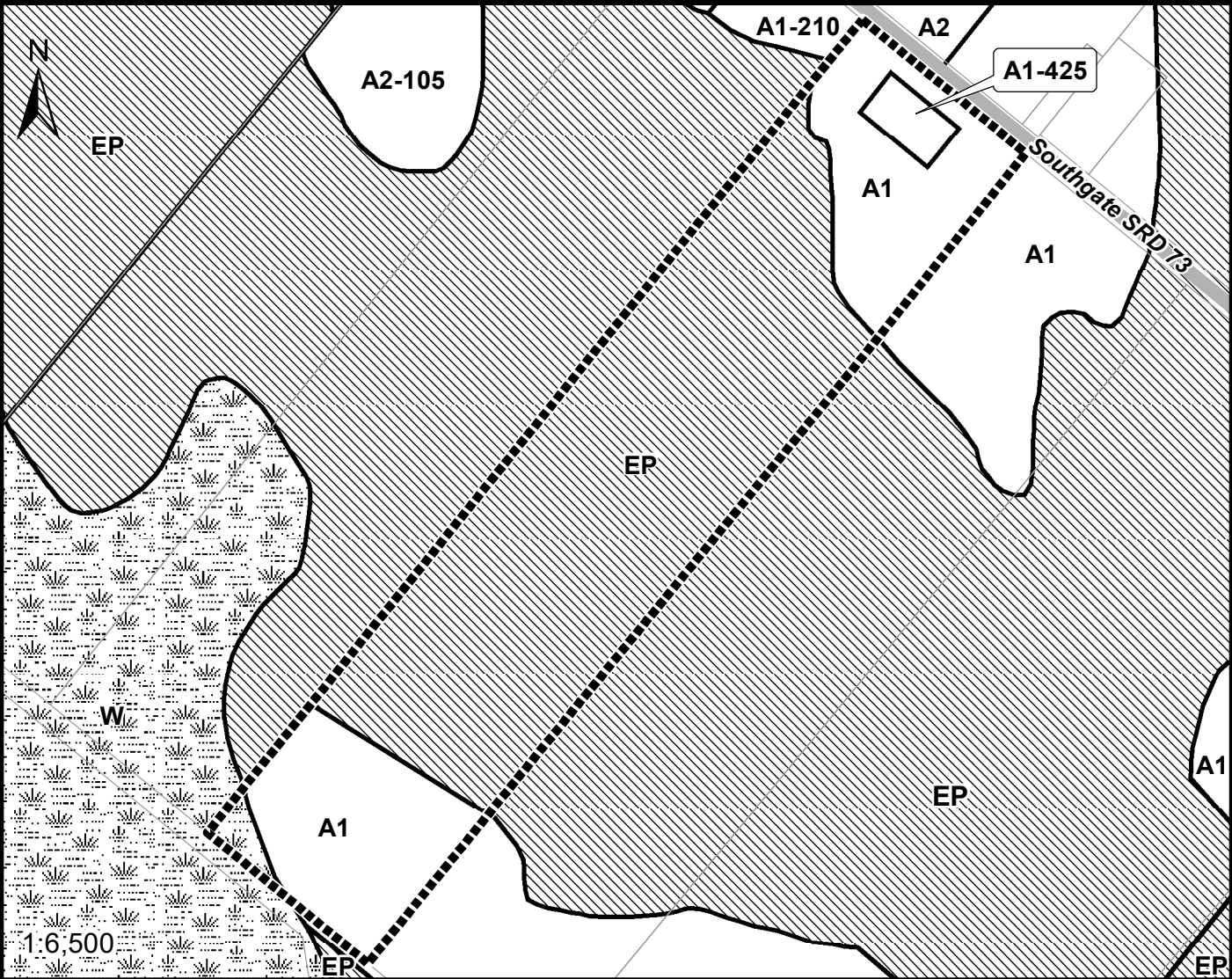
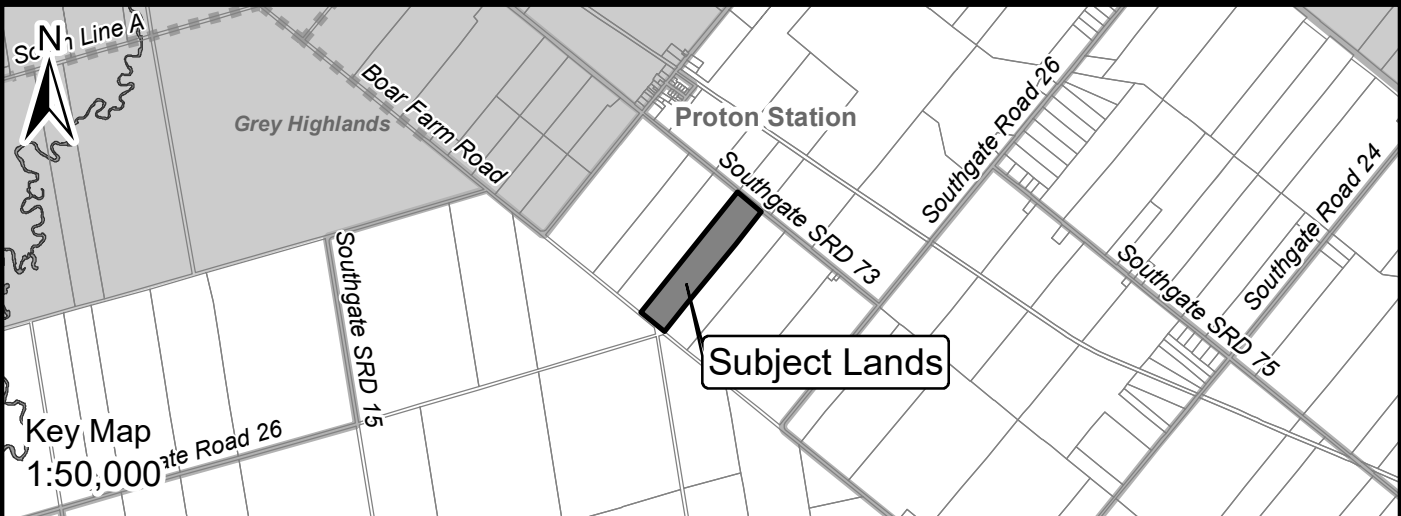
Township of Southgate

Date Passed: September 3, 2025

Signed:

Brian Milne, Mayor

Lindsey Green, Clerk



Legend	
	Subject Lands
	Agricultural
	Restricted Agricultural
	Environmental Protection
	Wetland