

The Corporation of the Township of Southgate
By-law Number 2026-037

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 "33" to Zoning By-law No. 19-2002 is hereby amended by changing the zone symbols on a portion of the lands described as Concession 12, Lot 26 in the Township of Southgate and shown on Schedule "A", affixed hereto, as follows:
 - a. From Agricultural-1 (A1) Zone to Agricultural-1 Exception (A1-599) Zone.
 - b. From Agricultural-1 (A1) Zone to Agricultural-1 Exception 600 (A1-600) 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:

33.599 Permitted Uses for any lands zoned Agricultural-1 Exception 599 (A1-599):

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

Regulations for Single detached dwelling in A1-599 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 60.0 metres
 - ii. Minimum Lot Area: 0.9 hectares

Regulations for Accessory Structures permitted under Section 33.599 in A1-599 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.

33.600 Permitted Uses for any lands zoned Agricultural -1 Exception 600 (A1-600):

- (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 A1-600 shall be permitted

Regulations for permitted uses in A1-600 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 A1-600 Zone

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 April 2026.

Brian Milne – Mayor

Lindsey Green – Clerk

Explanatory Note

This by-law amends zoning on lands at 186142 Grey Road 09 legally described as Concession 12, Lot 26 to implement a condition of consent File B12-25 with a surplus farm severed lot is rezoned Agricultural-1 Exception 599 (A1-599) reduced lot frontage and lot area. The retained lot is rezoned Agricultural-1 Exception 600 (A1-600) to permit various agricultural and non-residential uses so that no residential uses of the retained lot is permitted.

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 B12-25, and to clarify permitted uses and building regulations in the A1-599 and A1-600 Zones.

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

Schedule "A"

By-Law No. 2026-037

Amending By-Law No. 19-2002

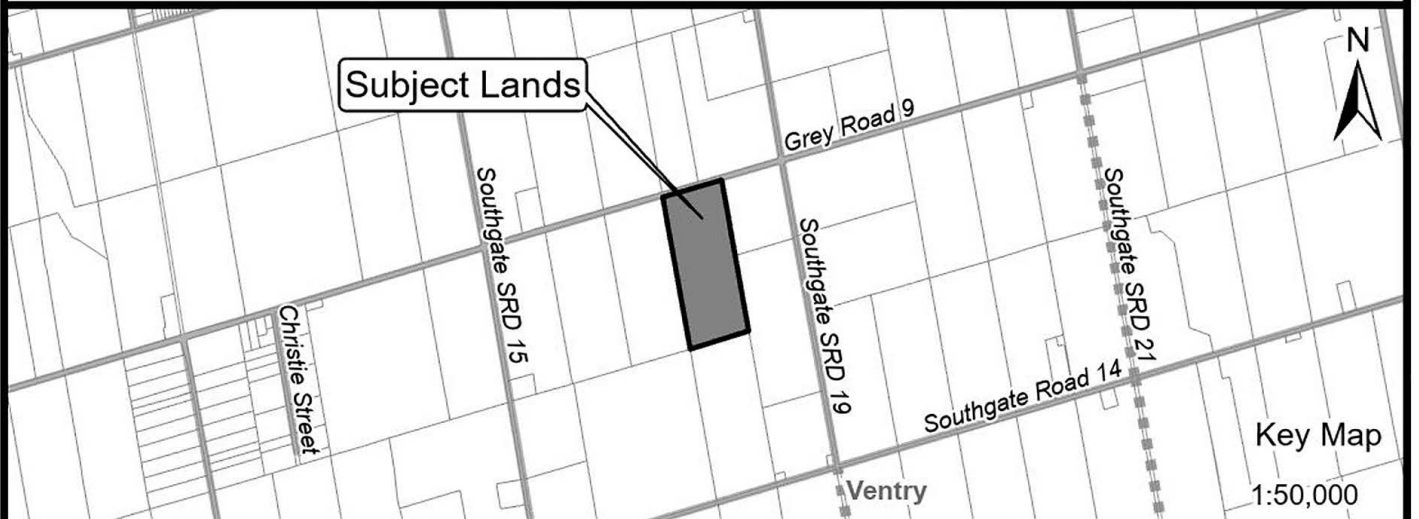
Township of Southgate

Date Passed: April 15, 2026

Signed: _____

Brian Milne, Mayor

Lindsey Green, Clerk



Legend

 Subject Lands

 Agricultural

 Environmental Protection

 Wetland