

The Corporation of the Township of Southgate
By-law Number 2025-123

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 "4" to Zoning By-law No. 19-2002 is hereby amended for lands described as Concession 22 Part Lot 24, Reference Plan 17R-1215 Part 2 geographic Township of Proton, in the Township of Southgate by rezoning part of the lands from an Agricultural 1 (A1) Zone to an Agricultural-1 Exception 593 (A1-593) zone symbol on a portion of the lands as shown on Schedule "A", affixed hereto, from
2. That By-law No. 19-2002, as amended is hereby further amended by adding the following to the end of Section 33:

33. 593 Permitted Uses for lands zoned Agricultural-1 Exception 593 (A1-593)

- (a) An On Farm Diversified Use (OFDU) being a dry industrial use (truss assembly) 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. 593 (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: 4,760 square meters
 - ii. Minimum Setback of Zoned Area from Front Lot Line: 100 metres
 - iii. Minimum Setback of Zoned Area from West Lot Line: 70 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 by fencing or landscaped buffer minimum 2.0 meters in height along the west portion of the entire rezoned area and inside the west property line beginning at the front lot line on Southgate Road 26 and extending northerly 120 metres. The side screening is a landscaped buffer the initial planting shall be one row of coniferous trees with a minimum height of two (2) metres and spaced a maximum three (3) metres on centre from the trunk of the said tree.

Regulations for uses permitted in Section 33.593 (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 3rd day of December 2025.

Brian Milne – Mayor

Lindsey Green – Clerk

Explanatory Note

This by-law rezones part of the lands from Agricultural 1 to an Agricultural-1 Exception 593 (A1-593) Zone on lands known as 264549 Southgate Road 26 to permit a proposed 750 square metres dry manufacturing shop (truss assembly) 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 4,760 square metres with a 100-metre minimum setback from the front lot line and a 70-metre minimum setback from the west lot line. A double landscaped screen minimum two metres high is required along the west side of the proposed rezoned area, and inside the west lot line from the front lot line north 120 metres minimum.

The effect the zoning by-law amendment is to rezone part of the subject lot to Agricultural 1 (A1) Exception 593 (A1-593) with the underlying A1 zoning applying to the proposed horse barn and any other agricultural structures proposed. Lands Zoned Environmental Protection (EP) and Wetland (W) would not be impacted by the rezoning. The Saugeen Valley Conservation Authority has verified that the rezoned area and associated buildings would not impact the EP and W zones.

The Township Official Plan designates the property as Agricultural, Hazard Lands, and Wetlands.

Schedule "A"
By-Law No. 2025-123
Amending By-Law No. 19-2002
Township of Southgate

Date Passed: December 3, 2025

Signed: Brian Milne, Mayor
Lindsey Green, Clerk

