

The Corporation of the Township of Southgate
By-law Number 2025-056

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 "15" to Zoning By-law No. 19-2002 is hereby amended by changing the zoning on a portion of the lands known as 185673 Grey Road 9 legally described as Part Lot 18 Concession 13, in the Township of Southgate and shown on Schedule "A", affixed hereto, from Agricultural-1 (A-1) Zone to an Agricultural -1 Exception 530 Zone (A1-530).
2. That By-law No. 19-2002 is hereby amended by repealing section 33.530 of the Zoning By-law in its entirety and replacing it with the following:

33.530 Permitted Uses in Agricultural-1 Exception 530 (A1-530) Zone:

- (a) Retail Sale of lumber and associated building supplies and a contractors' yard with a maximum zoned area of 9,300 square metres, maximum floor area of 1,123 square metres and a maximum 1,805 square metres storage area 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 .

Regulations for uses permitted in Section 33.530 (a) :

- (a) Shall be the Regulations set out in Section 6.2 of the Zoning By-law except for the following:
 - i. Maximum Zoned Area for the Retail Sale of lumber and associated building supplies and a contractors' yard:
9,300 square metres
 - ii. Minimum Setback of Zoned Area from Front Lot Line (Grey Road 9):
65 metres
 - iii. Minimum Setback of Zoned Area from West Interior Lot Line:
65 metres
 - iv. Maximum Floor Area All Buildings: 1123 square metres
 - v. Maximum Storage: 1805 square metres
 - vi. Retail Sale of lumber and associated building supplies and a contractors' yard and associated storage shall be screened from view from abutting uses and the County Road 9 by landscaped buffer minimum 2.0 metres in height.

Regulations for uses permitted in Section 33.530 (b)

- (b) Shall be the Regulations set out in Section 6.2 of the Zoning By-law for such uses permitted in Section 33.530(b) of this 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 and the coming into force and effect of County of Grey Official Plan Amendment 26 and Township of Southgate Official Plan Amendment 7.

Read a first, second, and third time and finally passed this 2nd day of July 2025.

Brian Milne – Mayor

Lindsey Green – Clerk

Explanatory Note

This zoning by-law amendment implements County Official Plan Amendment 26 and Township Official Plan Amendment 7 for lands located at 185673 Grey Road 9, Concession 13, Lot 18. The Official Plan Amendments permit Ridgeview Lumber an approved on-farm diversified use to expand its operating area to 2.25% of the lot area to a maximum 9,300 square metres, permit a maximum floor space of 1,123 square metres, and storage of 1,805 square metres maximum. The new policies limit the permitted on-farm diversified use of the site to retail sale of lumber and associated construction material secondary to agricultural.

The rezoning by-law replaces the original permitted uses and requirements in the A1-530 zone approved in By-law 2022-137. Permitted uses are limited to contractors' yard and retail sale of lumber and associated construction material. Manufacturing or processing uses previously allowed under the A1-530 zone are no longer permitted. The by-law will also add a 14 metre by 93 metre piece of land to the east of the existing A1-530 zoned area, permit a maximum floor space of 1,123 square metres, and storage of 1,805 square metres maximum. The rezoning will not impact EP zone boundaries identifying potential hazard lands on-site.

The lands are designated Rural and Hazard Land in the Township Official Plan. The proposed zoning by-law amendment will be in full force and effect on the date of passage once the Township Official Plan Amendment 7 has been approved by the County, and County Official Plan Amendment 26 is final.

Schedule "A"

By-Law No. _____

Amending By-Law No. 19-2002

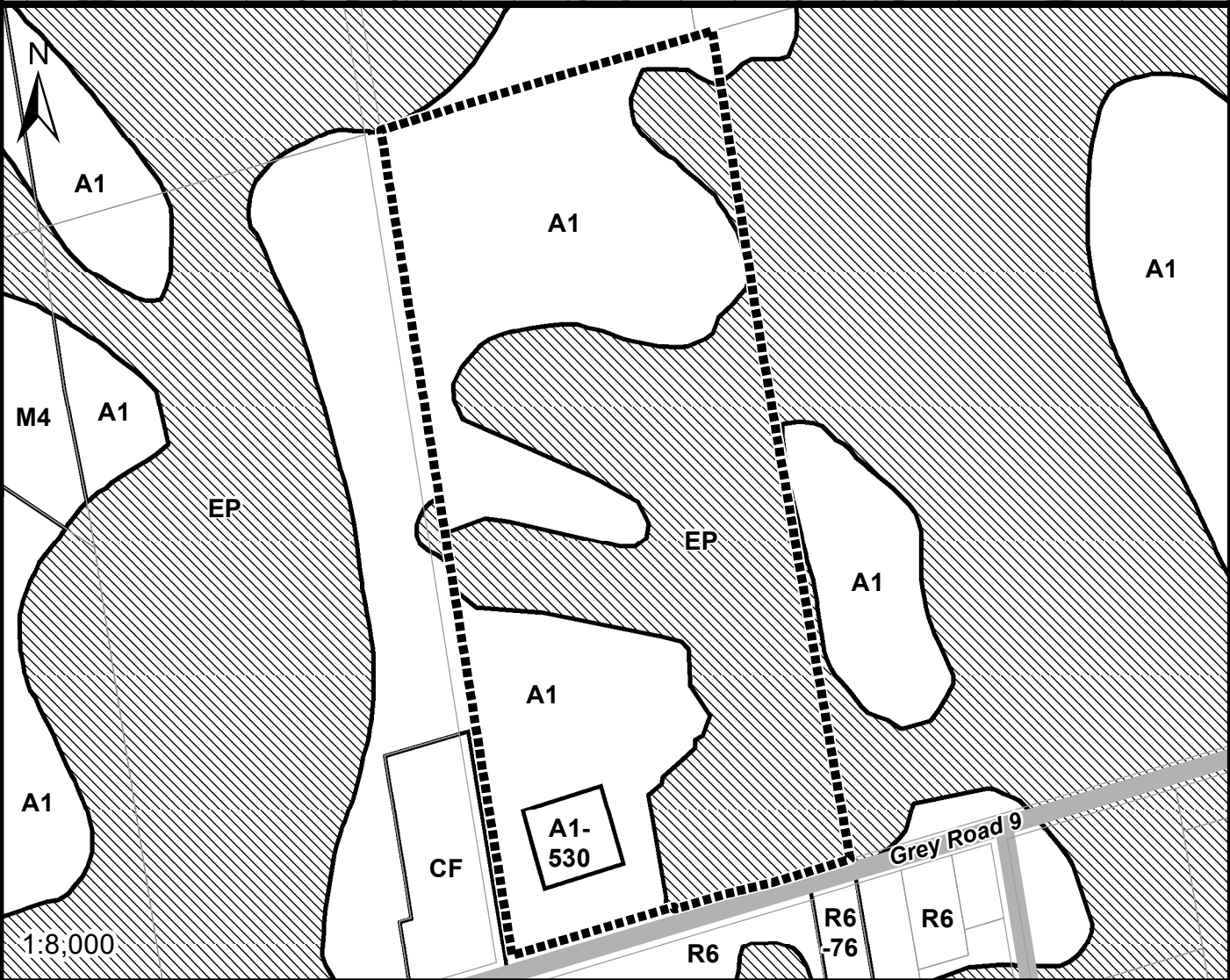
Township of Southgate
Geographic Township of Proton


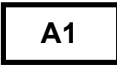




Date Passed: _____

Signed: _____

Brian Milne, Mayor

Lindsey Green, Clerk



| Legend | |
|-------------------------------------------------------------------------------------|--------------------------|
|  | Subject Lands |
|  | Agricultural |
|  | Community Facility |
|  | Extractive Industrial |
|  | Residential Type 6 |
|  | Environmental Protection |