

The Corporation of the Township of Southgate
By-law Number 2026-029

Being a By-law to amend Township Zoning By-law No. 19-2002, to permit certain On-Farm Diversified Uses

Whereas Council of the Corporation of the Township of Southgate has the authority, pursuant to the provisions of Section 34 of the Planning Act, R.S.O. 1990, as amended (“Planning Act”), to pass this By-law; and,

Whereas a public has been held in accordance with the Planning Act and Council has determined that further notice is not required in respect of this by-law, pursuant to s. 34(17) of the Planning Act;

Now therefore the Council of the Corporation of the Township of Southgate enacts as follows:

1. That Zoning By-law 19-2002, as amended, is hereby further amended by adding the following definitions to Section 3 of the Zoning By-law after the definition of **Office** and before the definition of **Open Storage Area**:

On-Farm Diversified Uses (OFDU) are dry industrial or service uses secondary to the principal agricultural use of the property and are limited in area of operation and floor space. On-farm diversified uses may include, but are not limited to, home occupations, home industries, agritourism uses, and uses that produce value-added agricultural products that comply with the provisions of this Zoning By-law.

On-Farm Diversified Use Operating Area (OFDU Operating Area), means, in relation to an OFDU, all areas of a lot that are dedicated to the OFDU within which an On-Farm Diversified Use may operate, including any building, required parking and loading, outdoor storage, screening, outdoor seating and other such parts of the operation, but excluding an existing driveway that is shared with the principal agricultural use on the lot.

2. That Zoning By-law No. 19-2002, as amended, is hereby further amended by adding the following provisions to the end of Section 5 of the Zoning By-law:

5.29 On Farm Diversified Uses

(a) Where permitted under Section 6.1 (l) of this By-law, an On-Farm Diversified Use shall be subject to the following requirements:

- (i) The OFDU is located on the same lot as, and is secondary to, the principal Agricultural Use, which remains active and is operated by a bona fide farmer.
- (ii) An OFDU shall only be permitted on a lot that is 20 hectares or greater in size.
- (iii) All OFDUs shall be subject to site plan control as per the Township of Southgate’s Site Plan Control By-law as amended.
- (iv) The following provisions apply to a Dry Industry-type OFDU with lot area of 40 hectares or more:

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| Maximum On-Farm Diversified Use Operating Area | 8,000 square metres |
| Minimum Setback OFDU Operating Area | 20 metres from any lot line |
| Maximum Setback of any part of OFDU Operating Area from | |

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| building cluster | 30 meters |
| Minimum Separation from any dwelling, church or school | 150 metres |
| Maximum OFDU Floor Area | 750 square metres for all shop space, power room, lunchroom, office, washrooms and similar |
| Maximum Outdoor Storage | 500 square metres |
| Minimum Required Parking | 1 space per 150 square metres OFDU floor area |

The OFDU Operating Area shall be no closer to a street lot line than the building cluster associated with the principal agricultural use.

- (v) The following provisions apply to a Dry Industry-type OFDUs on a lot with 20 hectares minimum and less than 40 hectares of lot area:

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| Maximum On-Farm Diversified Use Operating Area | 2% of the lot area to a maximum 6,000 square metres |
| Maximum OFDU Floor Area | 9% of the OFDU Operating Area to maximum 540m ² for all shop space, power room, lunchroom, office, washrooms and similar |
| Maximum Outdoor Storage | 350 square metres |

The OFDU Operating Area shall be no closer to a street lot line than the building cluster associated with the principal agricultural use.

The Minimum Setback OFDU Operating Area, Maximum Setback of any part of OFDU Operating Area from building cluster, Minimum Separation from any dwelling, church or school, shall be the same as set out in Section 5.29 (a)(iv) that apply to OFDUs with a minimum lot area of 40 hectares.

- (vi) The following provisions apply to a Service-type OFDUs with lot area of 20 hectares minimum:

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| Maximum On-Farm Diversified Use Operating Area | 1% of the lot area to maximum 4,000 square metres |
| Maximum Floor Area | 7.5% of the OFDU Operating Area to maximum 300m ² for all indoor seating, washrooms, kitchen, food preparation, freezers, food storage, pantries, staff rooms and similar |
| Maximum Outdoor Seating | 10% of Maximum Floor Area |
| Minimum Separation from any dwelling, church or school | 150 metres |
| Minimum Required Parking | 1 space per 20 square metres floor area |

No outdoor storage of any goods or materials is permitted except a fully enclosed and gated garbage and recycling storage area maximum 9 square metres in area surrounded by minimum 2 metre high board on board privacy fence located within the OFDU Operating Area.

The Minimum Setback OFDU Operating Area and Maximum Setback of any part of OFDU Operating Area from building cluster, shall be the same as set out in Section 5.29 (a)(iv) that apply to OFDUs with a minimum lot area of 40 hectares.

- (vii) The following provisions shall apply to all On-Farm Diversified Uses (OFDUs):

The OFDU Operating Area shall not include any lands zoned Environmental Protection, unless the provisions of Section 2.10 of this By-law apply.

The OFDU Operating Area shall not be within 120 metres of a Wetland Zone unless the provisions of Section 5.25 of this By-law apply.

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| Loading Area | 1 space minimum of the dimensions set out in 5.14(a) |
| Buffering and Screening | Minimum 2 metre high privacy fence or solid vegetative screen shall be constructed to buffer any OFDU Operating Area from the public street and any homes on any abutting lot |
| Other Regulations | Except as specified in the provisions for OFDU buildings and structures in Section 5.30(a) of this By-law, Regulations for permitted uses in the Agricultural-1 zone set out in Section 6.2 shall apply to OFDU buildings and structures including minimum front, side and rear yard, maximum lot coverage and building height |

3. That Zoning By-law No. 19-2002, as amended, is hereby further amended by adding the following provisions to the end of Section 6.1 of the Zoning By-law:

- (l) One (1) of the following On-Farm Diversified Uses, subject to the requirements in Section 5.29(a) and any other applicable provisions of this By-law:

1. Dry industry-type OFDUs, such as a sawmill, welding or woodworking shop, manufacturing/fabrication, value added processor, packaging.
2. Service-type OFDUs, such as agri-tourism, bakery, retain uses, food banks, café/small restaurant or food store.

Other types of OFDUs shall not be permitted, save and except as may be permitted through a site-specific amendment to this By-law.

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 18th day of March 2026.

Brian Milne – Mayor

Lindsey Green – Clerk

Explanatory Note

This by-law establishes a definition of On-Farm Diversified Uses (OFDU), On-Farm Diversified Use Operating Area (OFDU Operating Area), and specifies regulations for Dry Industrial OFDUs on lots over 40 hectares in size, for lots 20 to 40 hectares in size and Service OFDUs on lots over 20 hectares. In addition, regulations that apply to all OFDUs are specified. Dry Industrial and Service OFDUs are added as a permitted use in the Agricultural-1 (A-1) Zone.

The effect of the amendment is permit certain Dry Industrial and Service OFDUs as of right in the A-1 Zone subject to specific regulations that implement policies in the Township Official Plan, specify minimum parking, loading, buffering, screening and separation from sensitive uses such as Churches, schools and dwellings.

The Township of Southgate Official Plan contains policies permitting and regulated On-Farm Diversified Uses in both the Agricultural and Rural designation.