

The Corporation of the Township of Southgate
By-law Number 2026-009

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 "42" to Zoning By-law No. 19-2002 is hereby amended for lands described as Concessions 6 and 7 Part Lot 11, geographic Township of Proton, in the Township of Southgate by rezoning a portion of the subject lands from Agricultural-1 to an Agricultural-1 Exception 595 (A1-595) zone as shown on Schedule "A attached hereto.
2. That By-law No. 19-2002, as amended is hereby further amended by adding the following to the end of Section

33.595 Permitted Uses for lands zoned Agricultural-1 Exception 595 (A1-595)

- (a) An On Farm Diversified Use (OFDU) being a retail store selling dry goods and/or a sewing goods 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 33.595 (a):

- (a) Shall be the Regulations set out in Section 6.2 of the Zoning By-law as well as the following:
 - i. Lot Frontage on Southgate Sideroad 49 for an On Farm Diversified Use:
1200 metres minimum
 - ii. Lot Area for On Farm Diversified Use fronting on Southgate Sideroad 49:
53-hectares minimum
 - iii. Zoned Area On Farm Diversified Use: 940 square meters maximum
 - iv. Setback of Zoned Area from Southgate Sideroad 49:
2.0 metres minimum
 - v. Setback of Zoned Area from Southgate Road 04 lot line:
170 metres minimum
 - vi. Maximum Floor Area OFDU: 172 square meters
 - vii. OFDU Building Setback from Southgate Sideroad 49 lot line:
10 metres minimum
 - viii. OFDU Building Setback to Edge of Zoned Area:
3.0 metres minimum
 - ix. The On Farm Diversified use shall be screened from view from the farm residence to the north and Southgate Sideroad 49 by fencing or landscaped buffer minimum 2.0 meters in height.

Regulations for uses permitted in Section 33.595 (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.
4. This by-law shall come into force and take effect upon being passed by Council subject to any appeal allowed under the Planning Act R.S.O. 1990, as amended.

Read a first, second, and third time and finally passed this 18th day of February 2026.

Brian Milne – Mayor

Lindsey Green – Clerk

Explanatory Note

This by-law rezones 940 square metres of the lands located at 491227 and 491233 Southgate Sideroad 49 from Agricultural -1 to an Agricultural-1 Exception 595 Zone to permit a retail store selling dry goods and/or sewing goods. Regulations for the A1-595 zone permit a maximum OFDU floor area of 172 square metres with an 11-metre minimum setback from the lot line on Southgate Sideroad 49.

A minimum lot frontage of 1200 metres and minimum lot area of 53 hectares is required any OFDU located with the A1-595 zone. This will ensure title to the original 0.14 hectare lot containing the existing house is consolidated with the larger 53.3 hectare farmhouse and agricultural use to create a single lot.

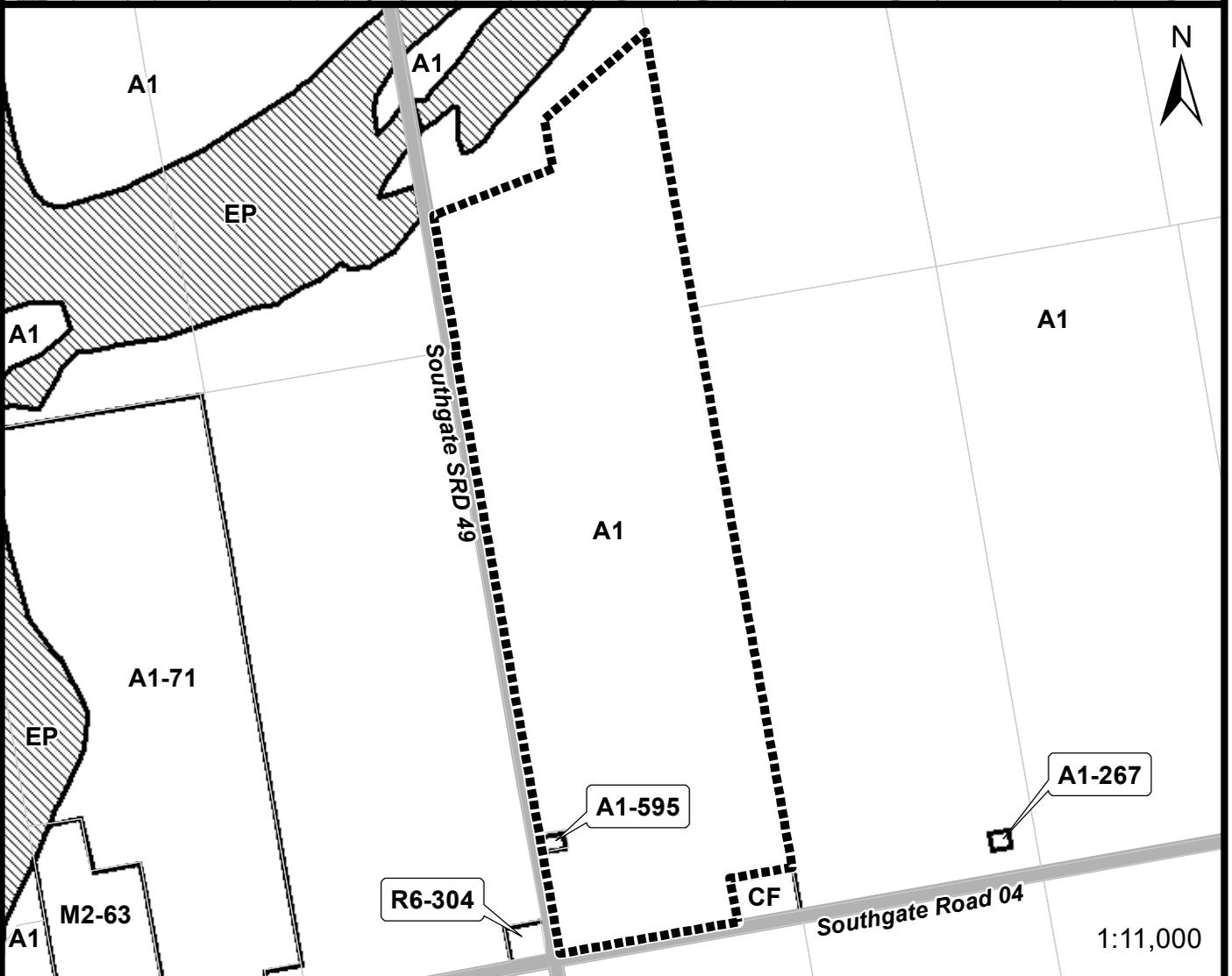
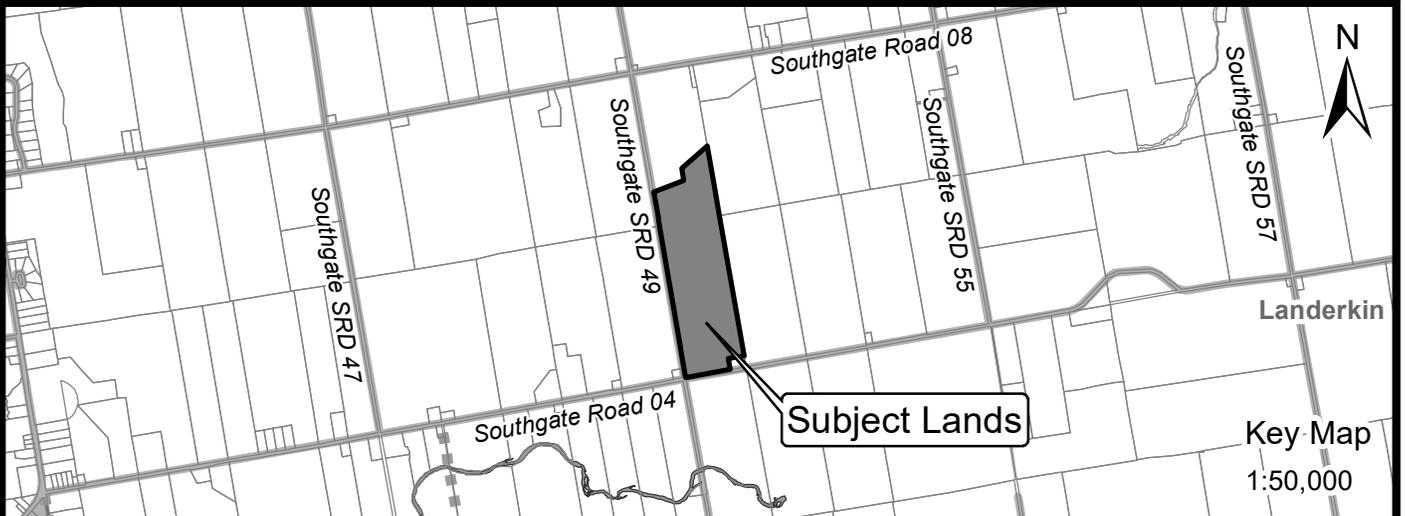
The effect the zoning by-law amendment is to rezone part of the subject lands to permit a retail store selling dry goods and/or sewing goods as an OFDU within the Agricultural-1 Exception 595 (A1-595) Zone with the underlying A1 zoning applying to the 53 hectare consolidated lot.

The Township Official Plan designates the property as Agriculture.

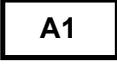
Schedule "A"
By-Law No. 2026-009
 Amending By-Law No. 19-2002
Township of Southgate

Date Passed: February 18, 2026

Signed: _____
Brian Milne, Mayor
Lindsey Green, Clerk



Legend

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