

The Corporation of the Township of Southgate
By-law Number 2025-097

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 "37" to Zoning By-law No. 19-2002 is hereby amended by changing the zone symbols on a portion of the lands described as Concession 11 Lot 25, geographic Township of Egremont, in the Township of Southgate and shown on Schedule "A", affixed hereto, as follows:
 - a. From Agricultural-1 (A1) Zone to Agricultural-1 Exception 587 (A1-587) Zone.
 - b. From Agricultural-1 (A1) Zone to Agricultural-1 Exception 588 (A1-588) 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:

33.587 Permitted Uses for any lands zoned Agricultural -1 Exception 587 (A1-587):

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

Regulations for Single detached dwelling in A1-587 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 Area: 0.4 hectares
 - ii. Minimum Lot Frontage 90 metres
 - iii. Minimum Front Yard 14 metres

Regulations for Accessory Structures permitted under Section 33.587 in A1-587 zone:

- (a) Shall be the Regulations set out in Section 13.5 of the Zoning Bylaw for such a uses in an R6 Zone.

33.588 Permitted Uses for any lands zoned Agricultural -1 Exception 588 (A1-588):

- (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 A1-588 shall be permitted.

Regulations for permitted uses in A1-588 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 Agriculture Zone (A1).

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 17th day of September 2025.

Brian Milne – Mayor

Lindsey Green – Clerk

Explanatory Note

This by-law amends zoning on lands at 611808 Southgate Sideroad 61 legally described as Concession 11, Lot 25, Former Township of Egremont to implement a condition of consent File B7-25. The surplus farm severed lot is rezoned A1-587 to recognise reduced lot frontage and area and front yard for the existing structures on-site. The retained lot is rezoned A1-588 to prohibit future residential uses of the lands.

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 B7-25, and to clarify permitted uses and building regulations in the A1-588 Zone. The proposed rezoning would not change the Environmental Protection (EP) Zone applicable to the subject lands.

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

Schedule "A"

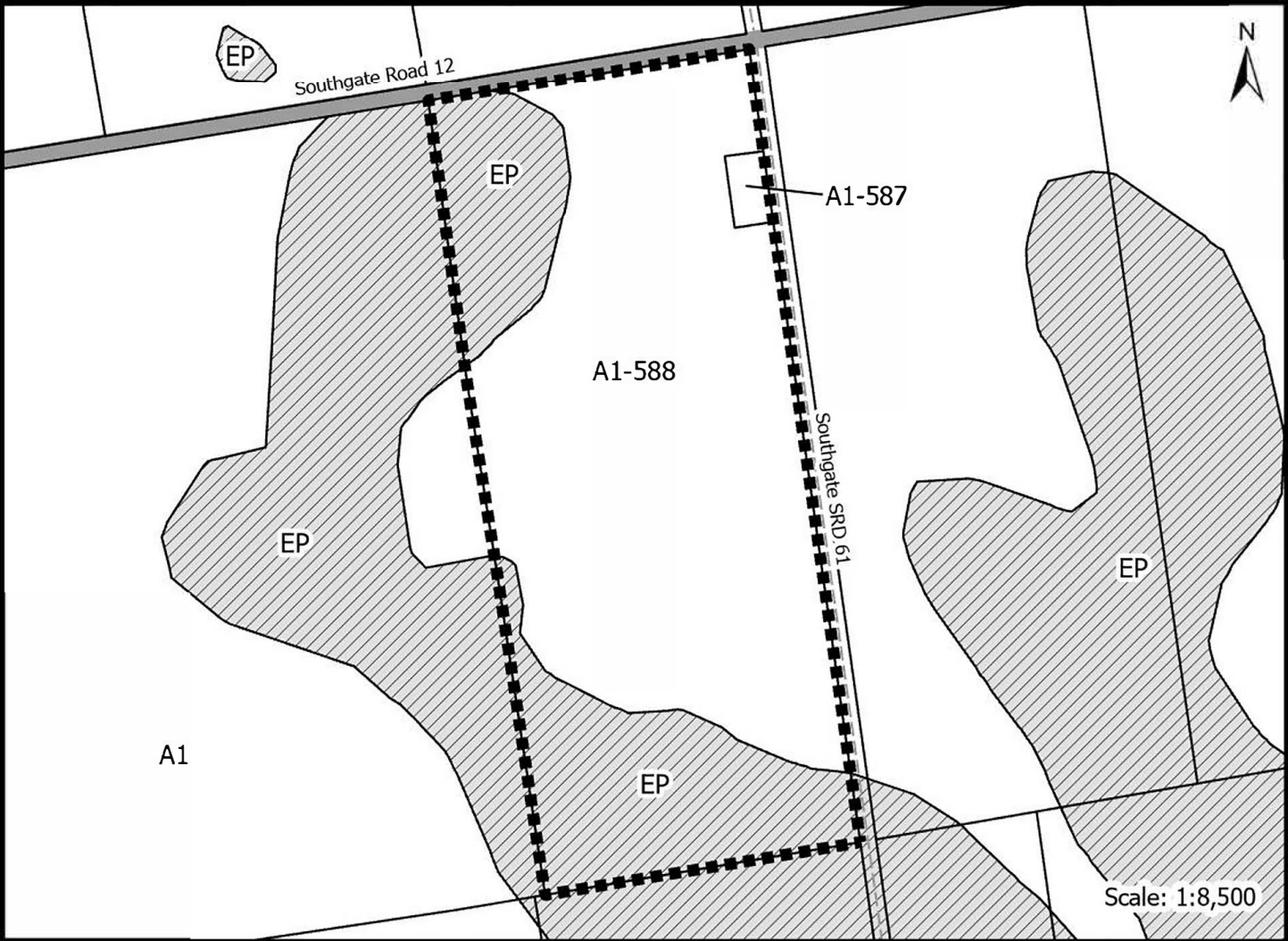
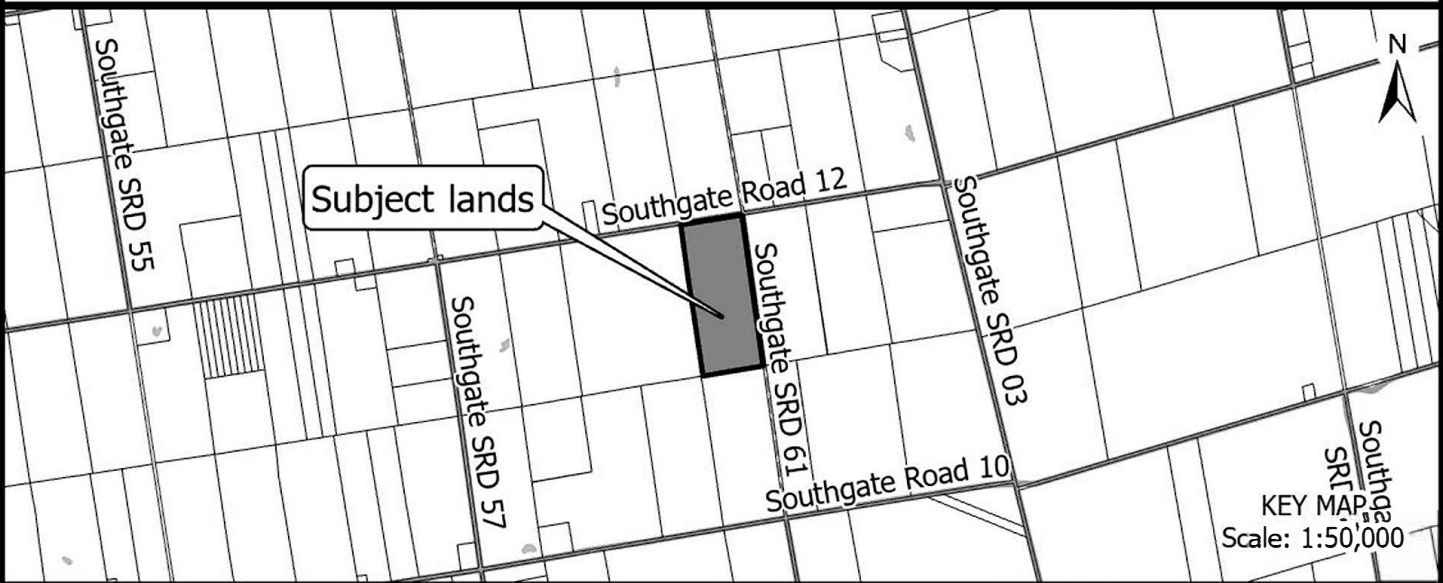
By-law No. 2025-097

Amending By-law No. 19-2002

Township of Southgate

Date Passed: September 17, 2025

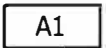
Signed: _____
Brian Milne, Mayor Lindsey Green, Clerk



LEGEND



Lands subject to amendment



Agriculture



Environmental Protection