

The Corporation of the Township of Southgate
By-law Number 2025-046

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 “17” to Zoning By-law No. 19-2002 is hereby amended by changing the zone symbols on a portion of the lands described as Concession 2 SWTSR Part Lots 221 and 222, geographic Township of Proton, in the Township of Southgate and shown on Schedule “A”, affixed hereto, as follows:
 - a. from an Agricultural (A1) Zine to Agricultural-1 Exception 446 Zone (A1-446) on the south half of the subject lot, and
 - b. from A1-446 to A1 on the north half of the lot.
2. By-law No. 19-2002 is hereby amended by repealing section 33.446 of the Zoning By-law in its entirety and replacing it with the following:

Permitted Uses in Agricultural-1 Exception 446 (A1-446) Zone:

- (a) An On-Farm Diversified Use (OFDU) being a workshop with a maximum floor area of 400 square metres and a maximum 270 square metres outdoor 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 33.446:

- (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 On-Farm Diversified Use:

1,900 square metres
 - ii. Minimum Setback of Zoned Area from Front Lot Line:

64 metres
 - iii. Minimum Setback of Zoned Area from Interior Lot Line:

53 metres
 - iv. Maximum Floor Area Shop:

400 square metres
 - v. Maximum Outdoor Storage Area:

270 square metres
 - vi. The On-Farm Diversified Use and associated outdoor storage shall be screened from view from abutting residences and the public street by fencing or landscaped buffer minimum 2.0 metres in height.
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 16th day of April 2025.

Brian Milne – Mayor

Lindsey Green - Clerk

Explanatory Note

This by-law applies to property known as 752395 Ida Street, legally described as Concession 4, SWTSR Part Lot 221, Part Lot 222 in the former Proton Township. The On-Farm Diversified Use (OFDU) was approved in By-law 2019-083 with a floor restriction of 250 square metres and maximum size of all outdoor storage of 670 square metres. The rezoning relocates rezoned area to within the farm cluster and repeals the original provisions in the by-law with new provisions that allow conversion of the existing home industry and agricultural shed to permit the OFDU.

The effect of the amendment is to rewrite the A1-446 zone to permit a 400 square metre OFDU, 270 square metre outdoor storage area, and relocated the rezoned area on the subject lands. Existing trees providing screening would remain in place.

The Township Official Plan designates the subject lands Rural and Hazard lands.

Schedule "A"
By-Law No. 2025-049
Amending By-Law No. 19-2002
Township of Southgate

Date Passed: April 16, 2025

Signed: Brian Milne, Mayor Lindsey Green, Clerk

