

The Corporation of the Township of Southgate  
By-law Number 2025-074

**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. The Schedule "24" and Schedule "28" to Zoning By-law No. 19-2002 are hereby amended by changing the zone symbols on a portion of the lands described as Concession 3, Part Lot 42, Former Township of Egremont, in the Township of Southgate, as follows:
  - a. From an Agricultural-2 (A2) Zone to an Agricultural-2 Exception 583 (A2-583) Zone on the +-33.6-hectare part of the lands located between the Rail Trail and Southgate Sideroad 41 north of Southgate Road 12.
  - b. From Agricultural-1 Exception 397 (A1-397) Zone to a Community Facility Exception 584 (CF-584) Zone for those lands on the northeast 0.97 hectares of the lot containing the existing school site.And shown on and shown on Schedule "A" affixed hereto and declared to form part of this by-law.
2. By-law No. 19-2002 as amended is hereby further amended by adding the following provisions to the end of Section 33 of the Zoning By-law:

**33.583 Permitted Uses for lands zoned Agricultural-2 Exception 583 (A2-583) Zone**

- (a) Uses permitted in an Agricultural-2 (A2) Zone listed in Section 7.1 of the Zoning By-law except that all residential uses in Sections 6.1 (a), (b), (c), (d), (e), (f), (g) and Additional Residential Units permitted under Section 5.24.1 shall not be permitted on any lands zoned A2-583.

**Regulations for uses permitted in Section 33.583 (a):**

- (b) Shall be the regulations set out in Section 6.2 of the Zoning By-law except for the following:
- i. Residential uses of any kind shall not be permitted.
  - ii. Minimum Lot Area: 33.6-hectares
  - iii. The provisions of Section 7.1 shall apply to new livestock operations or expansions to existing livestock operations regarding calculation of the number nutrient units.

**33.584 Permitted Uses for lands zoned) Zone Uses in a Community Facility Exception 584 (CF-584) Zone**

- (a) Public or Private School.  
(b) Uses, buildings or structures accessory to a permitted use.

**Regulations for uses permitted in Section 33.584 (a) and (b):**

- (c) Shall be the Regulations set out in Section 26.2 of the Zoning Bylaw for such uses permitted CF Zone on Private Water & Sewer except for the following:
- i. Minimum Lot Area: 0.97 hectares
  - ii. Minimum Lot Frontage: 119 metres
  - iii. Minimum Front Yard 18m
  - iv. Minimum Interior Side Yard 4.0 metres

- v. Maximum Lot Coverage, Minimum Side Yard abutting a public street, and Minimum Rear Yard in Section 26.2 of this By-law.
3. 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 18<sup>th</sup> day of June 2025.

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Barbara Dobreen – Deputy Mayor

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Lindsey Green – Clerk

### **Explanatory Note**

This by-law applies to lands on Grey Road 109 legally described as Part Lot 42, Concession 3, Former Township of Egremont. Rezoning is a condition of consent File B2-25 that the lands be rezoned to permit the existing schoolhouse to be severed from the original farm lot. The bylaw would relocate and replace the A1-397 zone with a more appropriate CF-584 zoning with minimum lot area and other regulations recognizing the school will be separate from the original lot. The farm parcel will be rezoned A1-583 to address the undersized lot size and prohibit any future residential development on-site.

The effect of the amendment is to rewrite the provisions of the A1-397 zone to establish minimum lot areas applicable after the severance from File B2-25, and to clarify permitted uses and building regulations in the A2-583 and CF-584 Zones. 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, Village Community, and Hazard lands.

Schedule "A"

By-Law No. \_\_\_\_\_

Amending By-Law No. 19-2002

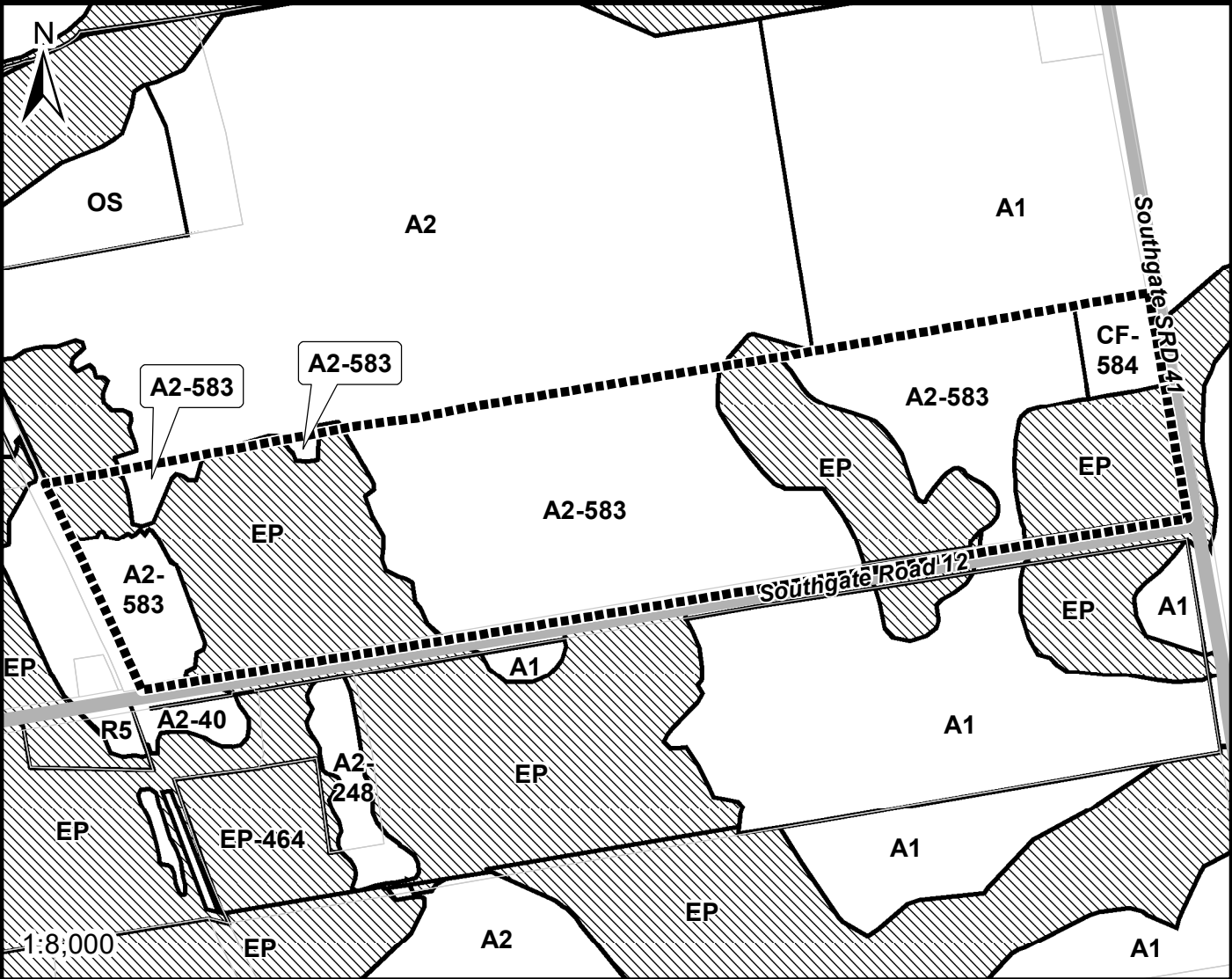
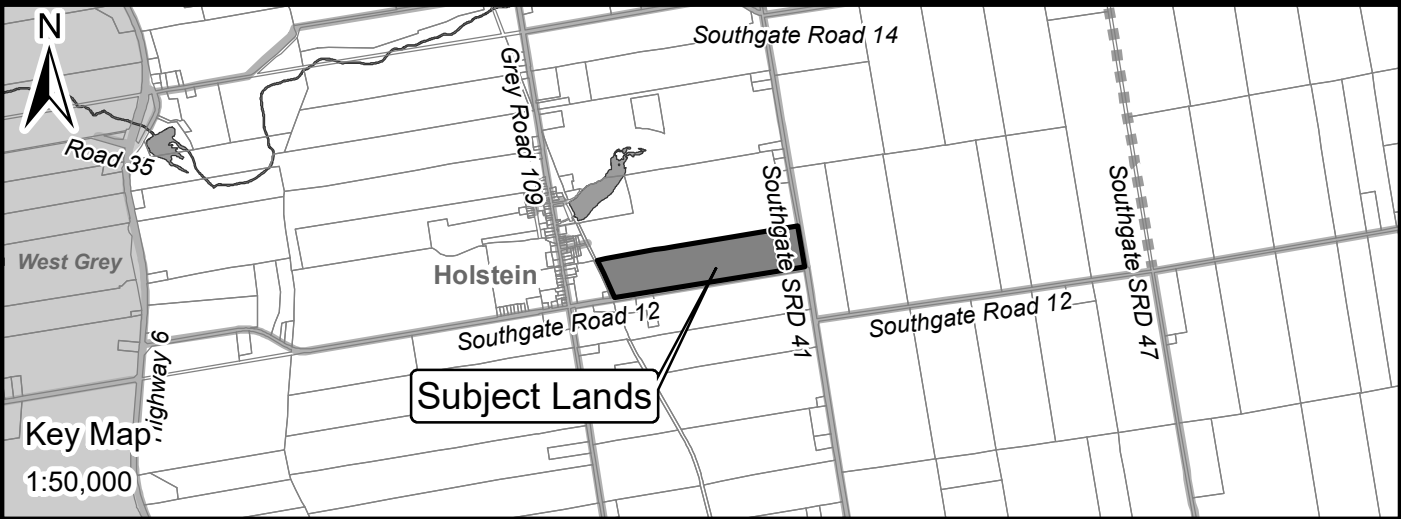
Township of Southgate

Date Passed: \_\_\_\_\_

Signed: \_\_\_\_\_

Barbara Dobreen, Deputy Mayor

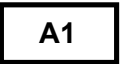
Lindsey Green, Clerk



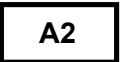
Legend



Subject Lands



Agricultural



Restricted Agricultural



Community Facility



Residential Type 5



Environmental Protection