



# On Farm Diversified Uses in Zoning By-law

Public Meeting Presentation  
October 22, 2025

# OFDUs As of Right - Process:

- 2022 Approved Official Plan Section 5.4.1.2(a)
- Township will approve OFDUs as of right in Countryside areas:
  - No part of the OFDU is within 20 metres of lot line
  - Closest part of OFDU is within 30 metres of building cluster
  - 150 metres minimum from dwelling, school or Church
- Possibly reduce the number of rezoning applications
- February 17, 2025, report to Council with draft amendment
- April 30, 2025, Open House Council Chambers
- Oct. 23, 2025 Public Planning





# OFDUs As of Right - Summary:

## Permitted OFDUs 1. Dry Industrial and 2. Service Uses

### 1. Dry Industrial (woodworking, metal works)

- 40ha lot area, 8000m<sup>2</sup> max operating area, 750m<sup>2</sup> floor area, 500m<sup>2</sup> storage
- 20-40ha lot area, 2% of lot to max 4000m<sup>2</sup> operating area, 9% of operating area max 300m<sup>2</sup> floor area, 500m<sup>2</sup> storage
- 150m separation from schools, homes, Churches
- No closer to street than farmhouse

### 2. Service Uses (café, retail use selling local)

- Lots over 20ha lot area, 1% operating area to max 4000m<sup>2</sup> max operating area, 7.5% floor area to max 300m<sup>2</sup> storage
- 75m separation from schools, homes, Churches

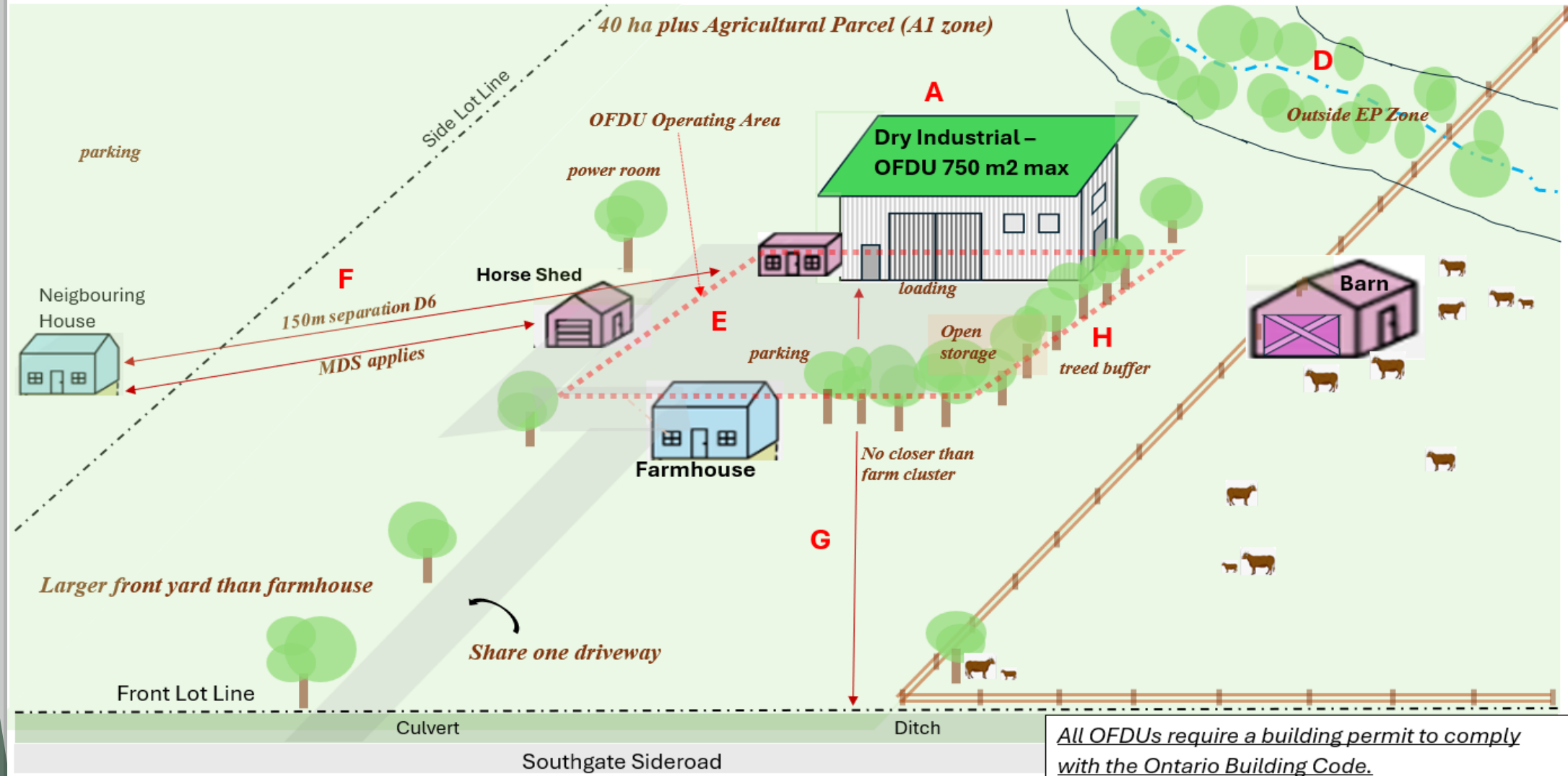
### Rules for both Dry Industrial and Service Uses

- Buffering, screening, no operating area in EP or Wetlands
- A-1 regulations apply, site plan approval and agreement required
- Expansion or changes to existing OFDUs will still require rezoning



**On Farm Diversified Uses - Dry Industrial 40 ha minimum**

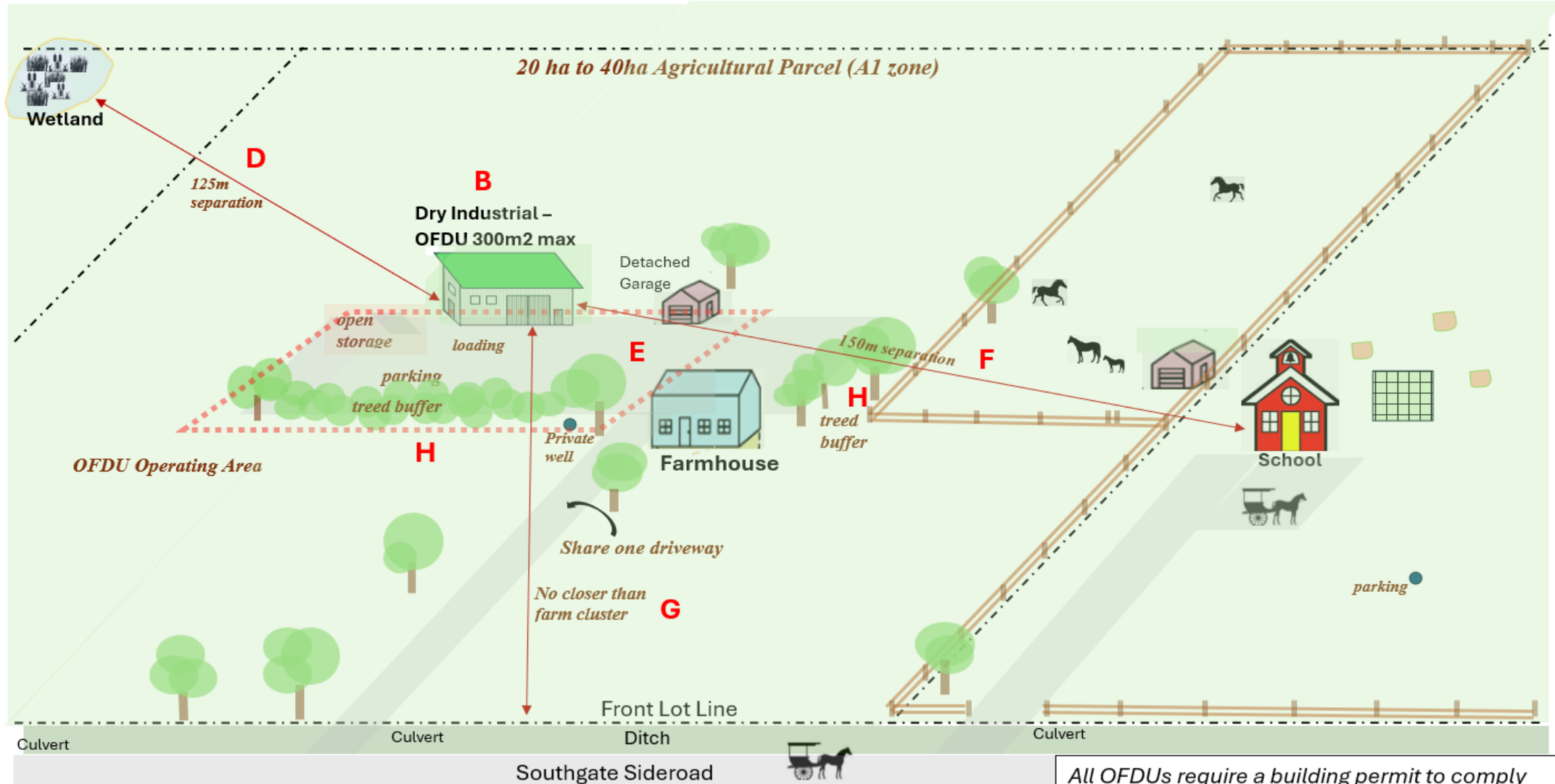
Maximum 8,000 square metres OFDU Operating Area and 750 square metre floor space and 500 square metres maximum open storage.



All OFDUs require a building permit to comply with the Ontario Building Code.

**On Farm Diversified Uses - Dry Industrial – 20 ha to 40 ha**

Maximum 2% of lot OFDU Operating Area and 300 square metres floor space and 480 square metres maximum outdoor storage.



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**On Farm Diversified Uses - Commercial – 20 ha plus**

Maximum 4,000 square metre OFDU Operating Area and 300 square metres floor space and 10% of floor space maximum outdoor seating .



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# OFDUs As of Right – Next Steps



1. Public Open House Feedback and Public Planning Committee Feedback
2. Revise update Proposed Regulations
3. Proposed By-law Amendment
4. Council Approval or further direction



Thank you and  
Questions



Township of  
Southgate