

The Corporation of the Township of Southgate  
By-law Number 2025-096

**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 "8" to Zoning By-law No. 19-2002 is hereby amended by changing the zone symbol on a portion of the lands described as Concession 2 SWTSR Lot 207, geographic Township of Proton, in the Township of Southgate and shown on Schedule "A", affixed hereto, from Agricultural (A1) to Agricultural-1 Exception (A1-586)
2. By-law No. 19-2002 is hereby amended by adding the following provisions to the end of Section 33 of the Zoning By-law:

**Permitted Uses for lands zoned Agricultural-1 Exception 586 (A1-586)**

- (a) An On Farm Diversified Use (OFDU) being a Workshop and power room with a maximum floor area of 750 square meters and a maximum 500 square meters of enclosed storage secondary to an Agricultural Use, Building and Structure established 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 33.586 (a):**

- (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:  
4,000 square meters
  - ii. Maximum Setback of Zoned Area from Front Lot Line: 220 metres
  - iii. Minimum Setback of Zoned Area from West Lot Line: 16 metres
  - iv. Maximum Floor Area Shop/power room: 750 square meters
  - v. Maximum Enclosed Storage associated with On Farm Diversified Use:  
500 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 meters in height.

**Regulations for uses permitted in Section 33.586 (b):**

- (b) 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; 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 17<sup>th</sup> day of September 2025.

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Brian Milne – Mayor

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Lindsey Green - Clerk

### **Explanatory Note**

This by-law amends zoning on part of the land at 752701 Southgate Sideroad 75 to permit a proposed 675 square metres dry manufacturing shop as an On Farm Diversified (OFDU) use with 75 square metre power room, and 500 square metres of associated enclosed storage. The OFDU is permitted secondary to the primary agricultural use, which will include a new barn/shed. Regulations limit the OFDU zoned area to 4,000 square metres with a 220-metre minimum setback from the front lot line and a 16-metre minimum setback from the West lot line. A 2.0 metre minimum landscaped buffer is also required to screen the OFDU.

The effect the zoning by-law amendment is to rezone part of the site from Agricultural 1 (A1) to an Agricultural-1 Exception 586 (A1-586) Zone to allow the OFDU.

The Township Official Plan designates the property as Rural and Hazard Lands.

Schedule "A"

By-Law No. 2025-096

Amending By-Law No. 19-2002

Township of Southgate

Date Passed: September 17, 2025

Signed: Brian Milne, Mayor Lindsey Green, Clerk

