

The Corporation of the Township of Southgate
By-law Number 2024-082

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. Schedule "47" to Zoning By-law No. 19-2002 is hereby amended by changing the zone symbol on a portion of the lands described as Concession 1, Lot 33, geographic Township of Proton, in the Township of Southgate and shown on Schedule "A", affixed hereto, as follows:
 - a) from Agricultural-1 (A-1) to Agricultural-1 Exception 568 (A1-568)
 - b) from Agricultural-1 (A-1) to Agricultural-1 Exception 570 (A1-570)
2. That By-law No. 19-2002 is hereby amended by adding the following to the end of Section 33:

33.568 Permitted Uses for any lands zoned Agricultural -1 Exception 568 (A1-568):

- (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 outside storage accessory to the main Agricultural Use permitted in Section 6.1(a) of the Zoning Bylaw.
- (b) Uses permitted in an Agricultural-1 (A-1) Zone listed in Section 6.1 of the Zoning Bylaw.

Regulations for uses permitted in Section 33. 568 (a) (OFDU):

- (a) Shall be the Regulations set out in Section 6.2 of the Zoning Bylaw except for the following:
 - i. Maximum Zoned Area for On Farm Diversified Use
4000.0 square meters.
 - ii. Minimum distance between south line of Zoned Area and Front Lot Line
132. 5 meters
 - iii. Minimum distance between west line of Zoned Area and Exterior Side Lot Line
3.95 meters
 - iv. Maximum Width of Zoned Area: 65.85 meters
 - v. Maximum Depth of Zoned Area: 69.5 meters
 - vi. Maximum Outdoor Storage Space 500 square meters
 - vii. The On Farm Diversified use and associated outside storage shall be screened from view by way of fencing or landscaped buffer minimum 2.0 meters in height.
 - viii. Minimum distances outlined in Bylaw 2024-082 Section (a) ii. and iii. shall be measured to the lot lines that existed prior to any road widening being dedicated to the Township, Province or other agency.

Regulations for uses permitted in Section 33. 568 (b):

- (b) Shall be the Regulations set out in Section 6.2 through 6.13 of the Zoning Bylaw.

3. That By-law No. 19-2002 is hereby further amended by adding the following to Section 33 after the provisions in Section 33.569:

Permitted Uses for any lands zoned Agricultural -1 Exception 570 (A1-570):

- (a) Uses permitted in an Agricultural-1 (A-1) Zone listed in Section 6.1 of the Zoning Bylaw.

Regulations for uses permitted in Section 33. 570 (a):

- (a) Shall be the Regulations set out in Section 6.2 through 6.13 of the Zoning Bylaw except for the following which shall replace 6.2 (a) and (b) to apply to agricultural uses and associated single detached dwelling as follows:
 - i. Minimum Lot Area 20 hectares
 - ii. The minimum lot area as set out in Section 33.570 (a) Part i. and minimum lot frontage required in Section 6.2 (b) of the A-1 zone shall be calculated based on the lot lines that existed prior to any road widening or reserve being dedicated to the Township, Province or other agency.
4. Schedule "A" and all other notations thereon are hereby declared to form part of this by-law; and
5. 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 3rd day of July 2024.

Brian Milne – Mayor

Lindsey Green – Clerk

Explanatory Note

This by-law applies to property known as 026453 Highway 89 at the corner of Southgate Sideroad 21 legally described as Concession 1, Lot 33 in the former Proton Township. The lands were subject to provisional consent approved file B13-23. The zoning amendment permits the following:

- an on farm diversified use on the west half of the site (severed lot) up to 750m² and outside storage to be 500m² within a zoned area of 4000.0 m². A fenced or landscaped buffer minimum 2.0 meters in height is required. All other Agricultural-1 Zone permitted uses and building requirements continue to apply, except measurements to the proposed zoned area for the OFDU shall be taken to the original lot lines, before any road widening to be dedicated under File B13-23 is provided to the Township or Province.
- Minimum lot area of 20 hectares for any agricultural use (severed and retained lot) with minimum lot area and lot frontage for the said agricultural use to be calculated based on the original lot lines, before any road widening to be dedicated under File B13-23 is provided to the Township or Province.

The effect of the amendment is to change the zoning symbol on a portion of the lands from Agricultural (A1) to Agricultural Exception (A1-568) to allow an on farm diversified use on the property, and a second change to the Schedule allowing an Agricultural Exception (A1-570) zone for the entire A-1 area with a lot area of 20 hectares minimum for an agricultural use. Underlying A-1 zone provisions continue to apply to the property, with measurements to the zoned area for the OFDU on the west part of the site and lot area and frontage for the entire A-1 area being measured from original lot lines before any road widening is dedicated under file B13-23.

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

Schedule "A"

By-Law No. _____

Amending By-Law No. 19-2002

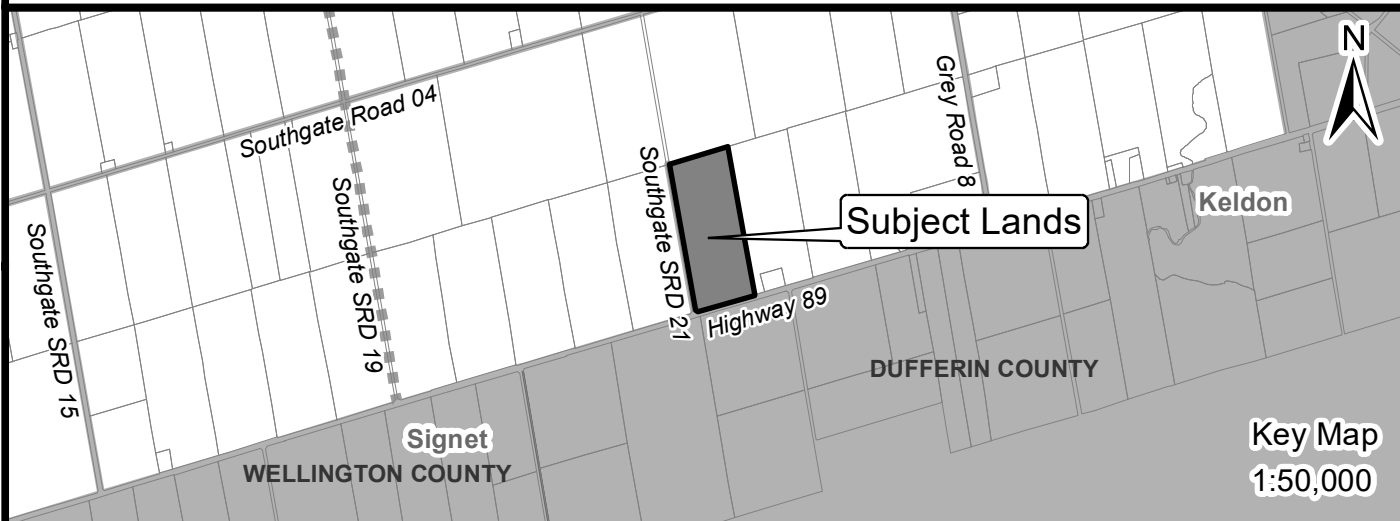
Township of Southgate

Date Passed: _____

Signed: _____

Brian Milne, Mayor

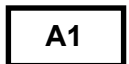
Lindsey Green, Clerk



Legend



Subject Lands



Agricultural



Residential Type 6



Environmental Protection



Wetland