

The Corporation of the Township of Southgate  
By-law Number 2024-083

**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 "33" to Zoning By-law No. 19-2002 is hereby amended by changing the zone symbol on a portion of the lands described as Concession 12, Lot 15, geographic Township of Proton, in the Township of Southgate and shown on Schedule "A", affixed hereto, from Agricultural (A1) to Agricultural Exception (A1-569)
2. That By-law No. 19-2002 is hereby amended by adding the following to the end of Section 33:

**33.569 Permitted Uses for any lands zoned Agricultural -1 Exception 569 (A1-569):**

- (a) An On Farm Diversified Use (OFDU) being a Workshop, Office and Detached 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. 569 (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  
3800.0 square meters.
  - ii. Minimum distance between north line of Zoned Area and Front Lot Line  
55.0 meters
  - iii. Minimum distance between west line of Zoned Area and Side Lot Line  
2.0 meters
  - iv. Maximum Width of Zoned Area: 61.5 meters
  - v. Maximum Depth of Zoned Area: 70.0 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.

**Regulations for uses permitted in Section 33. 569 (b):**

- (b) Shall be the Regulations set out in Section 6.2 through 6.12 of the Zoning Bylaw except for the following which shall be added to Section 6.13:

3. 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 3<sup>rd</sup> day of July 2024.

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Brian Milne – Mayor

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Lindsey Green – Clerk

### **Explanatory Note**

This by-law applies to lands known as 185552 Grey Road 9 legally described as Concession 12, Part Lot 15 in the former Proton Township. The rezoning allows an on farm diversified use up to 750m<sup>2</sup> (workshop, office, power room) and outside storage to be 500m<sup>2</sup> within a zoned area of 3800 m<sup>2</sup>. A fenced or landscaped buffer minimum 2.0 meters in height is required. The zoned area is confined to the most northerly and westerly part of the site outside the Environmental Protection Zone Boundary in response to comments from the Saugeen Valley Conservation Authority regarding floodplain, low lying wetlands associated with a South Saugeen River tributary. Agricultural-1 Zone permitted uses and building requirements apply to parts of the site outside areas zoned EP.

The effect of the rezoning is to change the zoning symbol on a portion of the lands from Agricultural (A1) to Agricultural Exception (A1-569) to allow an on farm diversified use on the property. Underlying A-1 zone provisions continue to apply to the property, including within the maximum zoned area.

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

# Schedule "A"

## By-Law No. 2024-083

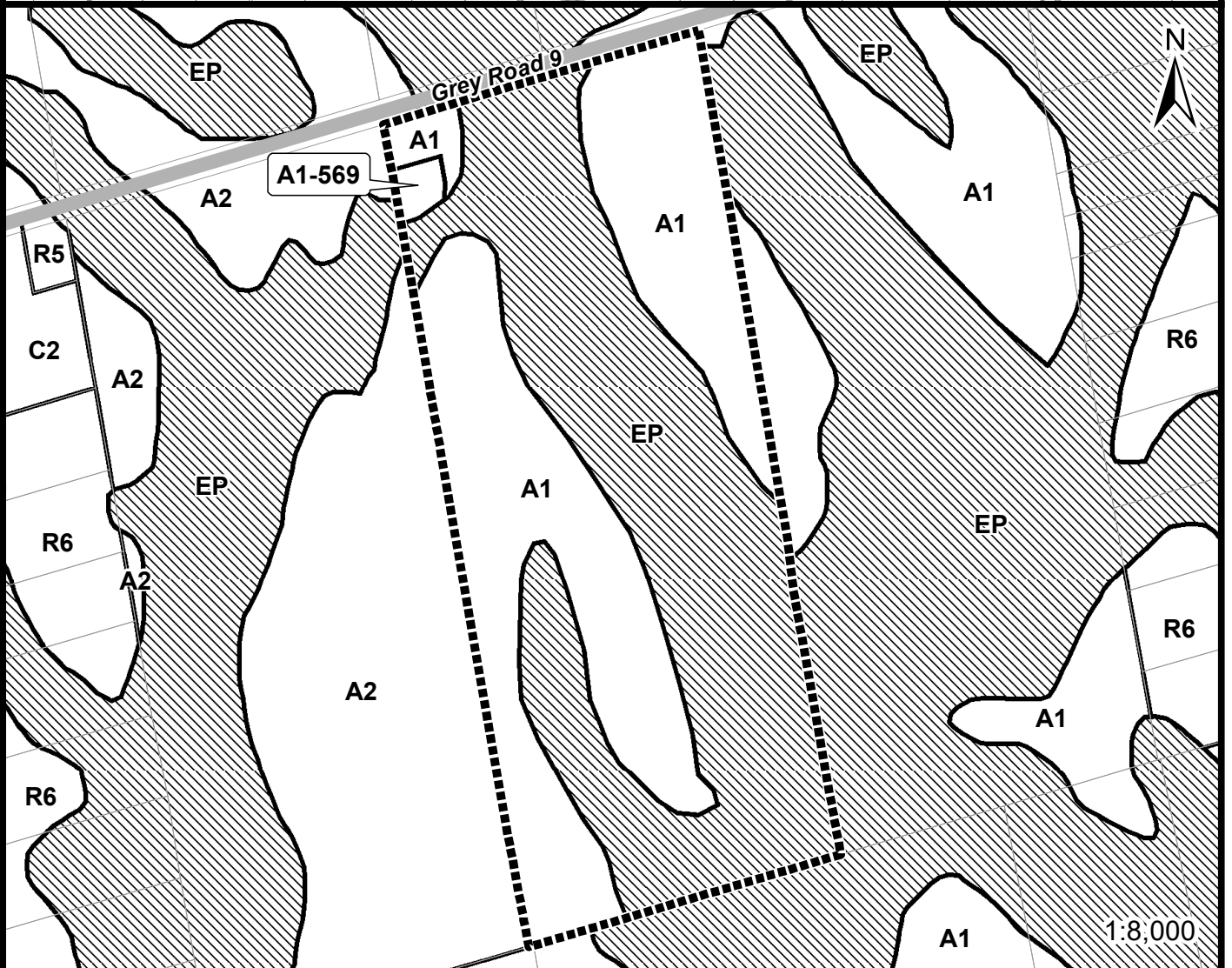
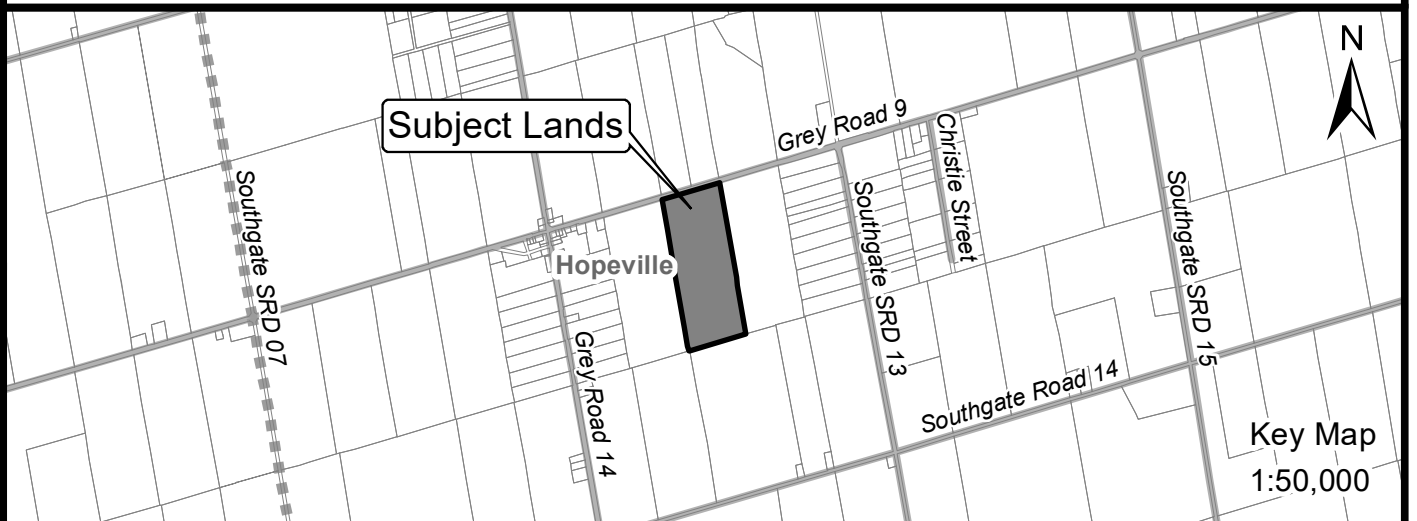
Amending By-Law No. 19-2002

### Township of Southgate


Date Passed: July 3, 2024

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

Brian Milne, Mayor
Lindsey Green, Clerk



**Legend**

- |                                                                                                             |                                                                                                              |
|-------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------|
|  Subject Lands           |  General Commercial       |
|  Agricultural            |  Residential Type 6       |
|  Restricted Agricultural |  Environmental Protection |