

The Corporation of the Township of Southgate  
By-law Number 2024-094

**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 16, geographic Township of Proton, in the Township of Southgate and shown on Schedule "A", affixed hereto, from Agricultural (A1) to Agricultural Exception (A1-572)
2. That By-law No. 19-2002 is hereby amended by adding the following to the end of Section 33:

**33.572 Permitted Uses for any lands zoned Agricultural -1 Exception 572 (A1-572):**

- (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. 572 (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  
4480.0 square meters.
  - ii. Minimum distance between north line of Zoned Area and Front Lot Line  
64.0 meters
  - iii. Minimum distance between east line of Zoned Area and East Side Lot Line  
115.0 meters
  - iv. Maximum Width of Zoned Area:  
64.0 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 north and west of the proposed workshop.

**Regulations for uses permitted in Section 33. 572 (b):**

- (b) Shall be the Regulations set out in Section 6.2 through 6.12 of the Zoning Bylaw.

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 7<sup>th</sup> day of August 2024.

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Brian Milne – Mayor

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Lindsey Green – Clerk

### **Explanatory Note**

This by-law applies to lands legally described as Concession 12, Lot 16 in the former Proton Township with municipal address 185610 Grey Road 9. The rezoning establishes a 4480 square meter zoned area 64 meters from the front lot line and 115 meters from the east lot line. The proposed On Farm Diversified Use will have 750m<sup>2</sup> floor space (shop and power room) and outside storage to be 500m<sup>2</sup> in area. A fenced or landscaped buffer minimum 2.0 meters in height is proposed west and north of the proposed shop. The zoned area is defined in the northeasterly corner of the site away from the Environmental Protection Zone Boundary. This responds to comments from the Saugeen Valley Conservation Authority regarding floodplain, low lying wetlands associated with a South Saugeen River tributary.

The effect of the rezoning is to change the zoning symbol on a portion of the lands from Agricultural (A1) to Agricultural Exception (A1-572) 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.

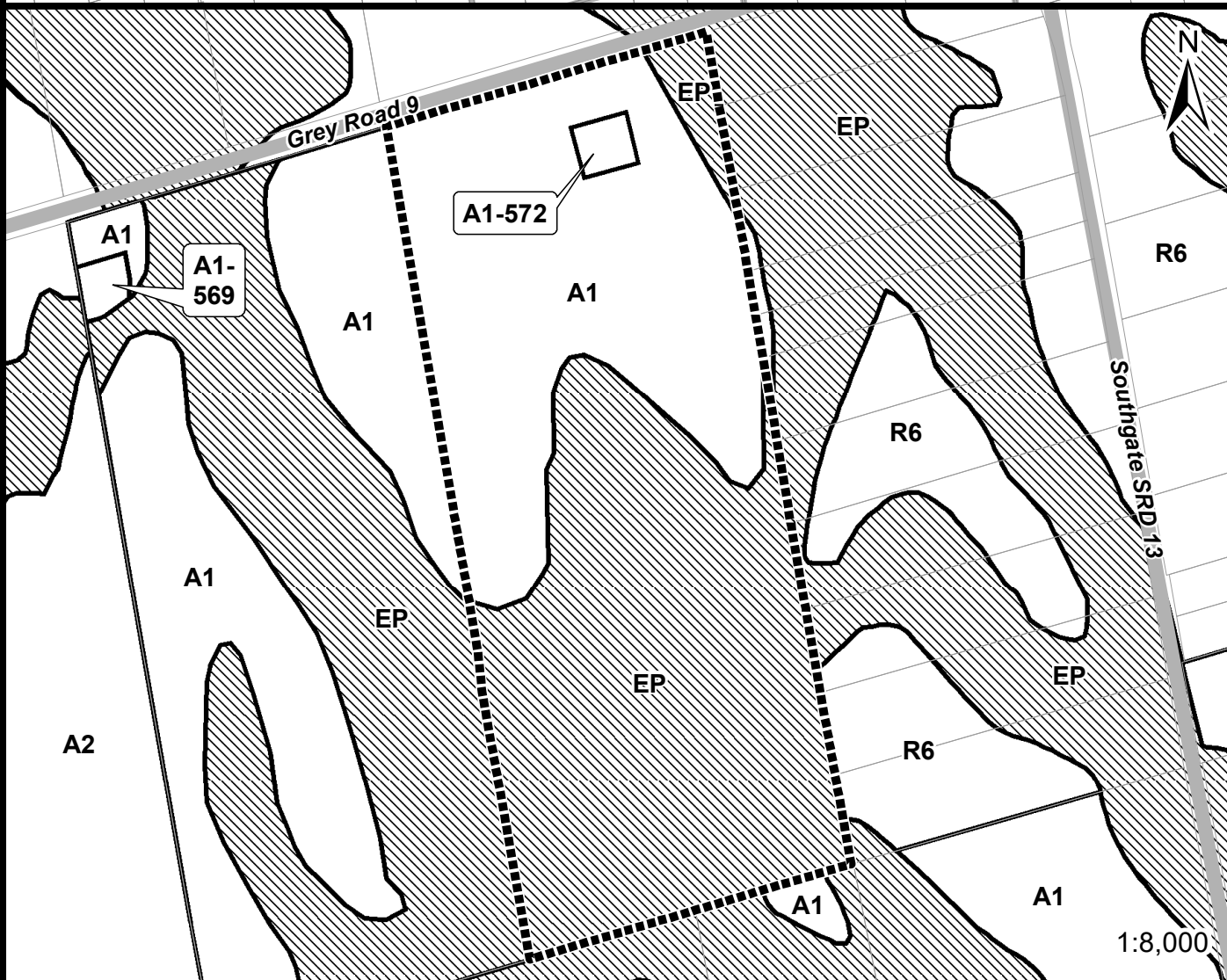
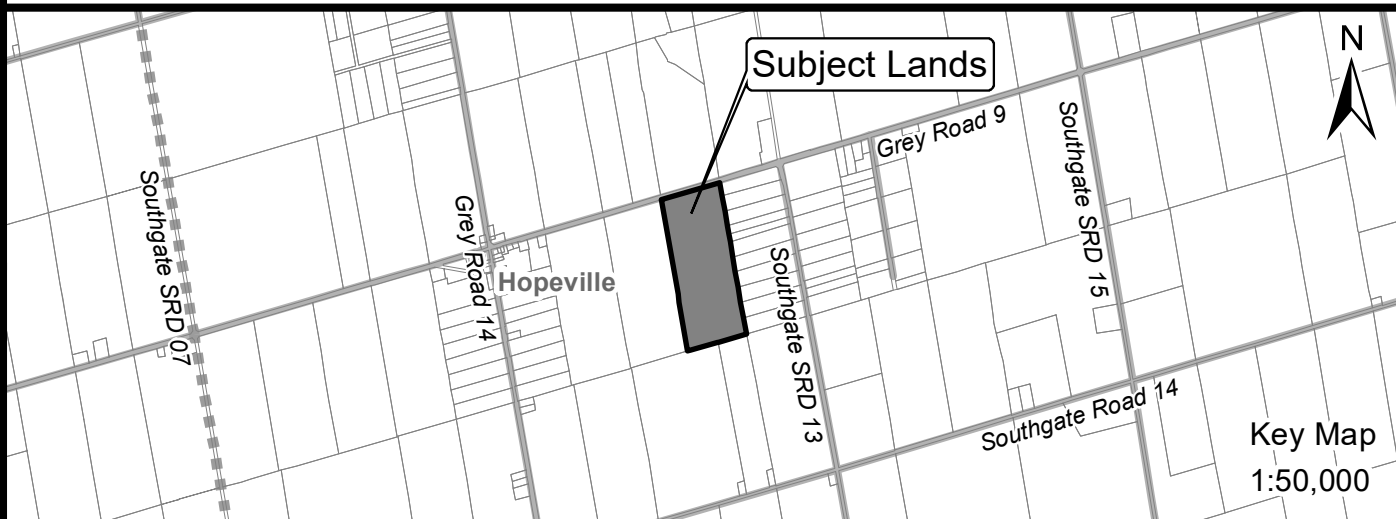
Schedule "A"  
 By-Law No. 2024-094  
 Amending By-Law No. 19-2002  
 Township of Southgate

Date Passed: August 7, 2024


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

Brian Milne, Mayor

Lindsey Green, Clerk




Legend

 Subject Lands

 Agricultural

 Residential Type 6

 Environmental Protection

 Wetland