

The Corporation of the Township of Southgate
By-law Number 2024-095

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 "44" 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 Part Lots 27 and 28 Part Div 1, 2, 3 geographic Township of Egremont, in the Township of Southgate and shown on Schedule "A", affixed hereto, as follows:
 - a. from an Agricultural -1 (A1) Zone to Agricultural Exception-573 (A1-573).
 - b. from an Agricultural -1 (A1) Zone to Agricultural Exception-574 (A1-574).
 - c. from a Commercial Rural-4 (C4) Zone to Agricultural Exception-574 (A1-574) for lands south of the EP zone boundary.
2. That By-law No. 19-2002 is hereby amended by adding the following to the end of Section 33:

33.573 Permitted Uses for any lands zoned Agricultural -1 Exception 573 (A1-573):

- (a) One single detached dwelling on a lot
- (b) Uses buildings or structures accessory to single detached dwelling.

Regulations for Single detached dwelling in A1-573 zone:

- (a) Shall be the Regulations set out in Section 6.12 of the Zoning Bylaw for such a use in the Residential Type 6 Zone (R6) as listed in Section 13.2 except for the following:
 - i. Maximum Lot Frontage 75.0 meters minimum.

Regulations for uses buildings or structures accessory to single detached dwelling permitted in Section 33. 572 (b):

- (b) Shall be the Regulations set out in Section 5.1 of the Zoning Bylaw.

33.574 Permitted Uses for any lands zoned Agricultural -1 Exception 574 (A1-574):

- (a) Agricultural uses and commercial greenhouses, wayside pit or quarry, forestry or conservation, and accessory buildings or structures listed in Section 6.1 (a), (h), (i), and (j) respectively are allowed so as to ensure no residential use of said lands zone A1-574 shall be permitted.

Regulations for permitted uses in A1-574 zone (Agricultural uses and commercial greenhouses, wayside pit or quarry, forestry or conservation, and accessory buildings or structures):

- (b) Shall be the same Regulations set out in Section 6.2 of the Zoning Bylaw for such a use permitted in the Agriculture Zone (A1).

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 7th day of August 2024.

Brian Milne – Mayor

Lindsey Green – Clerk

Explanatory Note

The proposed rezoning of 311371 Highway 6 implements conditions of File B3-24. A new Agricultural 1 Exception 573 zone will apply to the severed lot applying Residential Type 6 zone provisions except for minimum lot frontage which shall be 75 meters. The Agricultural 1 Exception 574 zone for the 85-hectare retained parcel will allow certain agricultural and similar uses but no new residential development is permitted. An existing Commercial Rural-4 (C4) Zone on the most southerly part of the subject lands will also be placed in the A1-574 zone.

The effect of the rezoning is to change the zoning symbol on a portion of the lands from Agricultural (A1) to Agricultural Exception (A1-573) to recognize the 0.82 hectare severed lot with a minimum lot frontage of 75 meters. The new A1-574 zone allows certain agricultural uses but prohibits residential use of the retained parcel.

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

Schedule "A"

By-Law No. By-law 2024-095

Amending By-Law No. 19-2002

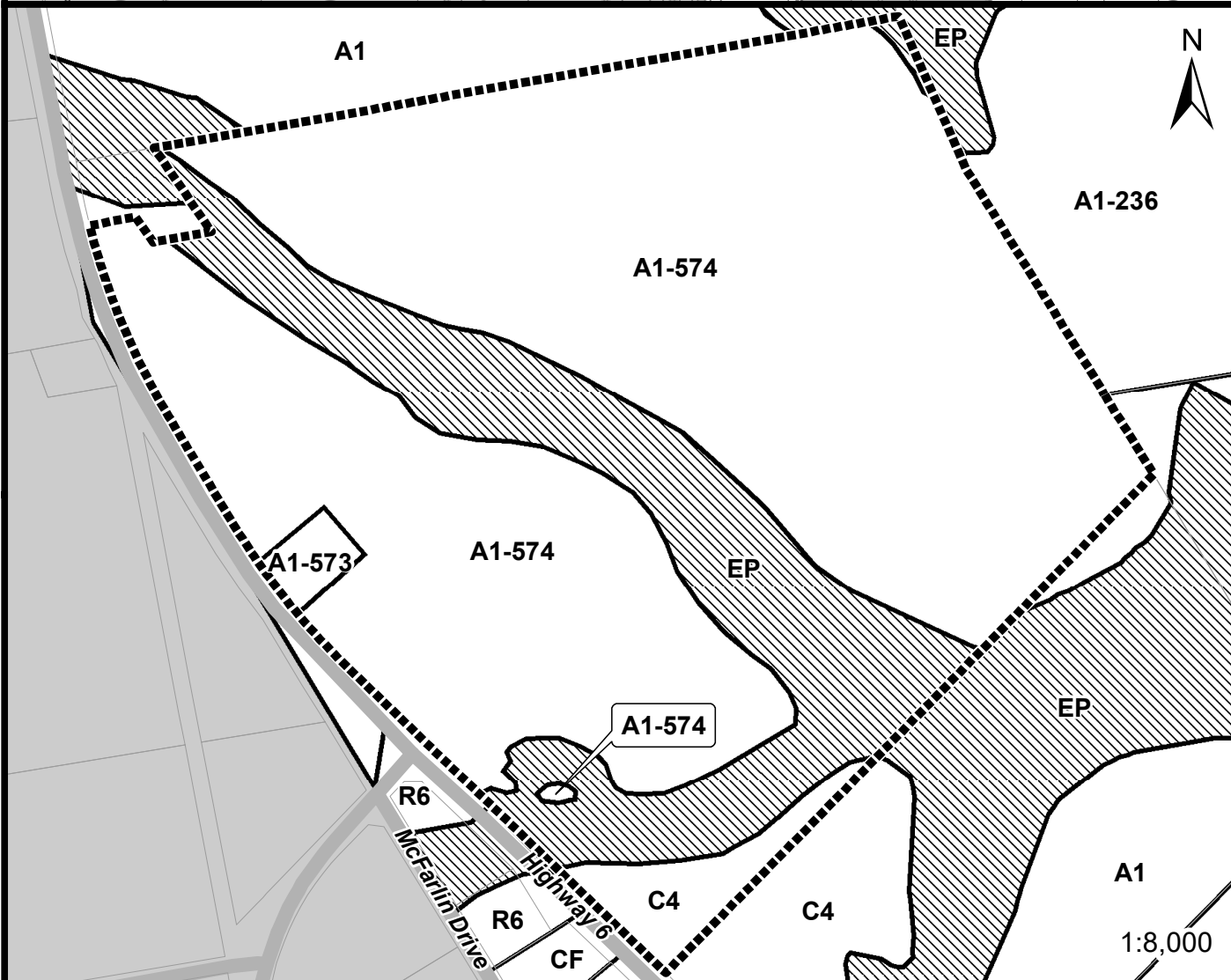
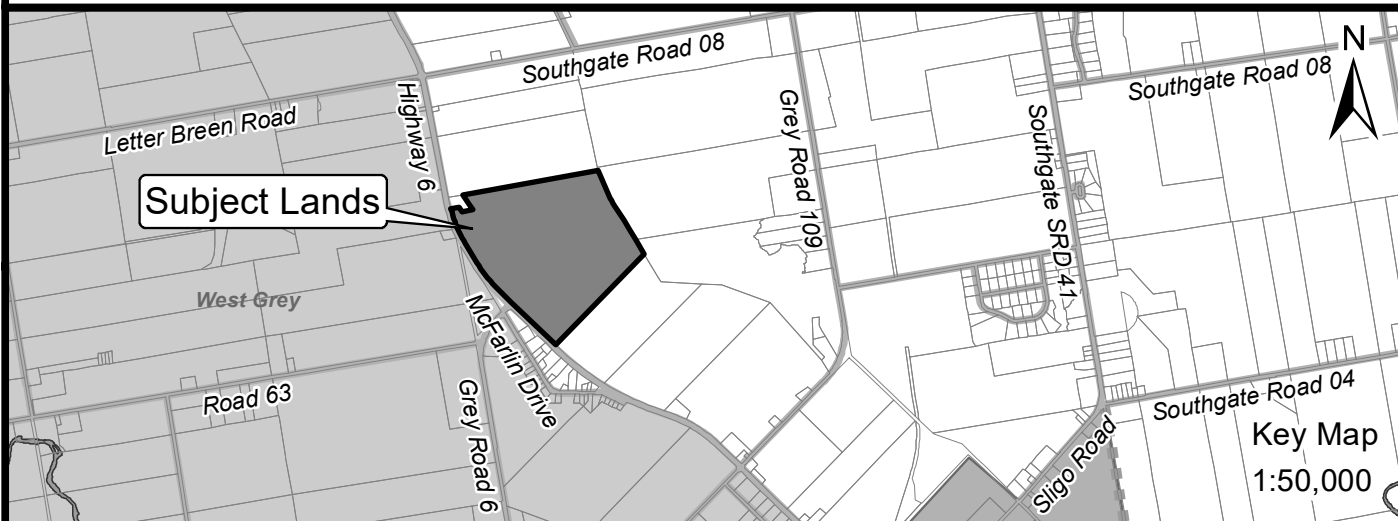
Township of Southgate

Date Passed: August 7, 2024

Signed: _____

Brian Milne, Mayor

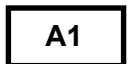
Lindsey Green, Clerk



Legend



Subject Lands



Agricultural



Residential Type 6



Environmental Protection



Wetland