

The Corporation of the Township of Southgate
By-law Number 2024-109

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 "17" 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 Part Lots 198 and 200, geographic Township of Proton, in the Township of Southgate and shown on Schedule "A", affixed hereto, from an Agricultural (A1) Zone to an Agricultural Exception (A1-575) Zone.
2. That By-law No. 19-2002 is hereby amended by adding the following to the end of Section 33:

33.575 Permitted Uses for any lands zoned Agricultural -1 Exception 575 (A1-575):

- (a) An On Farm Diversified Use (OFDU) being a Workshop, Power Room, and Office with a maximum floor area of 750 square metres and a maximum 500 square metres of storage associated with the On Farm Diversified Use accessory to an 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 By-law.

Regulations for uses permitted in Section 33.575 (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
6570 square metres.
 - ii. Maximum Storage for On Farm Diversified Use
500 square metres of which 120 square metres may be covered
 - iii. Maximum Distance from the back of the A1-575 zoned area to the front lot line
240 metres
 - iv. Minimum Distance from any interior lot line to the A1-575 zoned area
15 metres
 - v. Covered storage permitted under subsection 33.575(a) (ii) OFDU shall not be converted to workshop, power room, office, lunchroom or any other purpose associated with the On Farm Diversified Use.
 - vi. The On Farm Diversified use and associated storage shall be screened from view by way of fencing or landscaped buffer minimum 2.0 metres in height.

Regulations for uses permitted in Section 33.575 (b):

- (b) Shall be the Regulations set out in Section 6.2 of the Zoning By-law.

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 4th day of September 2024.

Brian Milne – Mayor

Lindsey Green – Clerk

Explanatory Note

The rezoning by-law establishes a 6,570 square metres zoned area to allow an On Farm Diversified Use at 260219 Southgate Road 26 legally described as Concession 2 part Lots 198 to 200, SWTSR former Proton Twp. Within the rezoned area a 724.64 square metre metal works shop and 25.27 square metre power room would form the OFDU. Associated with the shop is 500 square metres of storage of which 120 square metres will be covered storage. Regulations in the new zone prohibits covered storage from being converted to shop space, lunchroom, office, power room or any other purpose associated with the OFDU. Additional regulations ensure the back of the zoned area is no more than 240 metres from the front lot line outside any Environmental Protection Zone on-site. Other regulations provide for a minimum fencing or landscaped buffer minimum 2.0 metres in height for shop and storage as well as a 15 metre minimum zoned area setback from any interior lot lines. All other permitted uses and regulations in the Agricultural-1 Zone also apply.

The effect of the amendment is to change the zoning symbol on a portion of the property from Agricultural (A1) to Agricultural Exception (A1-575) to allow an on farm diversified use on the property.

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

Schedule "A"
By-Law No. 2024-109

Amending By-Law No. 19-2002

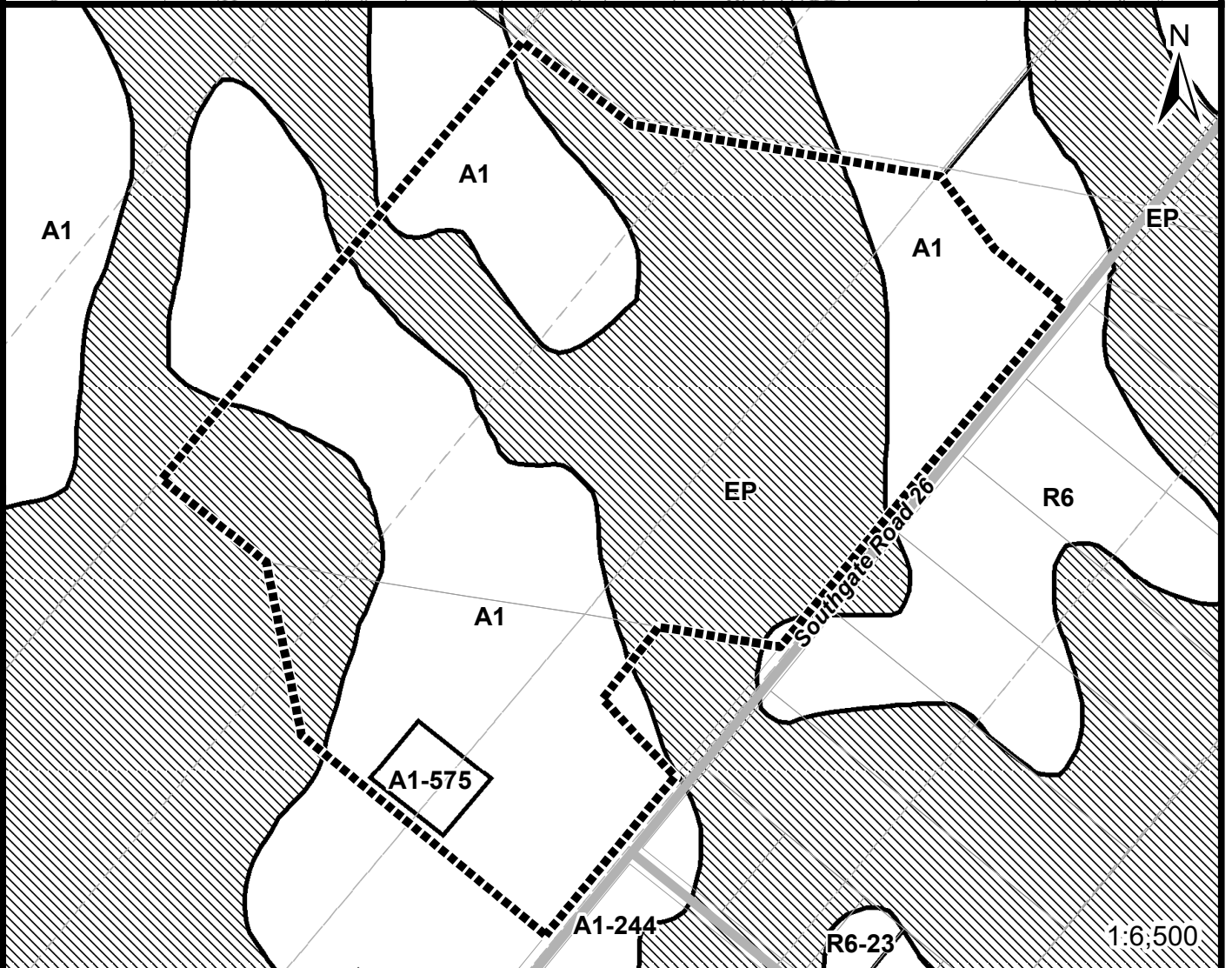
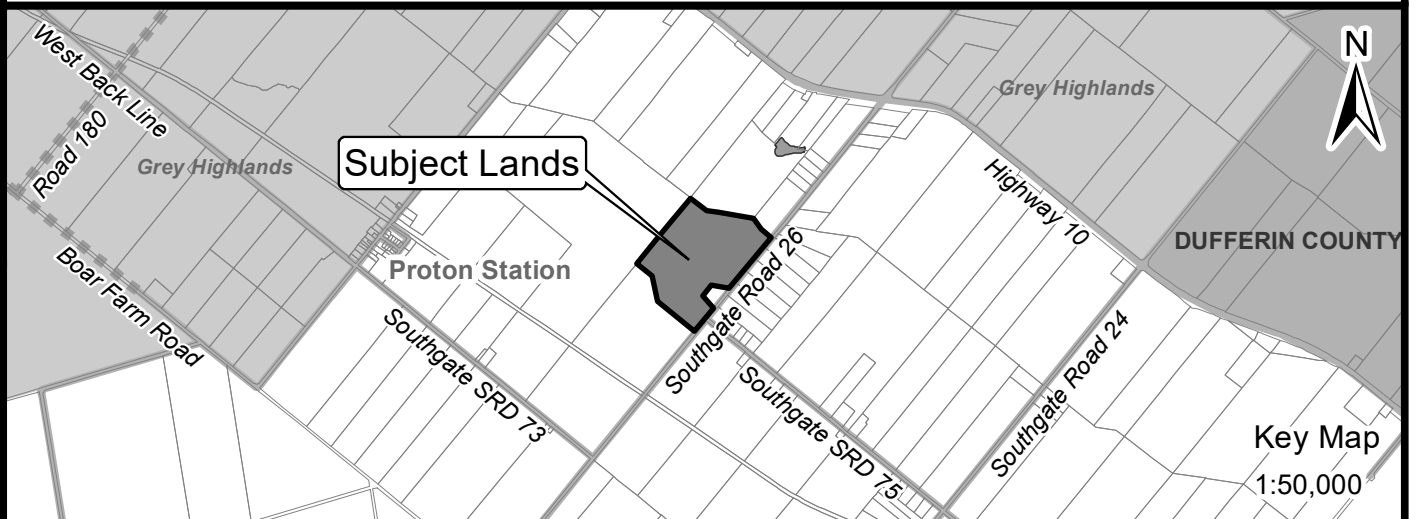
Township of Southgate

Date Passed: Sept 4, 2024


Signed: _____

Brian Milne, Mayor


Lindsey Green, Clerk




Legend

 Subject Lands

 Agricultural

 Residential Type 6

 Environmental Protection