

The Corporation of the Township of Southgate
By-law Number 2024-117

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. That By-law No. 19-2002 is hereby amended by repealing the provisions of Section 33.350 of the Zoning By-law and replacing them with the following:

Permitted Uses in an Agricultural -1 Exception 350 (A1-350) Zone:

- (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 secondary 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 Bylaw.

Regulations for uses permitted in Section 33.350 (a):

- (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:
3,992 square meters
 - ii. Maximum Floor Area Shop, Office and Power Room:
750 square meters
 - iii. Maximum Outdoor Storage Space: 500 square meters to be located to the rear of the shop building.
 - iv. 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 33.350 (b):

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

2. 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 2nd day of October 2024.

Brian Milne – Mayor

Lindsey Green – Clerk

Explanatory Note

This by-law applies to an existing parcel containing a welding shop, power room and associated outside storage along with the farmhouse and barn at 146024 Southgate Road 14. The On Farm Diversified Use (OFDU) was approved in By-law 57-2015 with a floor area restriction of 720.9 square metres, 500 square metres of outdoor storage and maximum four non-resident employees. The rezoning would increase the maximum floor area of the OFDU to 750 square metres and remove the restriction on non-resident employees. Certain provisions of the current Agricultural 1 Exception 350 (A1-350) Zone are re-written for clarity.

The effect of the amendment is to rewrite the A1-350 to allow a 29.58 square metre addition to the OFDU within the existing zoned area and remove restrictions on number of employees who reside on the premises. Existing trees providing screening would remain in place and outside storage would continue to be located behind the existing shop.

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

Schedule "A"

By-Law No. 2024-117

Amending By-Law No. 19-2002

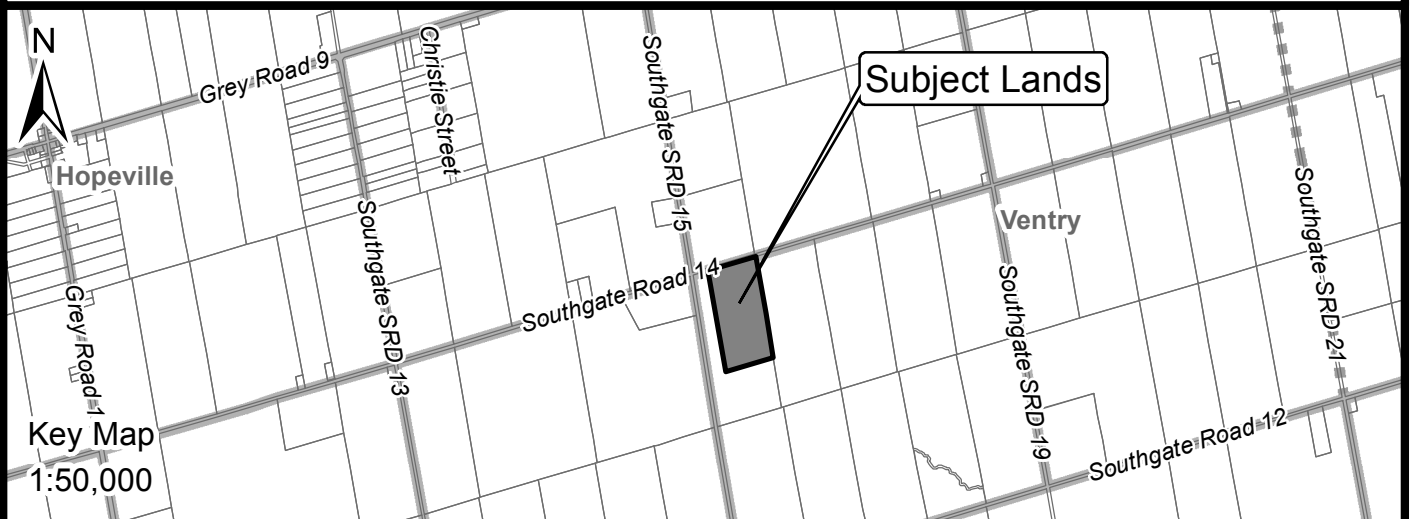
Township of Southgate
(Formerly in Proton Township)

Date Passed: October 2, 2024

Signed: _____

Brian Milne, Mayor

Lindsey Green, Clerk



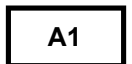
Legend



Lands subject to amendment



Environmental Protection



Agricultural



Extractive Industrial