

The Corporation of the Township of Southgate  
By-law Number 2024-075

**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 "5" to Zoning By-law No. 19-2002 is hereby amended by changing the zone symbol on a portion of the lands described as Lot 4, Concession 19 Former Township of Proton, in the Township of Southgate and shown on Schedule "A", affixed hereto, from Agricultural-1 (A1) to Agricultural-1 Exception 565 (A1-565)
2. That By-law No. 19-2002 is hereby amended by adding the following to the end of Section 33:

**Permitted Uses in the Agricultural-1 Exception 565 Zone:**

- (a) On a lot with more than 1.15 hectares minimum lot area only uses permitted in Section 6.1 (a) *agricultural*, (h) *wayside pit or quarry*, (i) *forestry or conservation*, and (j) *accessory buildings or structures* are allowed so as to ensure no residential use of said lot shall be permitted.
- (b) On a lot with less than 1.15 hectares lot area uses permitted in Section 6.1 (b) *single detached dwelling* and (j) *accessory buildings or structures* shall be permitted.

**Regulations for Uses in the Agricultural-1 Exception 565 Zone.**

- (a) Regulations in Section 6.2 shall apply to agricultural uses and commercial greenhouses, a wayside pit or quarry, and forestry or conservation, and regulations set out in Section 6.8 shall apply to uses, buildings or structures accessory to a permitted use in clause (a) of an A1-565 zone.
  - (b) Regulations in Section 13.2 for a Residential Type 6 Zone (R6) shall apply to one single detached dwelling except for Minimum Lot Frontage which shall be 95 meters, and regulations set out in Section 5.1 shall apply to uses, buildings or structures accessory to a permitted use in clause (b) of an A1-565 zone except Section 5.1(b) shall not apply to one existing accessory structure located with a front yard less than the main building on the date the bylaw establishing the A1-565 zone was passed.
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 19<sup>th</sup> day of June 2024.

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Brian Milne – Mayor

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Lindsey Green – Clerk

### **Explanatory Note**

This rezoning by-law applies 265155 Southgate Road 26 on lands legally described as Lot 4 Concession 19. The bylaw implements conditions of consent File B5-24 for a surplus farm severance approved by Committee of Adjustment May 22, 2024. An exception to the Agricultural-1 (A-1) Zone is required to establish suitable site and building regulations for the 1.137 hectare severed lot and to prohibit future residential use of the retained parcel.

The effect of the amendment to implement conditions of File B5-24 will address site specific lot size and building requirements for the 1.137 hectare severed lot and accessory structures as well as prohibit residential development on the future retained parcel.

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

# Schedule "A"

By-Law No. \_\_\_\_\_

Amending By-Law No. 19-2002

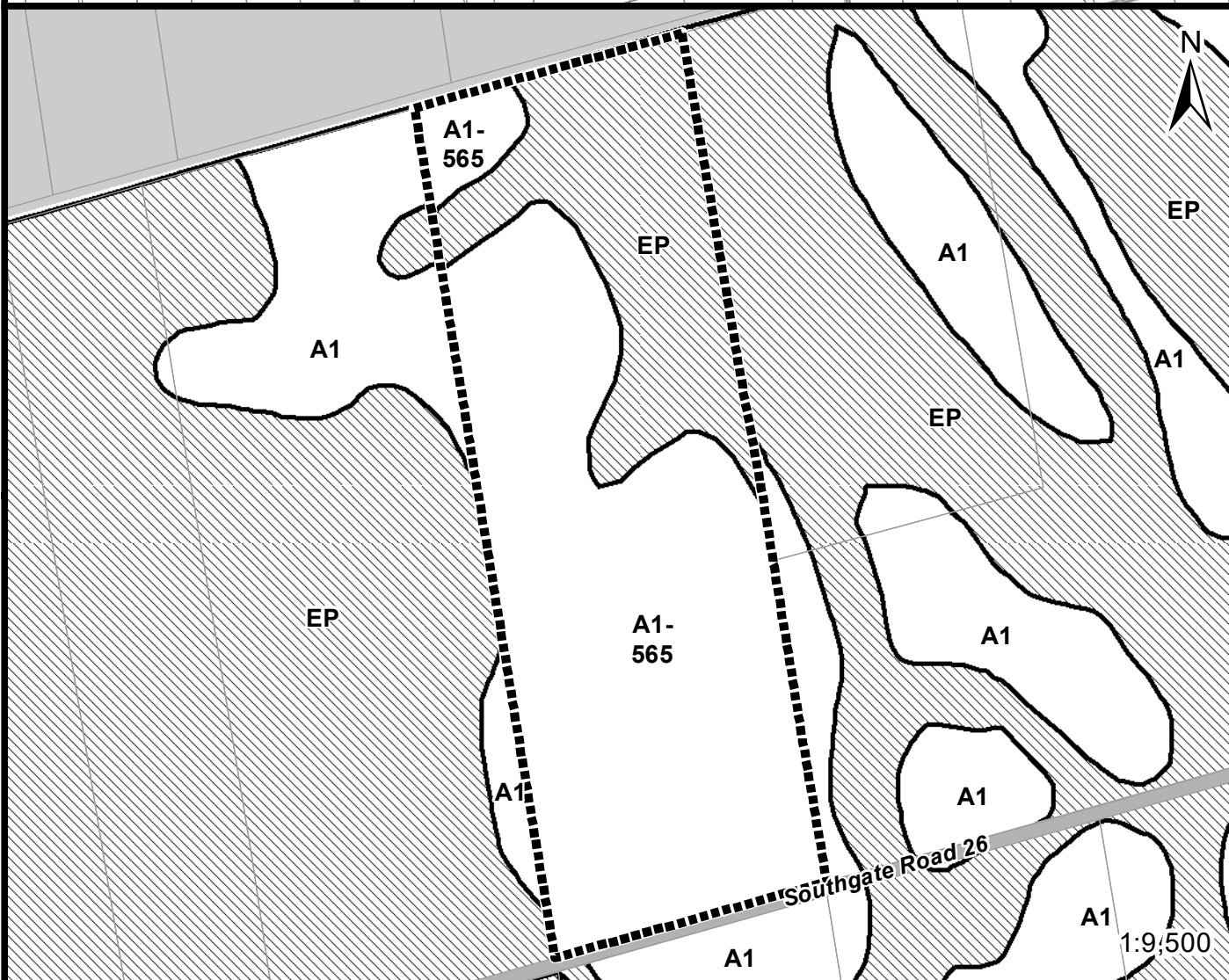
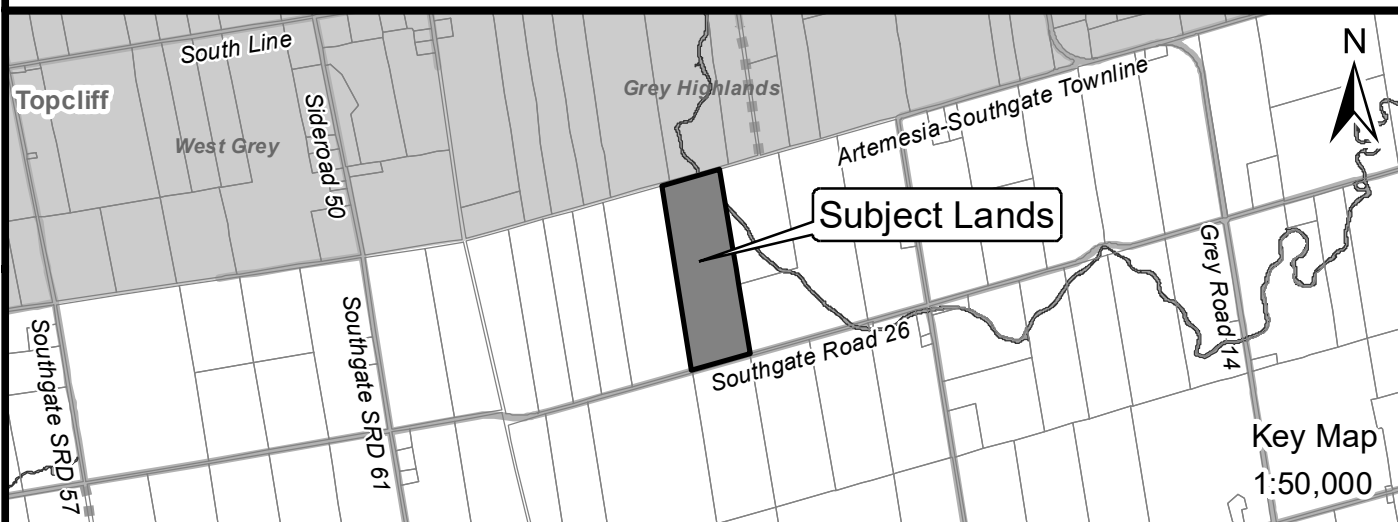
Township of Southgate

Date Passed: \_\_\_\_\_

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

Brian Milne, Mayor

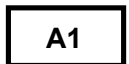
Lindsey Green, Clerk



### Legend



Subject Lands



Agricultural



Environmental Protection