

The Corporation of the Township of Southgate
By-law Number 2025-007

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. By-law No. 19-2002 is hereby amended by repealing the provisions of Section 33.307 of the Zoning By-law and replacing them with the following:

Permitted Uses in an Agricultural -1 Exception 5 (A1-307) Zone:

- (a) An On Farm Diversified Use (OFDU) being a Workshop 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 By-law.
- (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 33.307 (a):

- (a) Shall be the Regulations set out in Section 6.2 of the Zoning By-law except for the following:
 - i. Maximum Zoned Area for On Farm Diversified Use:
3,640 square meters
 - ii. Minimum Setback of Zoned Area from Front Lot Line:
233.88 metres
 - iii. Minimum Setback of Zoned Area from Interior Lot Line: 148.56 metres
 - iv. Maximum Floor Area Shop: 750 square meters
 - v. Maximum Outside Storage associated with On Farm Diversified Use:
500 square metres
 - vi. The On Farm Diversified use and associated outdoor storage shall be screened from view from abutting residences and the public street by fencing or landscaped buffer minimum 2.0 meters in height.

Regulations for uses permitted in Section 33.307 (b):

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

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 5th day of February 2025.

Brian Milne – Mayor

Holly Malynyk – Deputy Clerk

Explanatory Note

This by-law applies to an existing parcel containing a workshop, office, power room, and skid loader room, along with a farmhouse, bale storage, shed, and beef barn at 712665 Southgate Sideroad 71. The On Farm Diversified Use (OFDU) was approved in By-law 33-2013 with a floor area restriction of 600 square metres and maximum two non-resident employees. The rezoning would increase the maximum floor area of the OFDU to 750 square metres, permit 500 square metres of outdoor storage, and remove the restriction on non-resident employees. Certain provisions of the current Agricultural 1 Exception 307 (A1-307) Zone are re-written for clarity.

The effect of the amendment is to rewrite the A1-307 to allow a 150 square metre addition to the OFDU, 500 square metre outdoor storage area, 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. 2025-007

Amending By-Law No. 19-2002

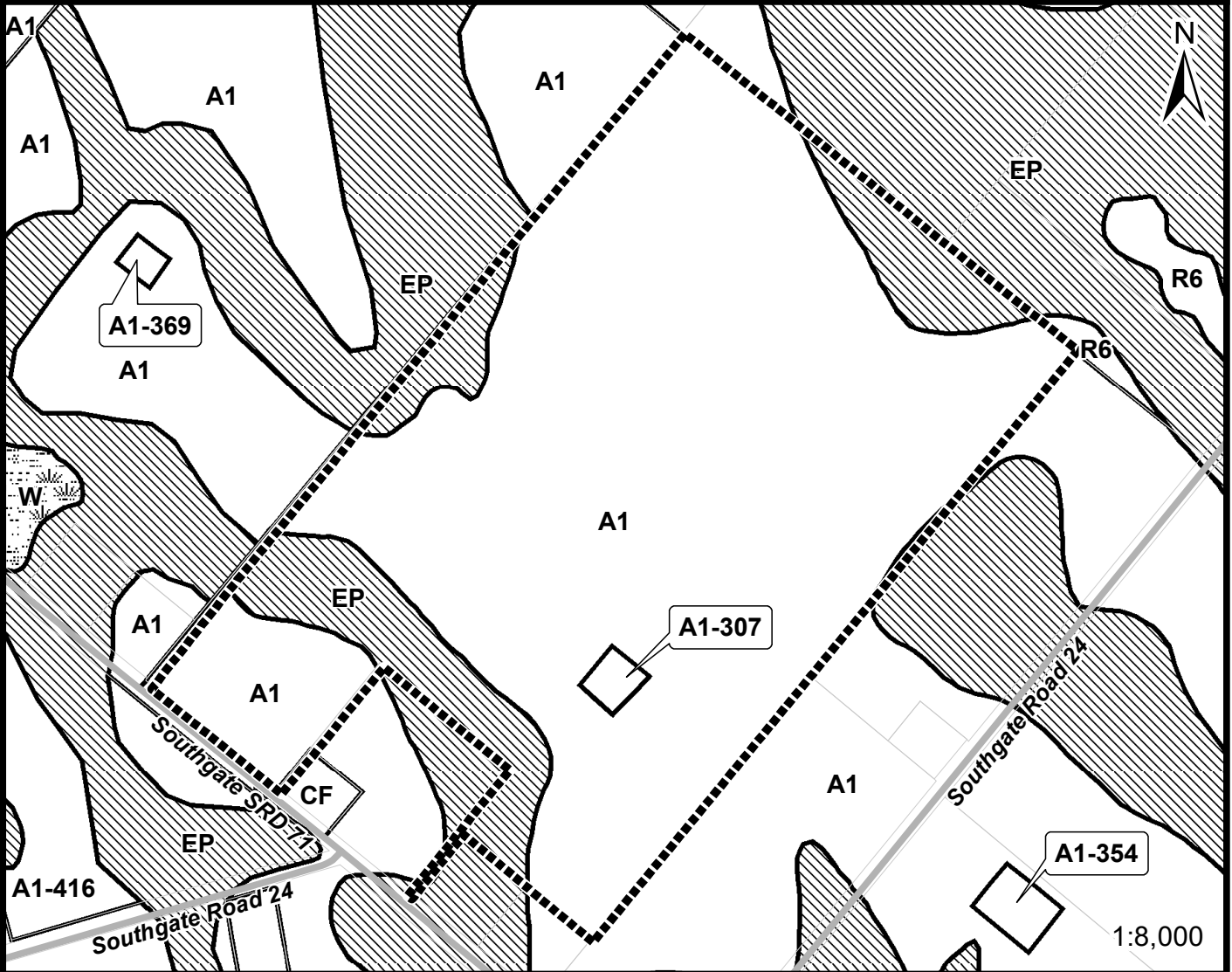
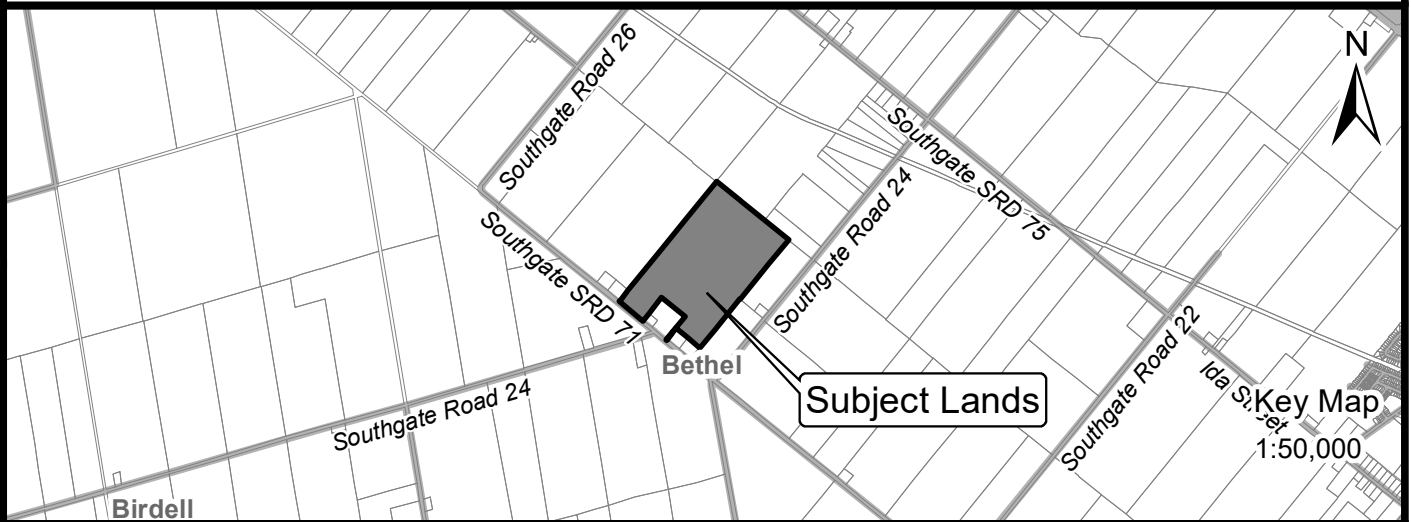
Township of Southgate

Date Passed: February 5, 2025

Signed: _____

Brian Milne, Mayor

Holly Malynyk, Deputy Clerk



Legend

Subject Lands

Agricultural

Residential Type 6

Community Facility

Environmental Protection

Wetland