

The Corporation of the Township of Southgate  
By-law Number 2024-027

**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 "47" to Zoning By-law No. 19-2002, as amended is hereby further amended by changing the zone symbol on a portion of the lands located on south of Southgate Road 8 east of Grey County Road 8, legally described as Part of Lot 38 Concession 4, geographic Township of Proton, in the Township of Southgate and shown on Schedule "A", affixed hereto, from an Agricultural (A1) Zone to an Agricultural 1 Exception 555 (A1-555) Zone (Minimum Lot Area) and from an Agricultural (A1) Zone to an Agricultural 1 Exception 556 (A1-556) Zone (OFDU);
2. That the following be added to the end of Section 33 of Zoning Bylaw 19-2002

**33.555 Permitted Uses for any lands zoned Agricultural-1 Exception 555 Zone (A1-555)** shall be the same permitted uses listed in Section 6.1 of Zoning Bylaw 19-2002 as amended for an A1 Zone.

**Regulations for Uses Permitted in an A1-555 Zone** shall be the same as those listed in Section 6.2 for such uses permitted therein except for the following:

- (a) Minimum Lot Area 18.5 hectares, which shall also be the minimum lot area for any permitted use within an Agricultural-1 Exception 528 Zone (A1-528) and an Agricultural-1 Exception 556 Zone (A1-556).

**33.556 Permitted Uses for any lands zoned Agricultural-1 Exception 556 Zone (A1-556):**

- (a) An On Farm Diversified Use (OFDU) being a Workshop, Power Room, and Office with a maximum floor area of 400 square meters and a maximum 500 square meters of outside storage as an accessory use to an Agricultural Use permitted in Section 6.1(a) of the Zoning Bylaw.
- (b) Uses permitted in an Agricultural-1 (A1) Zone listed in Section 6.1 of the Zoning Bylaw.

**Regulations for uses permitted in Section 33.556 (a) (OFDU):**

- (a) Shall be the Regulations set out in Section 6.2 of the Zoning Bylaw except for minimum lot area which shall be 18.5 hectares minimum as set out in Section 33.555 and the following:
  - i. Maximum Zoned Area for On Farm Diversified Use 2000 square meters.
  - ii. Maximum Floor Area Workshop, Power Room and associated office and lunchroom 400 square meters
  - iii. Front Building Setback 87 meters minimum
  - iv. Setback from Environmental Protection (EP) Zone Boundary 50 meters minimum
  - v. Setback from Wetland (W) Zone Boundary 125 meters minimum

**Regulations for uses permitted in Section 33.556 (b):**

- (b) Shall be the Regulations set out in Section 6.2 of the Zoning Bylaw except for minimum lot area which shall be 18.5 hectares minimum as set out in Section 33.555 (a).
- 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 20<sup>th</sup> day of March 2024.

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Brian Milne – Mayor

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Lindsey Green – Clerk

### **Explanatory Note**

This by-law applies only to those lands located along south of Southgate Road 8 east of Grey County Road 8, legally described as Part of Lot 38 Concession 4, geographic Township of Proton, in the Township of Southgate. The zoning bylaw amendment has two purposes:

1. Allows a minimum lot area of 18.5 meters minimum for all uses permitted in an A1-528, A1-555 and A1-556 zone to implement a condition of consent file B8-23.
2. Permit and On Farm Diversified Use (Workshop, Office and Power Room) accessory to an agricultural use with a maximum floor area of 400 square meters, outdoor storage associated with an OFDU of 500 square meters and site regulations providing setbacks from Environmental Protection Zones on the subject lands and from Wetland Zones on adjacent parcels.

The effect of the zoning by-law amendment is to change the zoning symbol on a portion of the property from an Agricultural (A1) Zone to an A1-555 and A1-556 zone to allow reduced lot area under file B8-23 and to permit an On Farm Diversified Use on the severed lot.

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

# Schedule "A"

By-Law No. 2024-027

Amending By-Law No. 19-2002

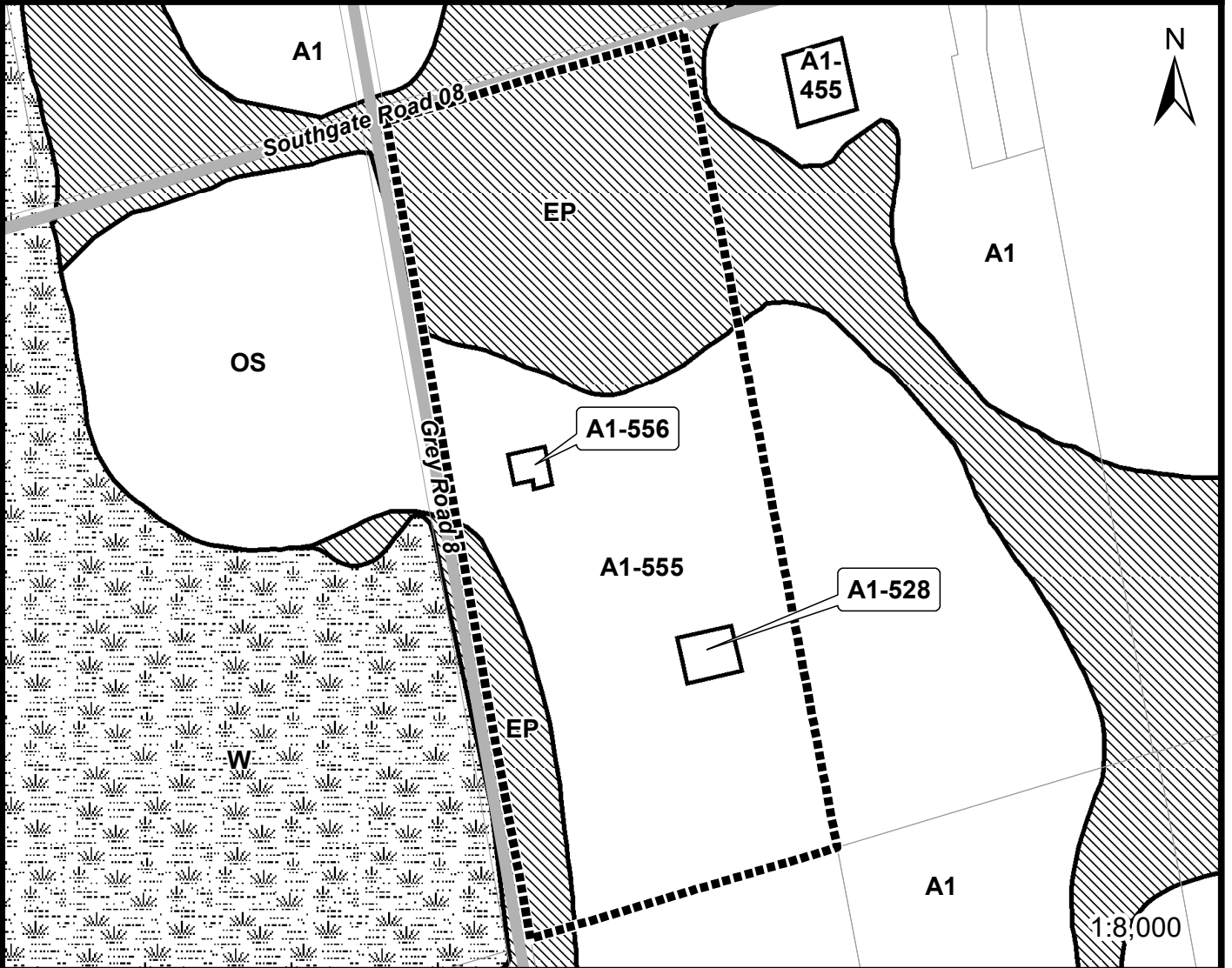
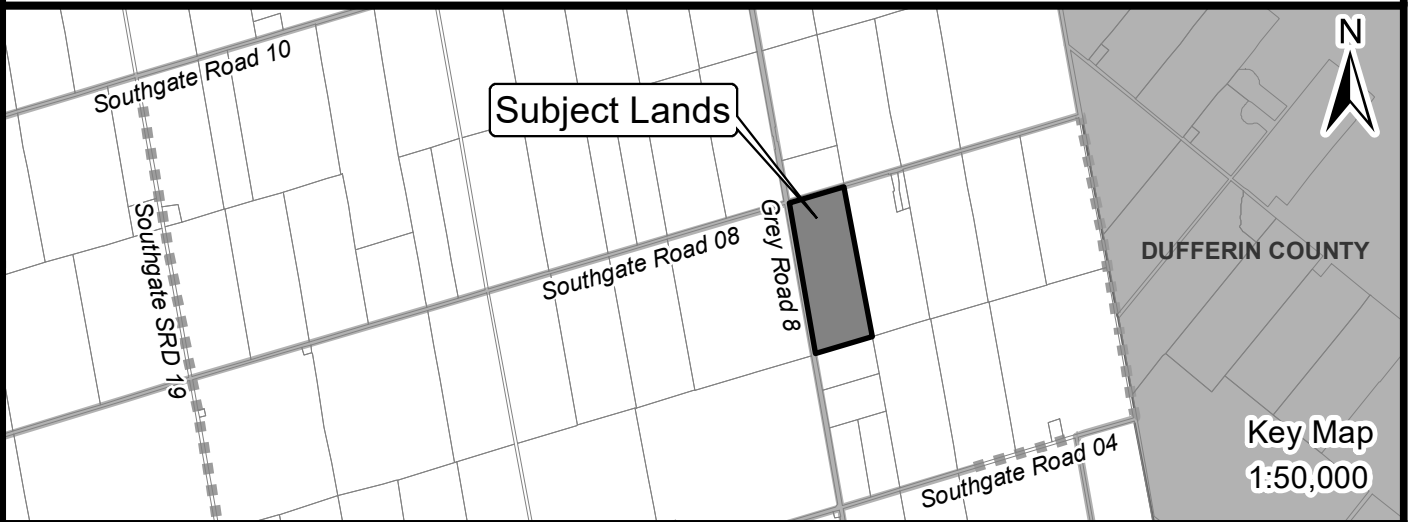
Township of Southgate

Date Passed: March 20, 2024


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

Brian Milne, Mayor

Lindsey Green, Clerk




### Legend

 Subject Lands

 Agricultural

 Open Space

 Environmental Protection

 Wetland