

The Corporation of the Township of Southgate
By-law Number 2024-127

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 adding the following provisions to the end of Section 33 of the Zoning By-law:

Permitted Uses in an Agricultural -1 Exception 577 (A1-577) 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 33.577 (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:
6,744 square meters
 - ii. Minimum Setback of Zoned Area from Front Lot Line:
140 metres
 - iii. Minimum Setback of Zoned Area from Interior Lot Line:
15 metres
 - iv. Maximum Floor Area Shop, Office and Power Room:
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 any abutting residences and the public street by way of fencing or landscaped buffer minimum 2.0 meters in height.

Regulations for uses permitted in Section 33.577 (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 6th day of November 2024.

Brian Milne – Mayor

Lindsey Green – Clerk

Explanatory Note

This by-law rezones part of the subject land to permit a proposed 675 square metres dry industrial shop and 75 square metre power room as an On Farm Diversified (OFDU) use with 500 square metres of associated outside storage. The On Farm Diversified Use at 712125 Southgate Sideroad 71 will be secondary to an existing agricultural use on-site. A new farmhouse and converting an existing barn to a beef barn is proposed outside the zoned area. Other regulations limit the size of the zoned area for the OFDU to 6,744 with a 164 metre minimum setback of the zoned area from the front lot line and a 140 metre minimum setback from the interior side lot line. A 2.0 metre minimum landscaped buffer is also required to screen the OFDU from abutting residences and the public street.

The effect of the amendment is to change the zoning symbol on a portion of the property from Agricultural 1 (A1) to an Agricultural 1 Exception 577 (A1-577) Zone to allow an OFDU on the property

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

Schedule "A"

By-Law No. _____

Amending By-Law No. 19-2002

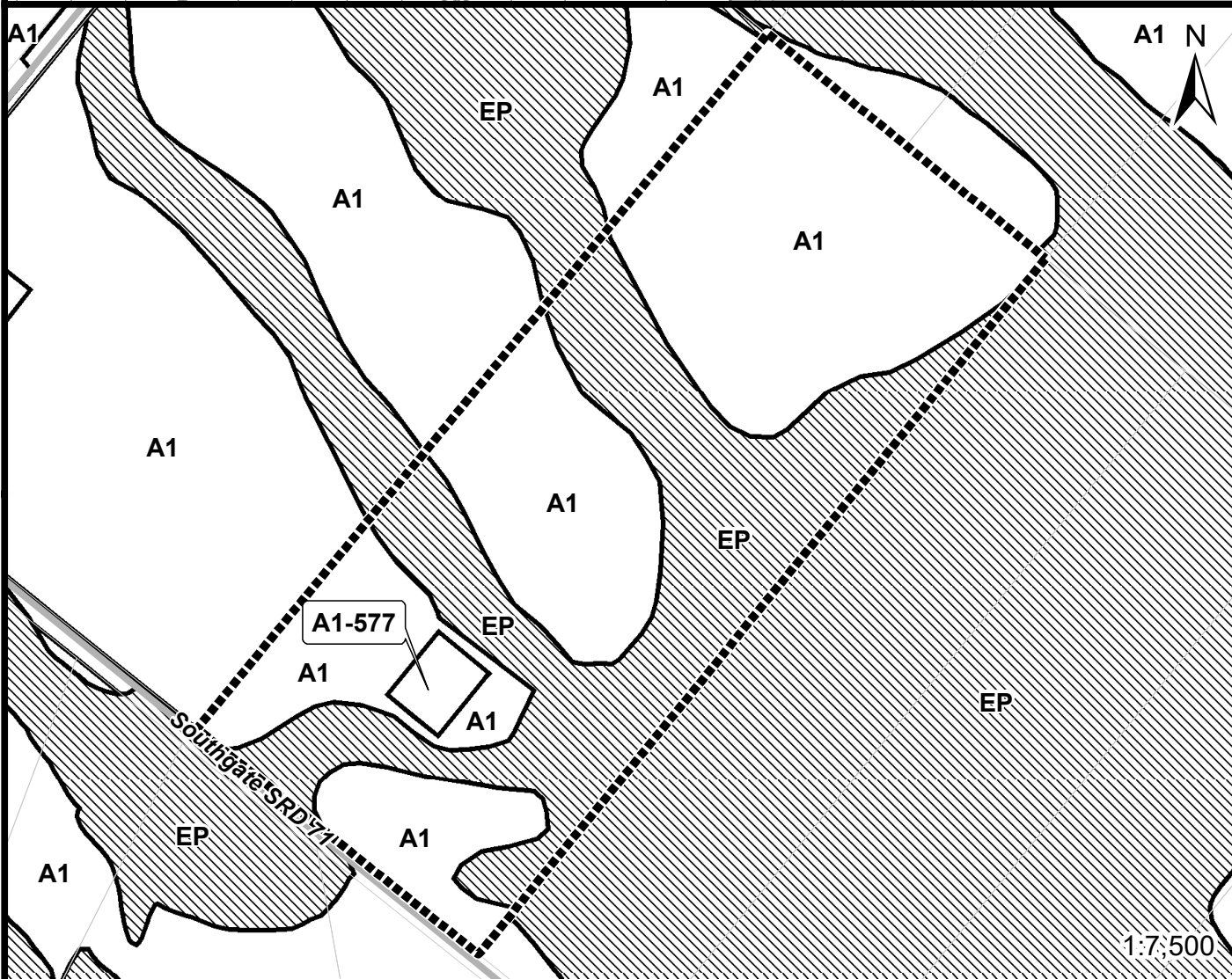
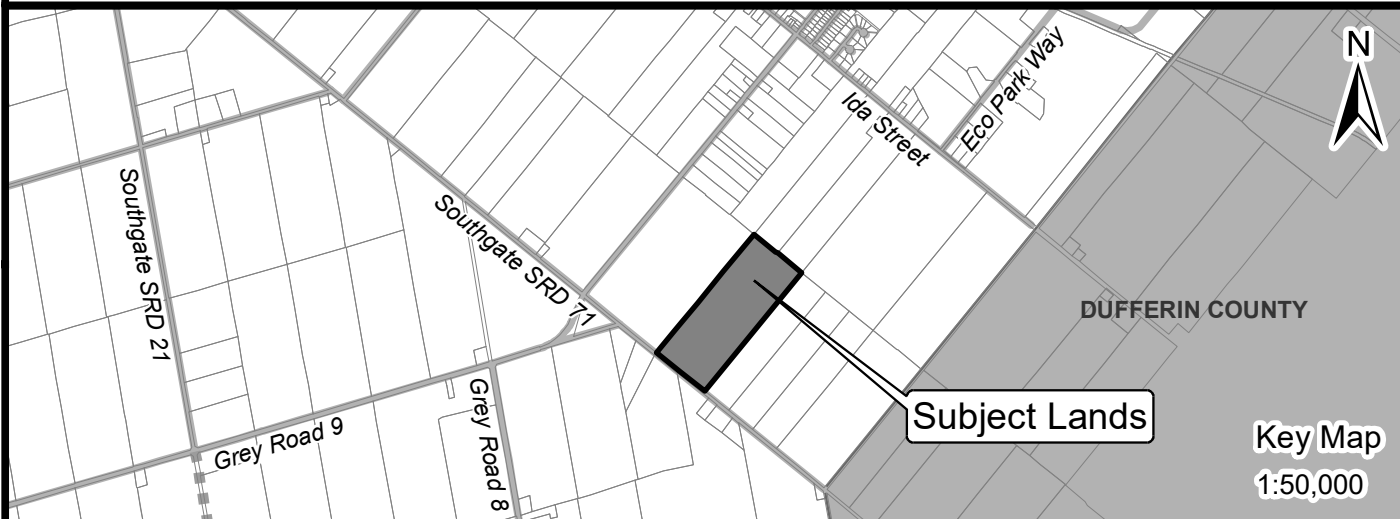
Township of Southgate

Date Passed: _____

Signed: _____

Brian Milne, Mayor

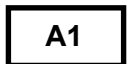
Lindsey Green, Clerk



Legend



Subject Lands



Agricultural



Environmental Protection