

The Corporation of the Township of Southgate
By-law Number 2024-071

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 "14" to Zoning By-law No. 19-2002 is hereby amended by changing the zone symbol on a portion of the lands described as Concession 3 SWTSR part Lots 218, 219, and 220 RP 16R7303 PT2, geographic Township of Proton, in the Township of Southgate and shown on Schedule "A", affixed hereto, from Agricultural (A1) to Agricultural Exception (A1-563)
2. That By-law No. 19-2002 is hereby amended by adding the following to the end of Section 33:

33.563 Permitted Uses for any lands zoned Agricultural -1 Exception 563 (A1-563):

- (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 750 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 (A-1) Zone listed in Section 6.1 of the Zoning Bylaw.

Regulations for uses permitted in Section 33.563 (a) (OFDU):

- (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
5,980 square meters.
 - ii. Maximum Outdoor Storage Space 750 square meters
 - iii. 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 33.563 (b):

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

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 19th day of June 2024.

Brian Milne – Mayor

Lindsey Green – Clerk

Explanatory Note

This by-law applies vacant lands on Southgate Road 22 legally described as Concession 3 SWTSR Lots 218, 219 and 220 RP 16R7303 Part 2 former Proton Twp. The amendment allows adds to the list of permitted uses an on farm diversified use being including a workshop and power room (small-scale metal works). Site and building regulations for the on farm diversified use limit floor area to 750m², outside storage to be 750m² and requires a minimum fencing or landscaped buffer minimum 2.0 meters in height. The maximum zoned area is 5,980 square meters. All other Agricultural-1 Zone permitted uses and building requirements continue to apply.

The effect of the amendment is to change the zoning symbol on a portion of the property from Agricultural (A1) to Agricultural Exception (A1-563) to allow an on farm diversified use on the property. Underlying A-1 zone provisions continue to apply to the rest of the property.

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

Schedule "A"

By-Law No. 2024-071

Amending By-Law No. 19-2002

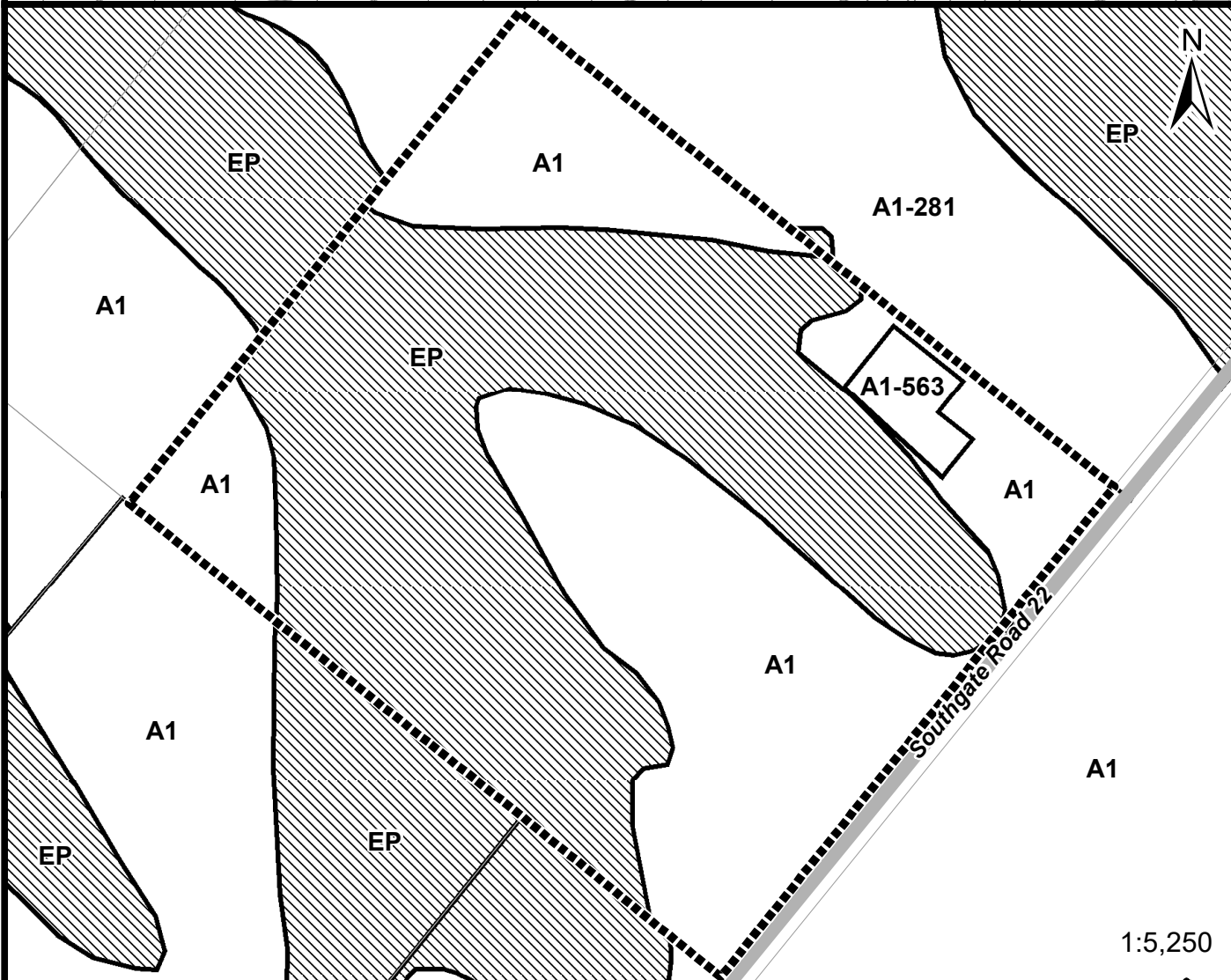
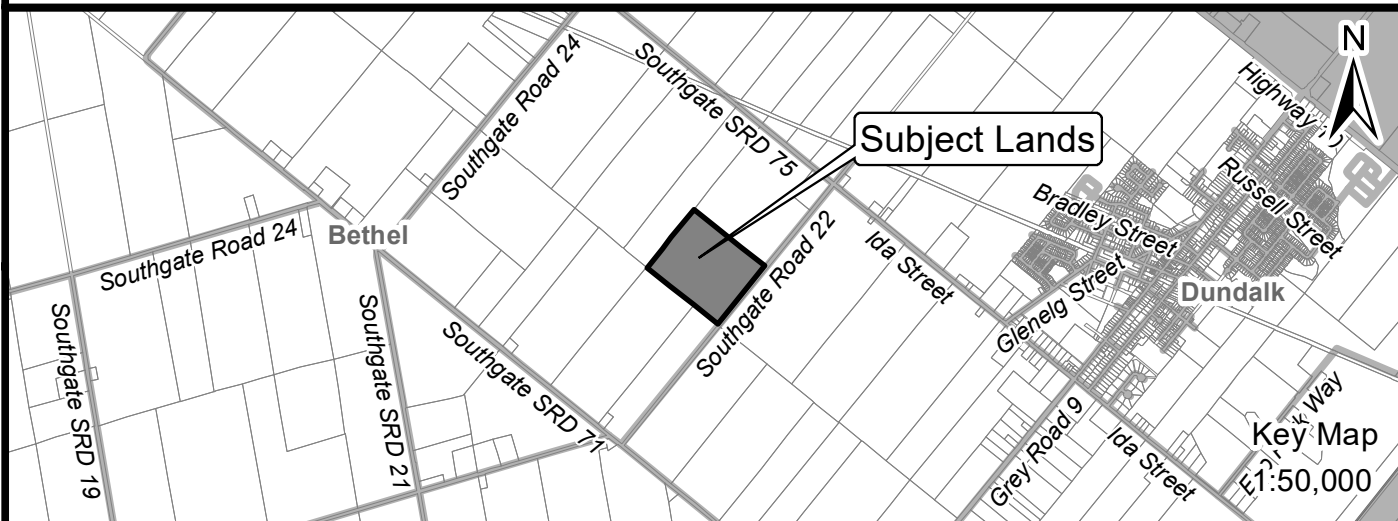
Township of Southgate

Date Passed: June 19, 2024

Signed: _____

Brian Milne, Mayor

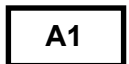
Lindsey Green, Clerk



Legend



Subject Lands



A1

Agricultural



EP

Environmental Protection