

The Corporation of the Township of Southgate  
By-law Number 2024-081

**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 Concession 18, Part Lot 7, geographic Township of Proton, in the Township of Southgate and shown on Schedule "A", affixed hereto, from Agricultural (A1) to Agricultural Exception (A1-567)
2. That By-law No. 19-2002 is hereby amended by adding the following to the end of Section 33:

**33.567 Permitted Uses for any lands zoned Agricultural -1 Exception 567 (A1-567):**

- (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 accessory to the main 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. 567 (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  
6,447.3 square meters.
  - ii. Minimum distance between east line of Zoned Area and Front Lot Line  
42.0 meters
  - iii. Minimum distance between north line of Zoned Area and Side Lot Line  
172.0 meters
  - iv. Maximum Width of Zoned Area: 87.2 meters
  - v. Maximum Depth of Zoned Area: 74.0 meters
  - vi. Maximum Outdoor Storage Space 500 square meters
  - vii. 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. 567 (b):**

- (b) Shall be the Regulations set out in Section 6.2 through 6.12 of the Zoning Bylaw.

**The following special provisions apply to the existing single detached dwelling to be kept as a secondary rental unit on the remainder of the subject lot Concession 18, Part Lot 7 zoned Agricultural-1 (A-1)**

- (a) Notwithstanding the provisions of Section 6.2 of the zoning bylaw as amended the front yard, side yards, rear yard, floor area, number of stories and building height of the existing detached dwelling shall be as they existed on the date of passage of By-law 2024-081.
- (b) The provisions of Section 6.13 shall also apply to the existing detached dwelling.

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 3<sup>rd</sup> day of July 2024.

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Brian Milne – Mayor

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Lindsey Green – Clerk

### **Explanatory Note**

This by-law applies to lands municipally located as 072968 Southgate Sideroad 7 legally described as Concession 18, Part Lots 7 in the former Proton Township. The amendment permits an on farm diversified use up to 750m<sup>2</sup> and outside storage to be 500m<sup>2</sup> within a zoned area of 6447.3 m<sup>2</sup>. A fenced or landscaped buffer minimum 2.0 meters in height is required. Specific setbacks for the zoned area ensure it is outside the hazard boundary outlined by the Saugeen Valley Conservation Authority. All other Agricultural-1 Zone permitted uses and building requirements continue to apply, except in the case of the detached dwelling on the subject lands whereby Section 6.13 is amended to ensure the existing detached dwelling on-site is not enlarged and remains secondary to the proposed new detached dwelling in the farm cluster. The applicant provided MDS calculations to provide separate from the existing detached dwelling and the new barn proposed in the farm cluster.

The effect of the amendment is to change the zoning symbol on a portion of the lands from Agricultural (A1) to Agricultural Exception (A1-567) to allow an on farm diversified use on the property. Underlying A-1 zone provisions continue to apply to the property, including within the maximum zoned area, except the existing detached dwelling will be restricted to its current floor area, height and setbacks.

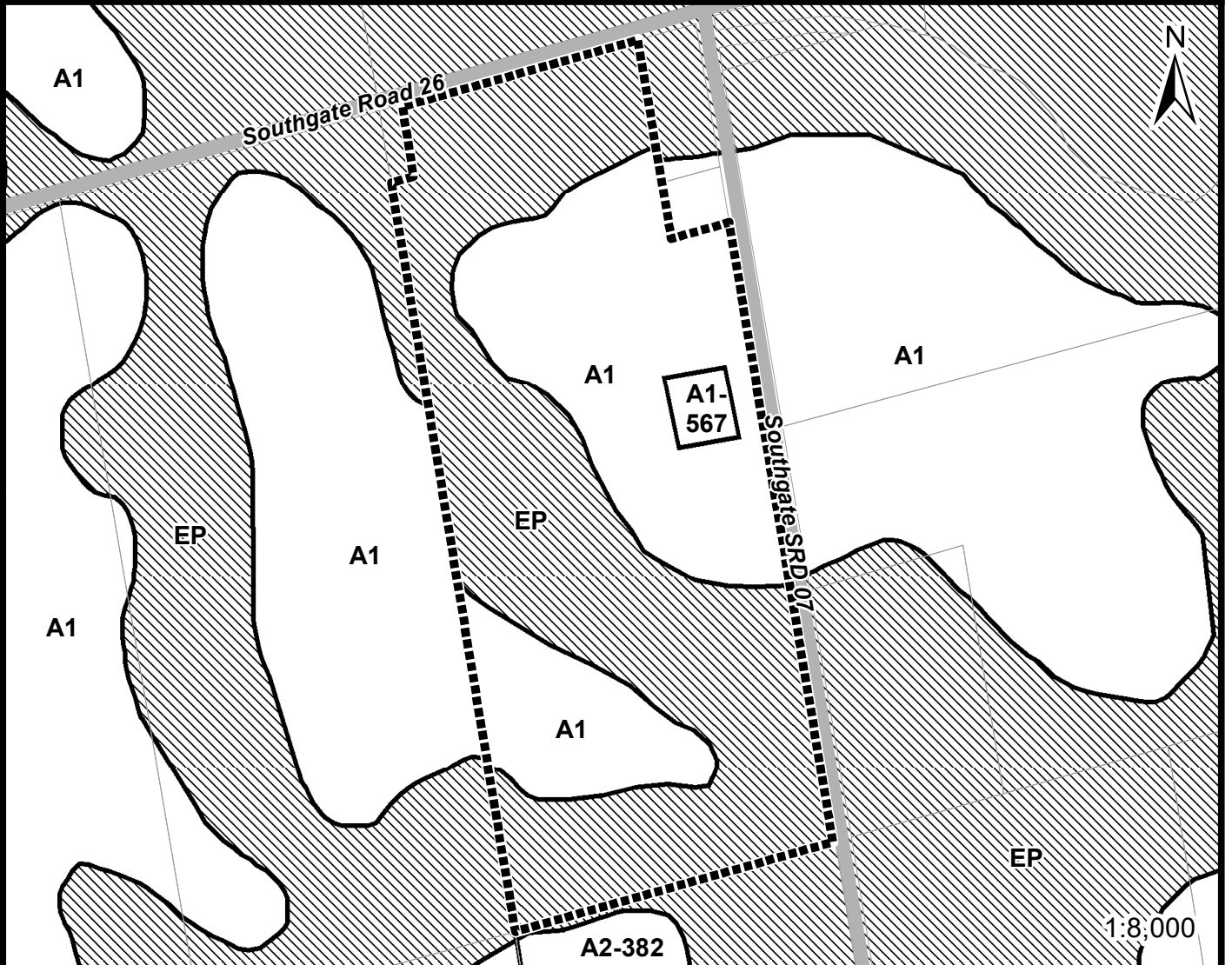
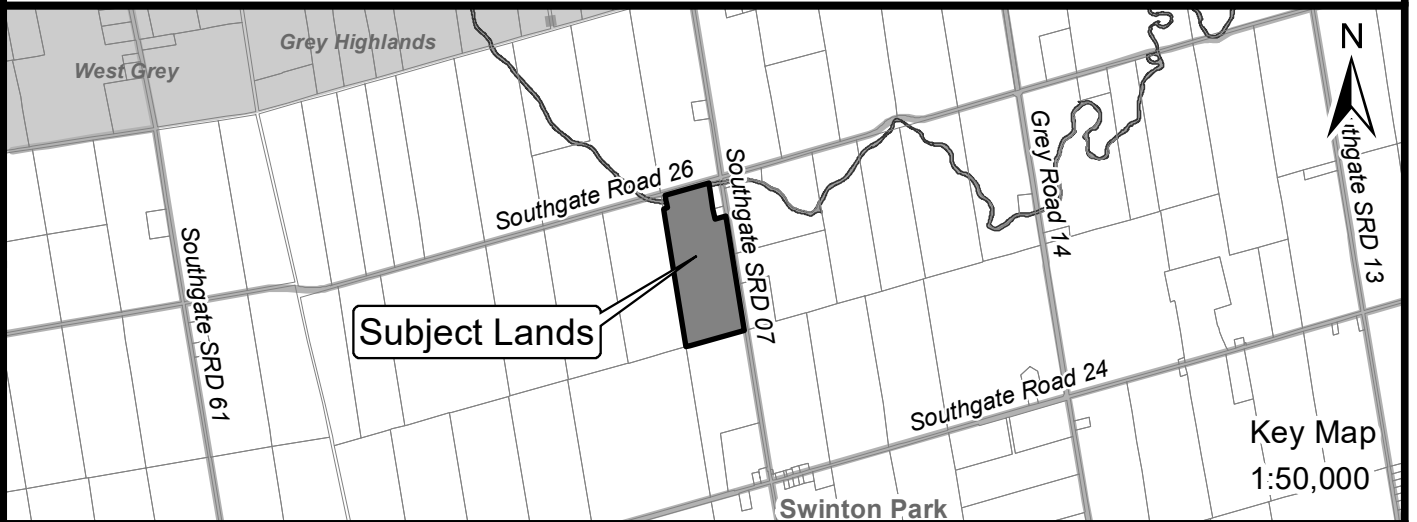
The Township Official Plan designates the subject lands Agricultural and Hazard lands.

Schedule "A"  
By-Law No. 2024-081  
Amending By-Law No. 19-2002  
Township of Southgate


Date Passed: July 3, 2024

Signed: \_\_\_\_\_  
Brian Milne, Mayor

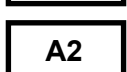
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Lindsey Green, Clerk




Legend

 Subject Lands

 Agricultural

 Restricted Agricultural

 Environmental Protection