

The Corporation of the Township of Southgate
By-law Number 2025-008

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 Schedule "17" to Zoning By-law No. 19-2002 is hereby amended by changing the zone symbol on a portion of the lands described as Concession 4 SWTSR Part Lots 232 and 233, geographic Township of Proton, in the Township of Southgate and shown on Schedule "A", affixed hereto, as follows:
 - a. from Agricultural (A1) to Agricultural-1 Exception (A1-580)
 - b. from Agricultural (A1) to a Holding Agricultural-1 Exception (A1-581 - h)
2. By-law No. 19-2002 is hereby amended by adding the following provisions to the end of Section 33 of the Zoning By-law:

33.580 Permitted Uses for any land zoned Agricultural-1 Exception 580 (A1-580)

- (a) 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. 580 (a):

- (a) Shall be the Regulations set out in Section 6.2 through 6.13 of the Zoning Bylaw except for the following which shall replace 6.2 (a) and (b) to apply to agricultural uses and associated single detached dwelling as follows:
 - i. Minimum Lot Area 20 hectares

33.581 Permitted Uses in an Holding Agricultural -1 Exception 581 (A1-581 - h) Zone:

- (a) An On Farm Diversified Use (OFDU) being a Workshop with a maximum floor area of 750 square meters and a maximum 300 square meters of outside storage secondary to an Agricultural Use permitted in Section 33.580 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 33.581 (a) (OFDU):

- (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: 3,995 square meters
 - ii. Minimum Setback of Zoned Area from Front Lot Line: 27.28 metres
 - iii. Minimum Setback of Zoned Area from Interior Lot Line: 85.77 metres
 - iv. Maximum Floor Area Shop: 750 square meters
 - v. Maximum Outside Storage associated with On Farm Diversified Use: 300 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 33.580 (b):

- (b) Shall be the Regulations set out in Section 6.2 of the Zoning By-law.
 - (c) The Holding provisions that apply to the Holding Agricultural -1 Exception 581 (A1-581 - h) Zone shall be removed and the provisions of the A1-581 zone in effect when the following conditions are met:
 - i. The lot zoned Agricultural-1 Exception 580 (A1-580) is legally separate, and all conditions are met under file B2-24.
 - ii. A building permit has been issued for the proposed agricultural use (farmhouse, shed and barn) on the lands zoned A1-580; and
 - iii. Site plan approval has been issued and an agreement signed for the proposed OFDU on the lands zoned Agricultural-1 Exception 581 (A1-581)
3. That 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 5th day of February 2025.

Brian Milne – Mayor

Holly Malynyk – Deputy Clerk

Explanatory Note

This by-law applies to property known as 180032 Grey Road 9, legally described as Concession 4 SWTSR Lot 231 to 233 in the former Proton Township. The lands were subject to provisional consent approved file B2-24. The zoning amendment permits the following:

- Minimum lot area of 20 hectares for any agricultural use for the lands.
- A holding zoned that allows On-Farm Diversified Use on a rezoned area of 3,995.0 m² (severed lot under File B2-24), up to 750m² floor area, and outside storage to be 300m² within.

The holding provision will be removed when a building permit has been issued for the proposed agricultural use (farmhouse, shed and barn) has been issued on the legally separate lot under File B2-24. A final condition requires site plan approval and execution of an agreement for the proposed OFDU. The site plan agreement will require landscaped buffer minimum 2.0 meters in height

The effect of the amendment is to change the zoning symbol on a portion of the lands from Agricultural (A1) to the following:

1. Agricultural-1 Exception 580 (A1-580) Zone to allow and agricultural use and associated farmhouse on a lot compliance with provisions in the A-1 zone except that a minimum lot area of 20 hectares shall apply.
2. Holding Agricultural-1 Exception 581 (A1-581-h) Zone to allow an OFDU on the property when a building permit is issued for the agricultural use on a legally separate lot (File B2) and a site plan agreement is executed.

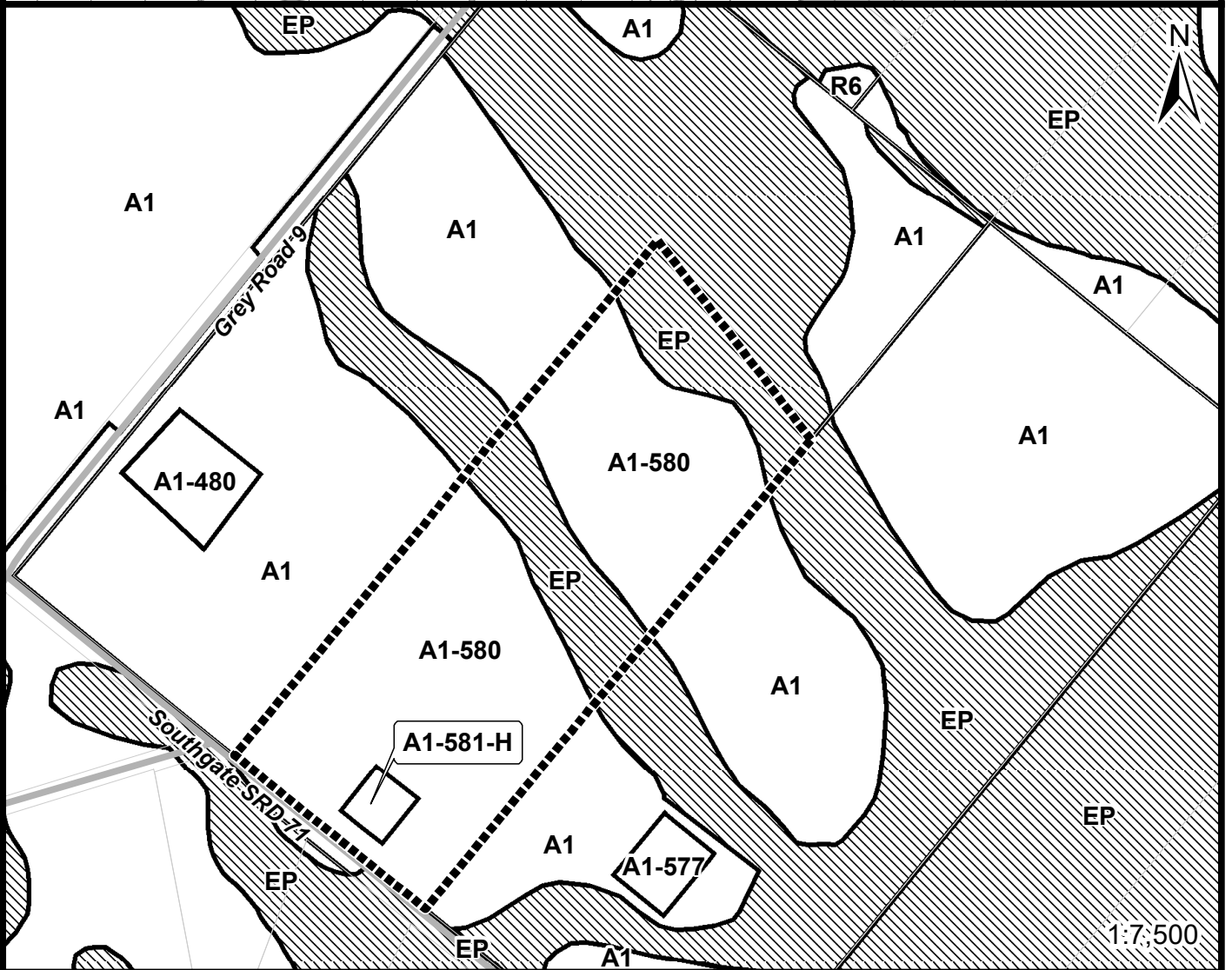
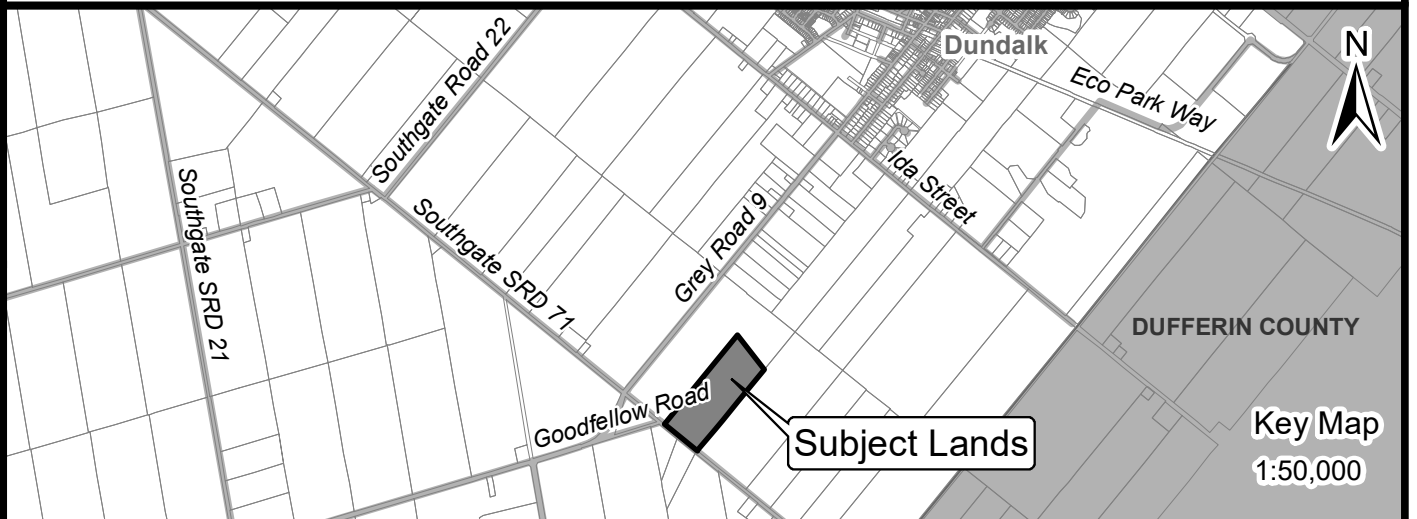
The Township Official Plan designates the subject lands Rural and Hazard lands.

Schedule "A"
 By-Law No. 2025-008
 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