

The Corporation of the Township of Southgate
By-law Number 2025-002

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 "33" 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 Lots 224 and 225, 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 579 Zone (A1-579).

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:

33.579 (a) The uses permitted in the Section 6.1 of the Zoning By-law 19-2002 as amended shall be the permitted uses in the Agricultural 1 Exception 579 (A1-579) Zone.

(b) Regulations for permitted uses in Section 33.579 (a) for the A1-579 Zone shall be same regulations for the respective uses in Section 6.2 of Zoning By-law 19-2002 as amended except that the Minimum Rear Yard in Section 6.2(f) for agricultural uses shall be replaced with the following:

- (i) 4.6 metres to permit covering and associated structure over an existing concrete pad immediately north of the existing barn
- (ii) 6.0 metres to permit a pit silo with cover and associated structure provided the minimum west side yard complies with Section 6.2(e) and the south boundary of the pit silo is no closer to the front lot line than the existing barn
- (iii) An exemption to the Provincial Minimum Distance Separation Calculation (MDS II) of 6 metres to the nearest side or rear lot line is granted for the existing concrete pad with a 4.6 metre setback from the north lot line used for manure storage with associated structure and cover.
- (iv) All other agricultural buildings and structures shall require a minimum rear yard setback of 15 metres.

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 15th day of January 2025.

Brian Milne – Mayor

Holly Malynyk – Deputy Clerk

Explanatory Note

This by-law rezones the subject lands at 192258 Southgate Sideroad 19 to permit a proposed 241 square metre concrete pad used for manure storage to be covered with associated structure with a 4.6 metre north side yard setback. A north side yard setback of 6 metres minimum is permitted for a future pit silo with possible cover west of the existing barn provided the west side yard setback is maintained and the pit silo is no closer to the front lot line than the existing barn. The proposed are considered agricultural uses. The required rear yard setback for the proposed covered concrete pad and future pit silo is 15 metres. An exemption is included in the rezoning by-law to the required Minimum Distance Separation (MDS II) setback to the nearest side or rear lot line of 6 metres for the existing 4.6 metre north rear yard setback to the existing concrete pad and future cover used as manure storage.

The effect of the amendment is to change the zoning symbol on the property from Agricultural 1 (A1) to an Agricultural-1 Exception 579 (A1-579) Zone to allow the proposed agricultural uses with reduced setbacks for the manure storage and pit silo only. The Township of Southgate Official Plan designates the subject lands Agriculture.

Schedule "A"

By-Law No. 2025-002

Amending By-Law No. 19-2002

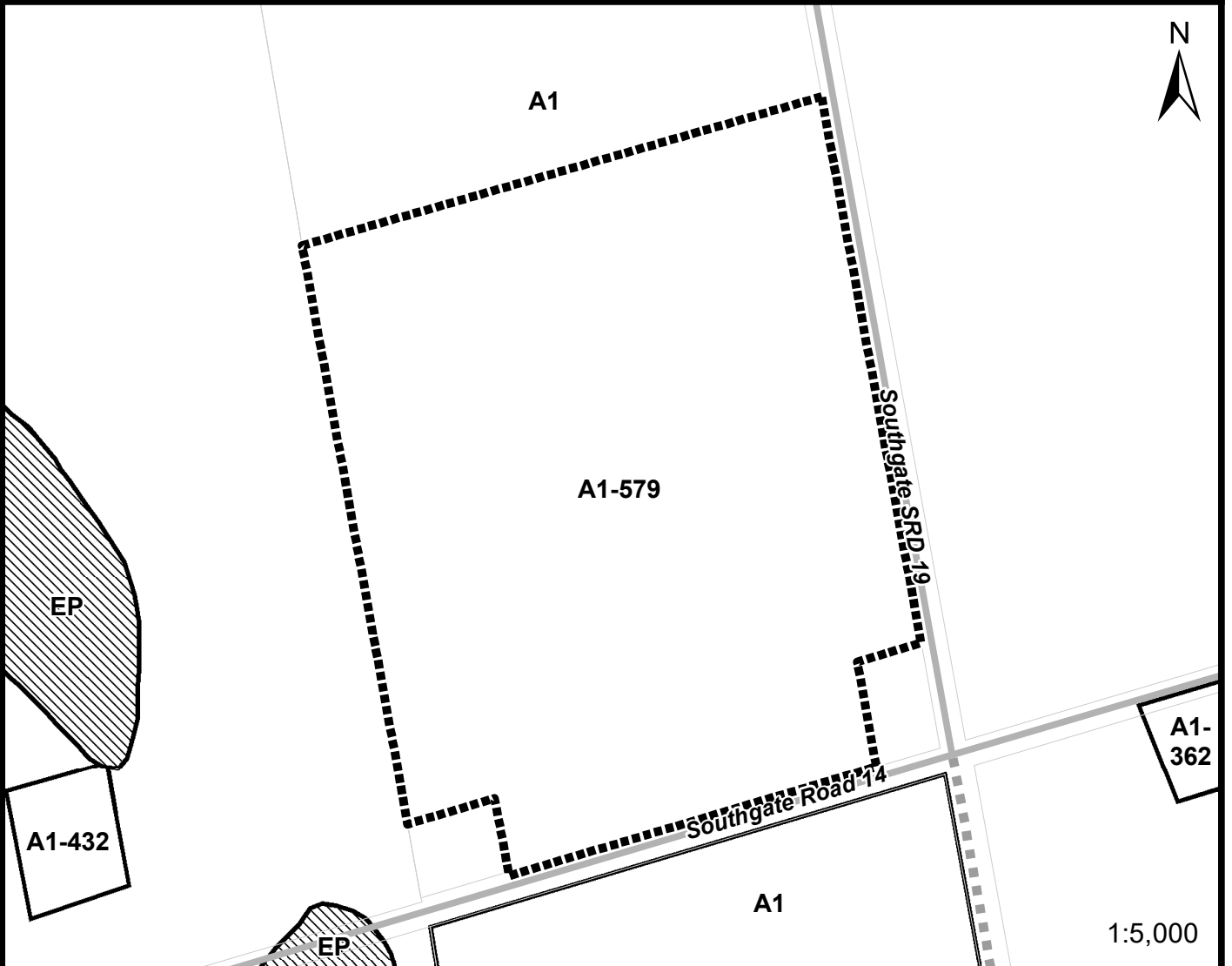
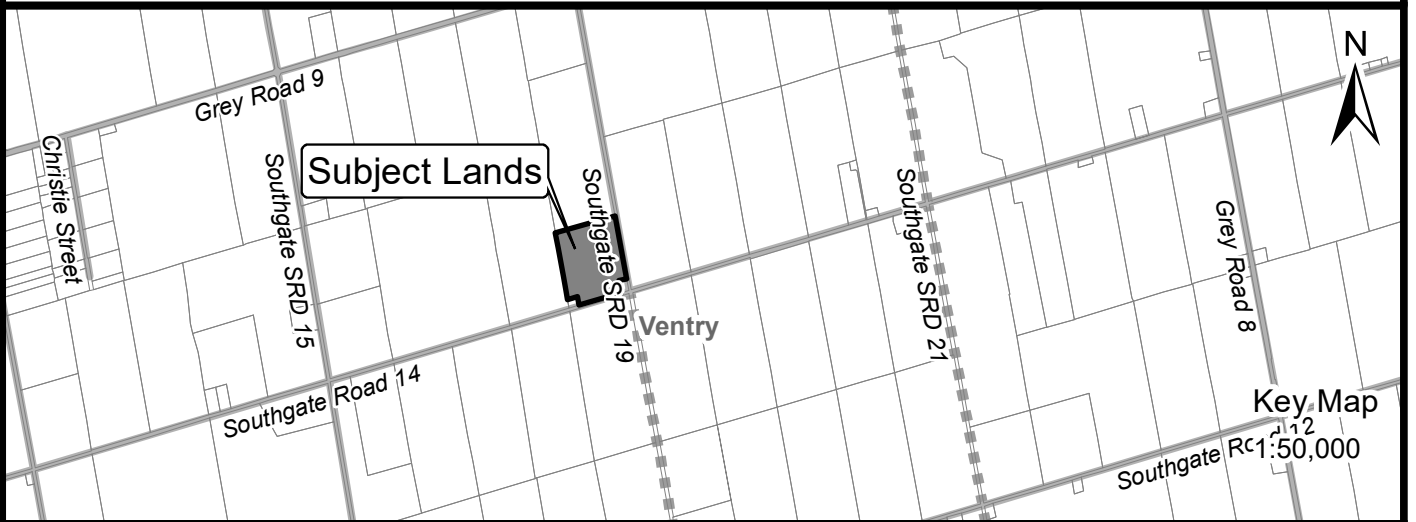
Township of Southgate

Date Passed: January 15, 2025

Signed: _____

Brian Milne, Mayor

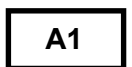
Holly Malynyk, Deputy Clerk



Legend



Subject Lands



Agricultural



Environmental Protection