

The Corporation of the Township of Southgate  
By-law Number 2024-076

**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 "40" to Zoning By-law No. 19-2002 is hereby amended by changing the zone symbol on a portion of the lands described as Concession 8, Lot 28, geographic Township of Proton, in the Township of Southgate and shown on Schedule "A", affixed hereto, from Agricultural (A1) to Agricultural Exception (A1-566)
2. That By-law No. 19-2002 is hereby amended by adding the following to the end of Section 33:

**33.566 Permitted Uses for any lands zoned Agricultural -1 Exception 566 (A1-566):**

- (a) An On Farm Diversified Use (OFDU) being a Workshop, Combined Office and Detached 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 33.566 (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  
8000 square meters.
  - ii. Minimum distance between northernmost line of Zoned Area and Front Lot Line  
15.0 meters
  - iii. Maximum distance between southernmost line of Zoned Area and Front Lot Line  
124 meters
  - iv. Minimum distance between original Township of Proton lot line (future lot line under File B6-24) and east line of Zoned Area  
6.0 meters
  - v. Maximum Width of Zoned Area: 80.0 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.
  - viii. Minimum Building Side Yard from original Township of Proton lot line (future lot line under File B6-24): 15 meters

**Regulations for uses permitted in Section 33.566 (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 19<sup>th</sup> day of June 2024.

---

Brian Milne – Mayor

---

Lindsey Green – Clerk

### **Explanatory Note**

This by-law applies to the western severed lot under File B6-24 for an original property municipally located as 126282 Southgate Road 12 legally described as Concession 8, Lots 28, 29 in the former Proton Township. The amendment adds to the list of permitted uses for Lot 28 only an on farm diversified use being including a workshop and power room. Site and building regulations for the on farm diversified use limit floor area to 750m<sup>2</sup>, outside storage to be 500m<sup>2</sup> and requires a minimum fencing or landscaped buffer minimum 2.0 meters in height. The maximum zoned area is 8000 square meters, and specific setbacks the limits of the zoned area are established to confine the OFDU to Lot 28 and ensure the entire zoned area is closer to the front of the lot to stay out of the hazard boundary agreed upon by the Saugeen Valley Conservation Authority and applicant. 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 (A1-566) 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. This will ensure minimum front yard and any other relevant requirements in the zoning bylaw are met.

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

# Schedule "A"

By-Law No. 2024-076

Amending By-Law No. 19-2002

Township of Southgate

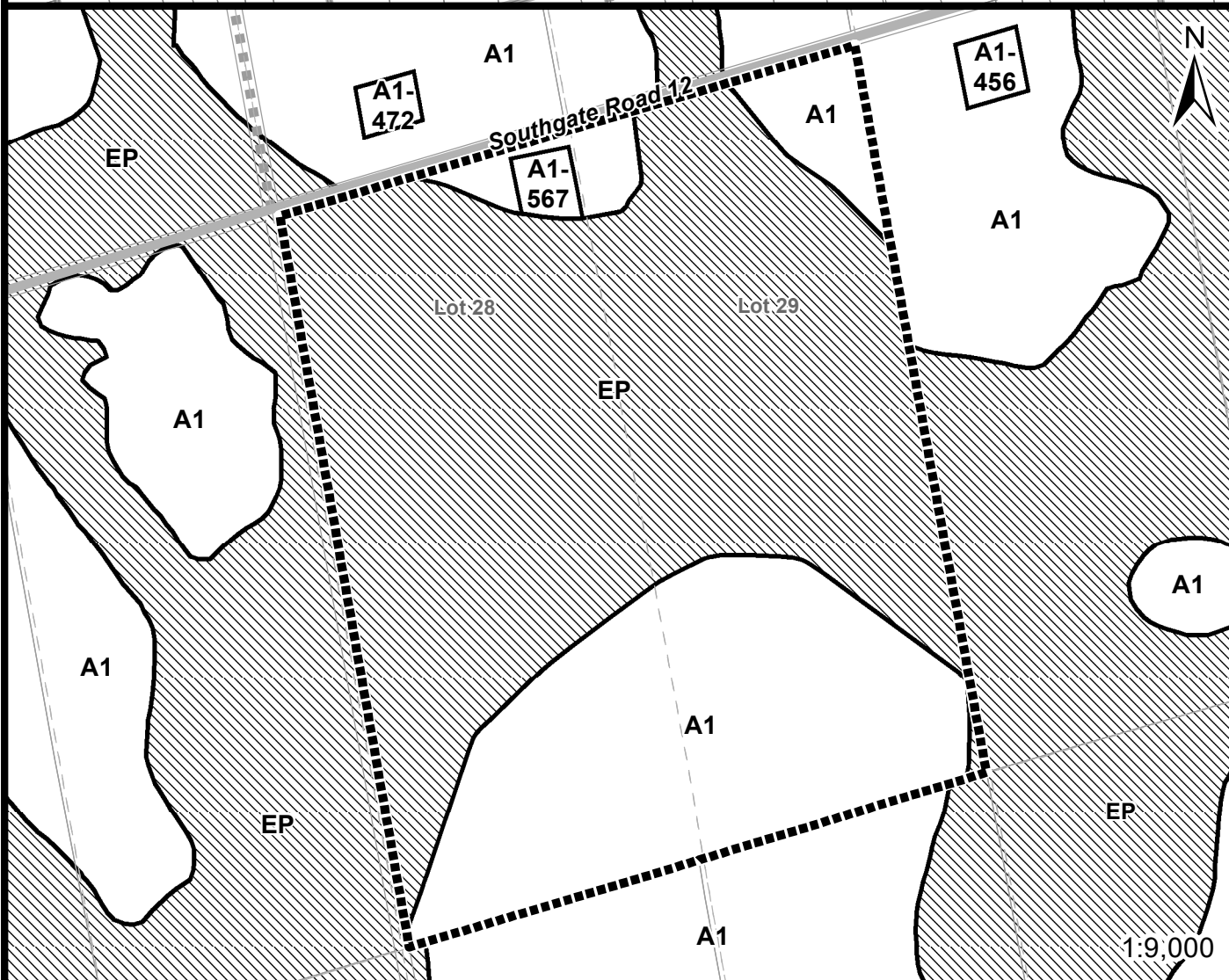
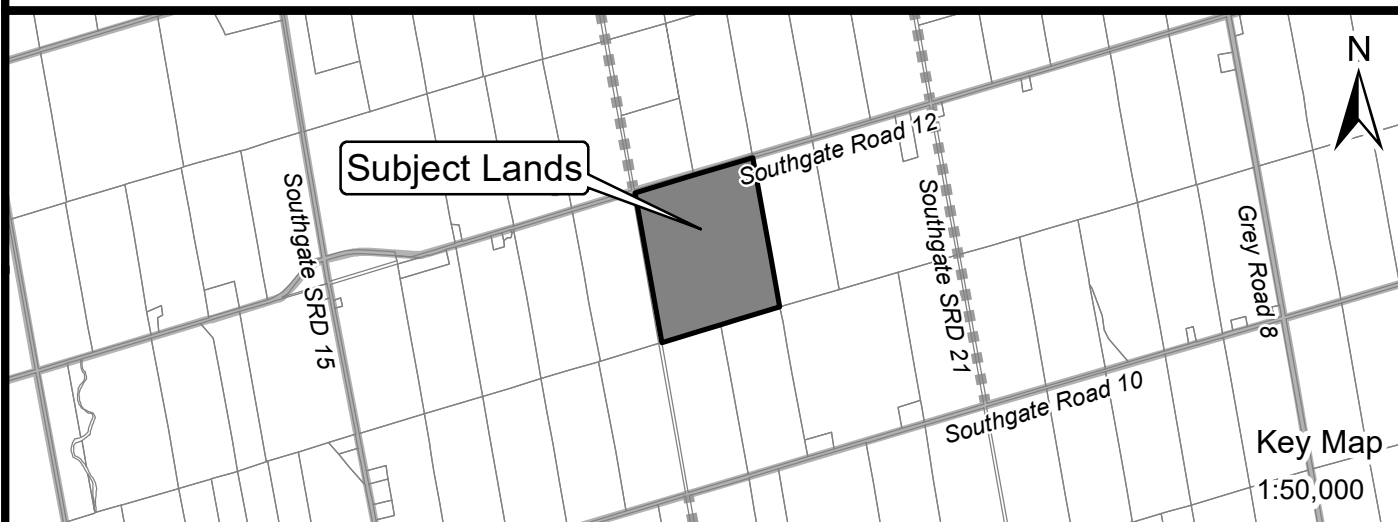
Geographic Township of Proton

Date Passed: June 19, 2024

Signed: \_\_\_\_\_

Brian Milne, Mayor

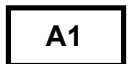
Lindsey Green, Clerk



### Legend



Subject Lands



Agricultural



Environmental Protection