

The Corporation of the Township of Southgate
By-law Number 2024-142

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 3 SWTSR Lots 224 and 225, geographic Township of Proton, in the Township of Southgate and shown on Schedule "A", affixed hereto, from Agricultural (A1) to Agricultural Exception (A1-578)
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:

Permitted Uses in an Agricultural -1 Exception 578 (A1-578) Zone:

- (a) An On Farm Diversified Use (OFDU) being a Workshop with a maximum floor area of 750 square meters and a maximum 500 square meters of outside storage secondary to an Agricultural Use permitted in Section 6.1(a) 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 33.578 (a):

- (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:
7,918 square meters
 - ii. Minimum Setback of Zoned Area from Front Lot Line:
96 metres
 - iii. Minimum Setback of Zoned Area from Interior Lot Line: 132 metres
 - iv. Maximum Floor Area Shop: 750 square meters
 - v. Maximum Outside Storage associated with On Farm Diversified Use:
500 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 33.578 (b):

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

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 18th day of December 2024.

Brian Milne – Mayor

Lindsey Green – Clerk

Explanatory Note

This by-law rezones part of the subject land to permit a proposed 750 square metres dry industrial shop as an On Farm Diversified (OFDU) use with 500 square metres of associated outside storage. The On Farm Diversified Use at 752334 Ida Street will be secondary to an agricultural use on-site which will include a new farmhouse and livestock barn/shed. Regulations limit the size of the zoned area for the OFDU to 7,918 square metres with a 96 metre minimum setback of the zoned area from the front lot line and a 132 metre minimum setback from the interior side lot line. A 2.0 metre minimum landscaped buffer is also required to screen the OFDU from abutting residences and the public street.

The effect of the amendment is to change the zoning symbol on a portion of the property from Agricultural 1 (A1) to an Agricultural-1 Exception 578 (A1-578) Zone to allow an OFDU on the property

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

Schedule "A"

By-Law No. _____

Amending By-Law No. 19-2002

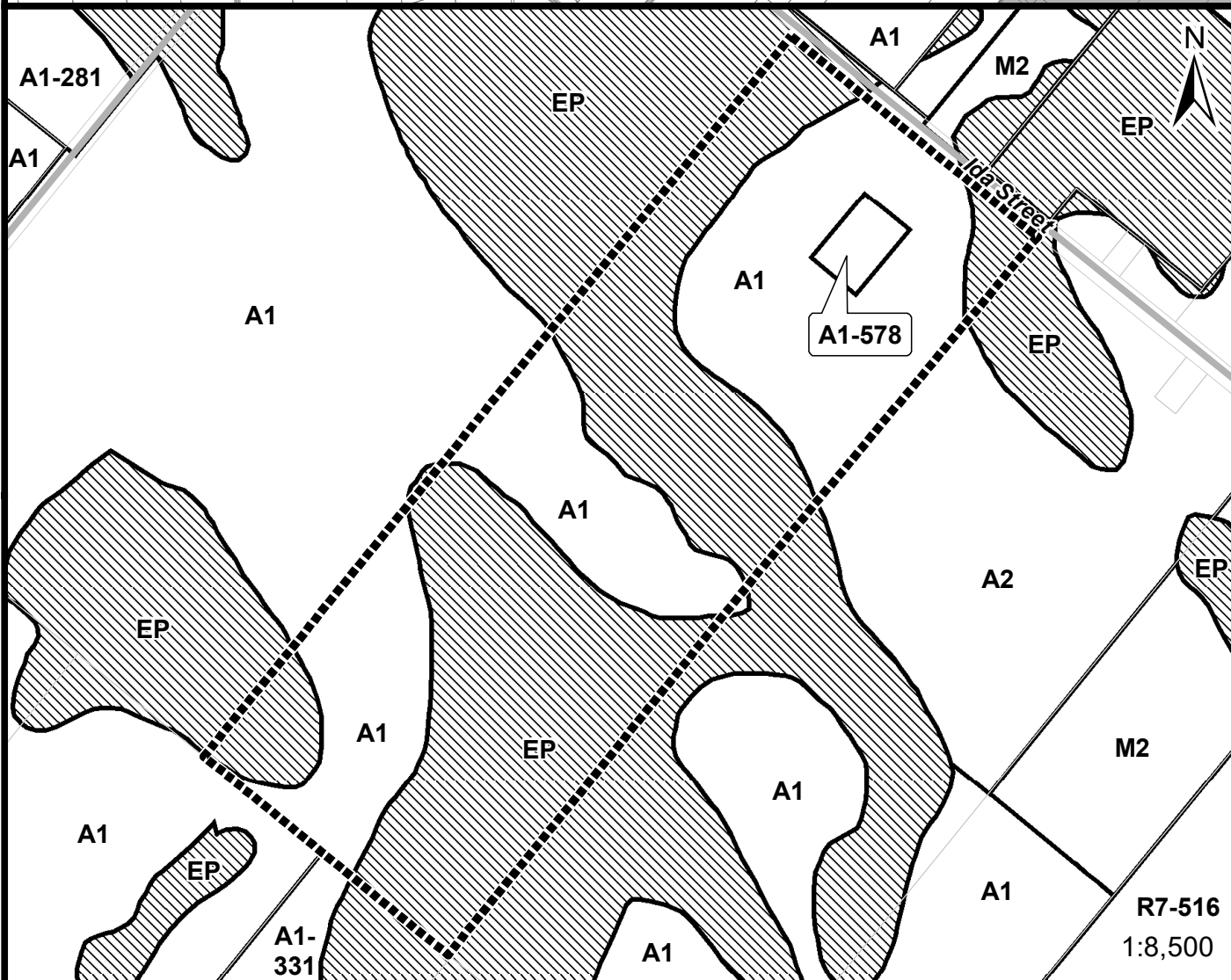
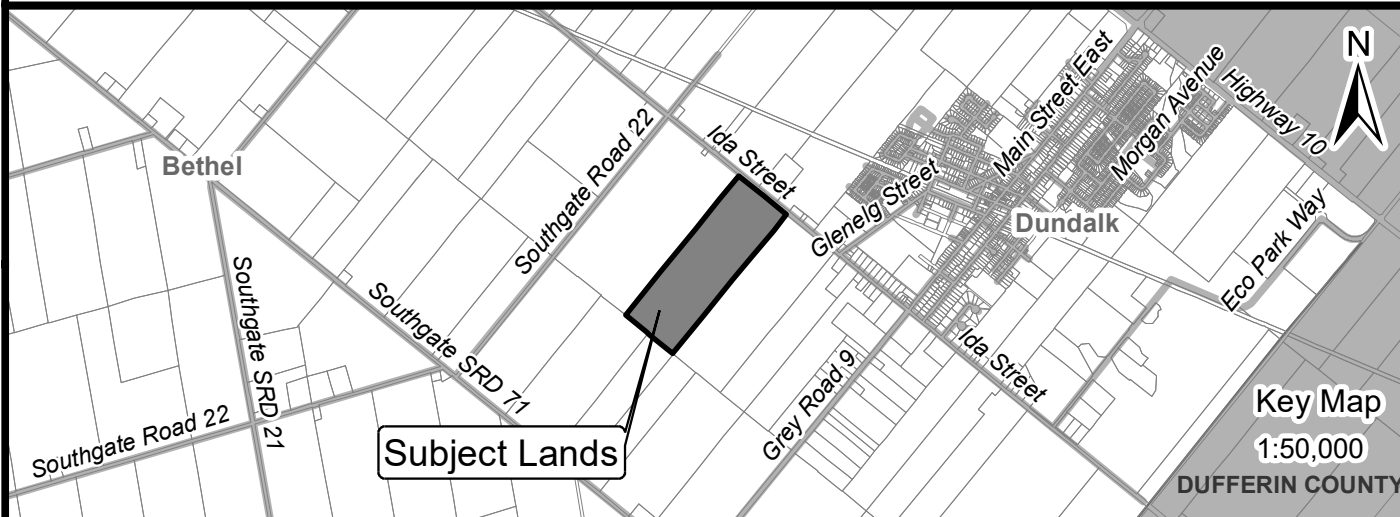
Township of Southgate

Date Passed: _____

Signed: _____

Brian Milne, Mayor

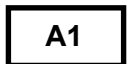
Lindsey Green, Clerk



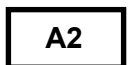
Legend



Subject Lands



Agricultural



Restricted Agricultural



Rural Industrial



Environmental Protection