

The Corporation of the Township of Southgate
By-law Number 2024-072

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 "42" to Zoning By-law No. 19-2002 is hereby amended by changing the zone symbol on a portion of the lands described as Lot 1, Concession 7N Gore A, Former Township of Egremont, in the Township of Southgate and shown on Schedule "A", affixed hereto, from Agricultural (A1), Agricultural-1 Exception 335 (A1-335) and Environmental Protection to Community Facilities Exception-564 (CF-564)
2. That By-law No. 19-2002 is hereby amended by adding the following to the end of Section 33:
3. **33.564 Permitted Uses for any lands zoned Community Facilities Exception-564 (CF-564):**
 - (a) Public or Private School.

Regulations for uses permitted in Section 33.564 (a):

 - (a) Shall be the Regulations set out in Section 26.2 of the Zoning Bylaw for Private Water and Sewer except for the following:
 - i. Minimum Front Yard: 18 meters
4. Schedule "A" and all other notations thereon are hereby declared to form part of this by-law; and
5. 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 19th day of June 2024.

Brian Milne – Mayor

Lindsey Green – Clerk

Explanatory Note

This by-law applies to lands on Southgate Road 08 legally described as Lot 1, Concession 7N Gore A, Former Township of Egremont. Rezoning is a condition of consent B4-24 that the lands be rezoned to permit the existing schoolhouse to be severed from the original farm lot. The bylaw would relocate and replace the A1-335 zone with a more appropriate CF-564 zoning with front yard setback and other regulations recognizing the school will be separate from the original lot.

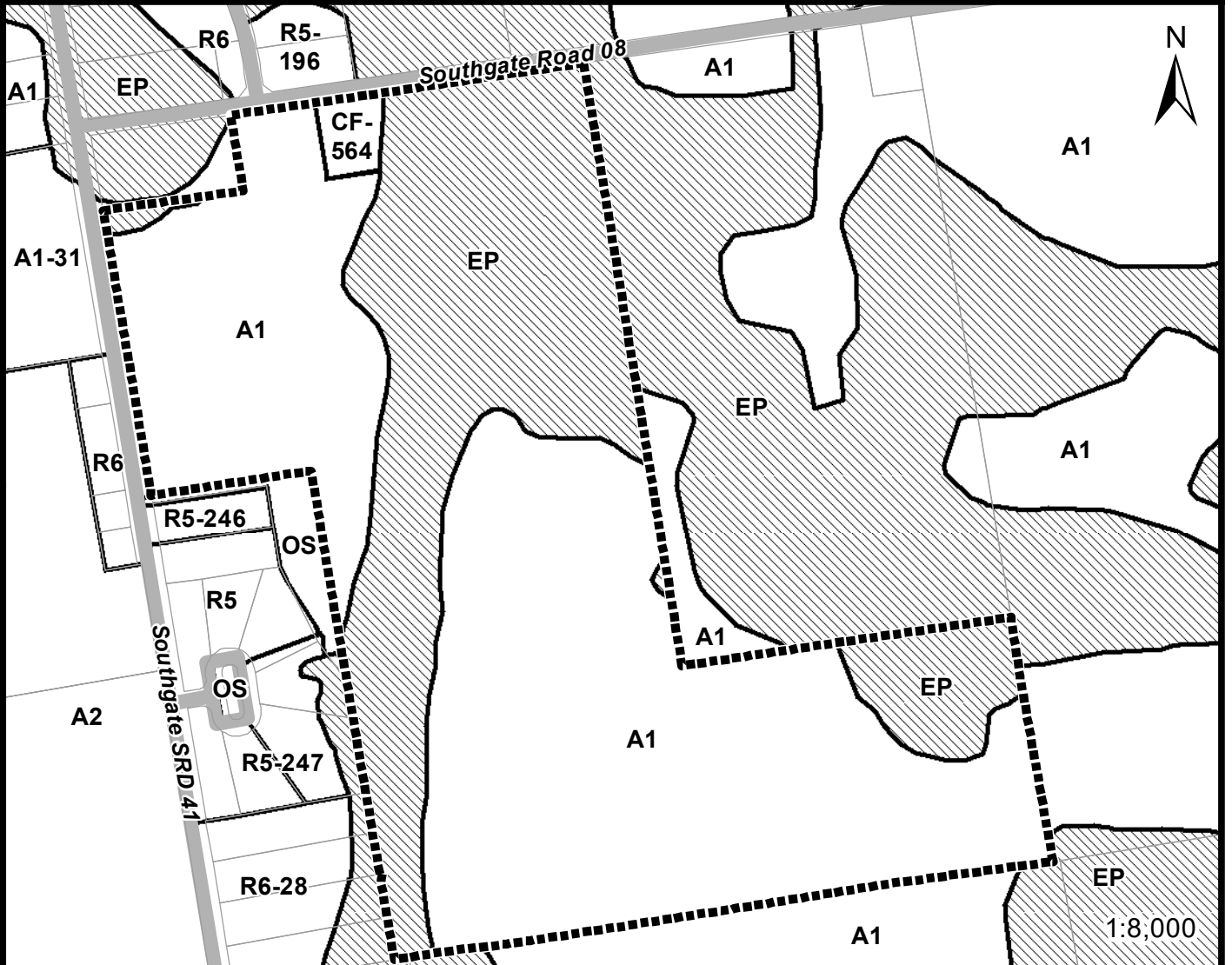
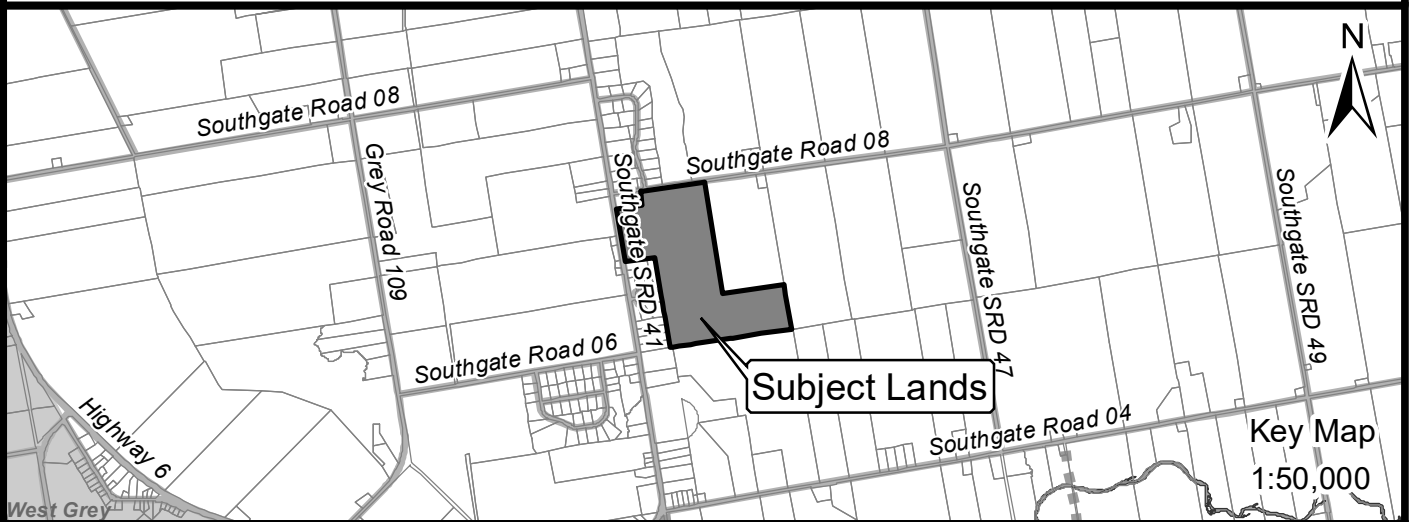
The effect of the amendment is to change the zoning symbol on a portion of the property from Agricultural (A1), Agricultural Exception (A1-335) and Environmental Protection (EP) to allow the existing school to be separated from the farm property with new site and building regulations allowing future expansion.

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



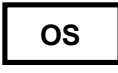
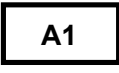




Schedule "A"
By-Law No. 2024-072
 Amending By-Law No. 19-2002
Township of Southgate

Date Passed: June 19, 2024

Signed: _____
Brian Milne, Mayor
Lindsey Green, Clerk



Legend

- | | | |
|---|--|--|
|  Subject Lands |  Community Facility |  Open Space |
|  Agricultural |  Residential Type 5 |  Environmental Protection |
|  Restricted Agricultural |  Residential Type 6 | |