

152149 Southgate Sideroad 15 - Applicable Zoning provisions

A1 Zone permitted uses

Section 6: Agricultural Zone (A1)

6.1 Permitted Uses

(a) Agricultural uses and commercial greenhouses

(b) One single detached dwelling on a lot

(c) A Bed and Breakfast

(d) A Home industry

(e) A Home occupation

(f) A Vacation Farm

(g) Temporary Farm Help Accommodation

(h) A Wayside pit or Quarry

(i) Forestry or conservation

(j) Uses, buildings or structures accessory to a permitted use

- Dwelling and Shop proposed

A1 zone (Section 6)	Required	Proposed
Minimum Lot Area (ha)	40 ha	24 ha - existing
Minimum Lot Frontage (m)	200 m	130 m (Southgate Road 14) 1000 m (Southgate SDR 15)
Maximum Lot Coverage	7%	2336m ² (shop) + 577 m ² (dwelling) = 3047 m ² = 1.27%
Minimum Front Yard Setback	20 m	200 m +
Minimum Side Yard	15 m	50 m + (to east property line)
Minimum Side Yard (to street)	20 m	distance from shop to SDR 15 - 10 m
Minimum Rear Yard (line)	15 m	100 m + (to south property line)
Maximum Height	2.5 stories	2 storeys

Accessory Structures (Section 6.8)

Minimum Distance from Main Building	2 m	500 m+
Minimum Side Yard	15 m	50 m + (to east property line)
Minimum Side Yard (to street)	20 m	distance from shop to SDR 15 - 10 m
Maximum Lot Coverage	1 %	2336 square meters/24 ha = 0.97%
Maximum Height 7.5 metres		7.42 m to midpoint