

The Corporation of the Township of Southgate
By-law Number 2024-116

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 By-law No. 19-2002 is hereby amended by repealing the provisions of Section 33.99 of the Zoning By-law and replacing them with the following:

“Lands within the Agricultural 1 Exception 99 (A1-99) Zone, being Part of Lot 33 Concession 13 (in the former Township of Proton) and shown on Schedule “34” to the Zoning Bylaw shall be subject to the following:

(a) Permitted Uses in an Agricultural 1-99 Zone

Shall be the same as the uses permitted in Section 6.1 of the Zoning By-law for an A-1 Zone except for the use in Section 6.1 (h) A Wayside pit or Quarry which shall not be permitted.

(b) Regulations for uses permitted in Section 33.99 (a):

Shall be the Regulations set out in Section 6.2 of the Zoning Bylaw for such uses permitted A-1 Zone except for the following:

- i. Minimum Lot Area for the smallest of two parcels located in the A1-99 and EP Zone: 3.5 hectares
 - ii. Minimum Lot Area for the largest of two parcels located in the A1-99, EP and A1 Zone: 11 hectares
 - iii. Minimum Lot Frontage both parcels located in the A1-99 zone: 195 metres
 - iv. The Maximum Lot Coverage, Minimum Front Yard, Minimum Side Yard, Minimum Rear Yard and the regulations in Sections 6.3 through 6.11 and Sections 6.13 shall apply to uses permitted in Section 33.99(a) of this By-law.”
2. 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 2nd day of October 2024.

Brian Milne – Mayor

Lindsey Green – Clerk

Explanatory Note

This by-law applies to two properties located north of Grey Road 9. Both lots have 195 metres frontage on to Southgate Sideroad 21. The rezoning implements conditions of consent File B7-24 which would convey about 4 hectares of lands from the applicant's parcel to the 7.9 hectare property to the south creating a lot with 11.9 hectares lot area. The applicant retains a 3.78 hectare parcel after the lot line adjustment. The rezoning also replaces the wording in the Agricultural 1 Exception 99 (A1-99) Zone to clarify permitted uses and applicable building regulations. These regulations also apply to a small part at the back of the lots zoned Agricultural-1

The effect of the amendment is to rewrite the provisions of the A1-99 zone to establish minimum lot areas applicable after the lot line adjustment in B7-24, and to clarify permitted uses and building regulations in the A1-99 Zone. The proposed rezoning would not change the Environmental Protection (EP) Zone applicable to either property.

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