

The Corporation of the Township of Southgate
By-law Number 2026-083

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 "33" to Zoning By-law No. 19-2002 is hereby amended for lands described as Concession 10, North Part Lot 13 in the Township of Southgate by rezoning a portion of the subject lands as follows:
 - a. from Agricultural-1 to a Community Facility Exception 604 (CF-604) Zone
 - b. from Agricultural-1 to an Agricultural-1 Exception 605 (A1-605) Zone

both of which are shown on Schedule "A attached hereto.

- 2. That By-law No. 19-2002, as amended is hereby further amended by adding the following to the end of Section 33:

33.604 Permitted Uses for lands zoned Community Facilities Exception 604 (CF-604)

(a) A Private or Public School serving horse and buggy communities

Regulations for uses permitted in Section 33.604 (a):

Shall be the Regulations set out in Section 26.2 of the Zoning By-law except for the following which replace the regulations in the said Section 26.2 for uses on Private Water and Sewer:

- | | | |
|-----|----------------------|---------------------|
| (a) | Minimum Lot Area | 8,000 square metres |
| (b) | Minimum Lot Frontage | 90 metres |
| (c) | Minimum Front Yard | 15 metres |
| (d) | Minimum Side Yard | 15 metres |

And the following Minimum Distance Separations which shall apply to livestock facilities on the property to the north:

- | | | |
|------|---|------------|
| (i) | Minimum Separation of all building and structures for a permitted use from manure storage | 297 metres |
| (ii) | Minimum Separation of all building and structures for a permitted use from a livestock building | 275 metres |

33.605 Permitted Uses for lands zoned Agricultural-1 Exception 605 (A1-605)

Shall be the permitted uses listed in Section 6.1 for lands located within an Agricultural -1 (A1) Zone except for a single detached dwelling on a lot or additional residential units which shall not be permitted.

Regulations for uses permitted in Section 33.605:

- (a) Shall be the Regulations set out in Section 6.2 of the Zoning By-law for such permitted uses allowed in Section 33.605 except for minimum lot area which shall be 17.5 hectares.

- 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 appeal allowed under the Planning Act R.S.O. 1990, as amended.

Read a first, second, and third time and finally passed this 7th day of October 2026.

Brian Milne – Mayor

Lindsey Green - Clerk

Explanatory Note

This by-law rezones 112191 Grey Road 14, Concession 10, North Part Lot 13 from Agricultural-1 to a Community Facilities Exception 604 (CF-604) zone to permit a parochial school on the northeast 0.8 hectares of the subject lands, and to an Agricultural-1 Exception 605 Zone to prohibit residential uses on the remaining farm parcel. Existing Environmental Protection Zones are not altered on the property.

Regulations for the proposed private or public school servicing horse and buggy communities in the CF-604 Zone will include a minimum distance separation between all buildings and structures associated the school and a manure storage facility of 297 metres and from a livestock facility of 275 metres. Regulations for the remaining agricultural lot will recognize an 17 hectare lot area.

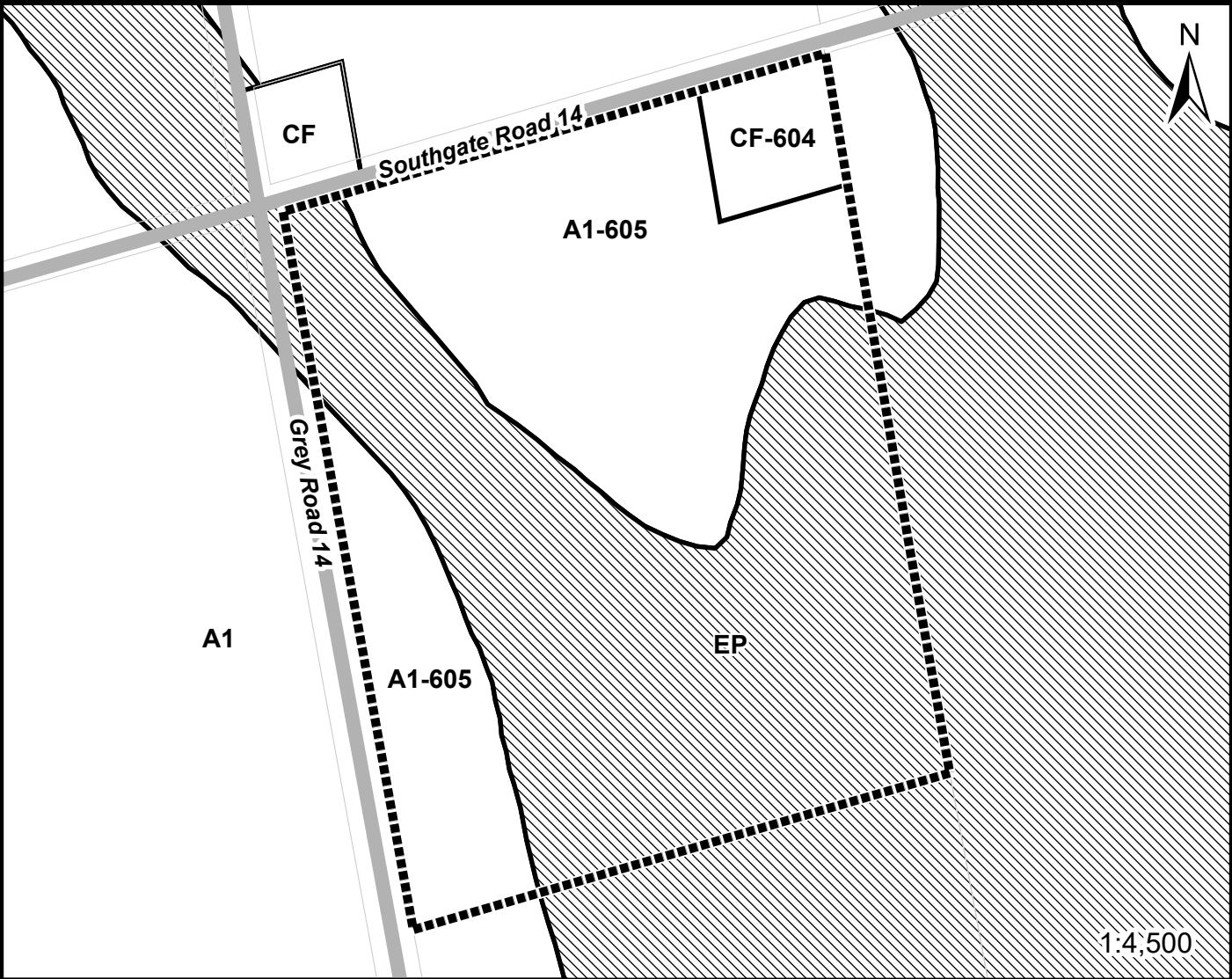
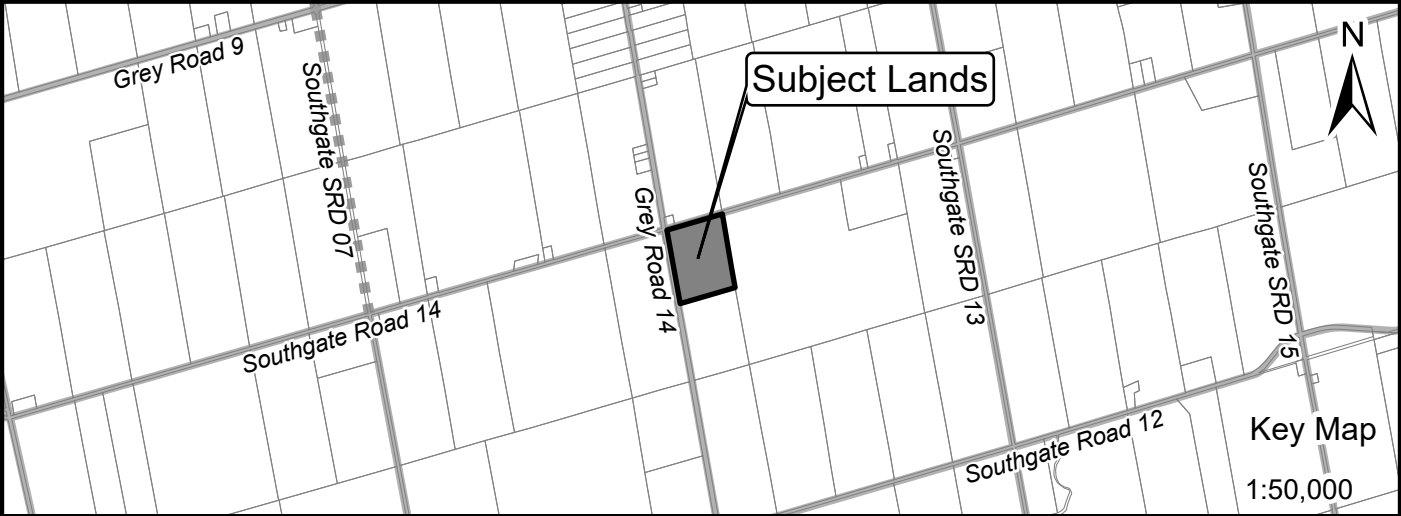
The effect the zoning by-law amendment is to rezone part of the subject lands to permit a private or public school servicing horse and buggy community with reduced minimum distance separations and other regulations, as well as recognize the reduced lot area for the existing farm parcel.

The Township Official Plan designates the property as Rural, Agriculture, and Hazard.

Schedule "A"
By-Law No. 2026-083
Amending By-Law No. 19-2002
Township of Southgate

Date Passed: October 7, 2026

Signed: _____
Brian Milne, Mayor
Lindsey Green, Clerk



Legend

	Subject Lands
	Agricultural
	Community Facility
	Environmental Protection