

The Corporation of the Township of Southgate  
By-law Number 2020-079

being a by-law to amend Zoning By-law No. 19-2002, entitled the  
“Township of Southgate Zoning By-law”

**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 “42” to Zoning By-law No. 19-2002 is hereby amended by changing the zone symbols on a portion of the lands described as Con 6, Pt lot 9, and Con 6, Pt lot 9, Part 1 of RP16R7259 geographic Township of Egremont, in the Township of Southgate. Further described as 043853 & 048873 Southgate Road 04 and shown on Schedule “A”, affixed hereto, from:
  - **Agricultural Exception (A1-71) to Rural Industrial Exception (M2-63)**
  - **Agricultural (A1) to Agricultural Exception (A1-71)**
2. **That** Section 33 to By-law No. 19-2002 is hereby amended by replacing the following subsections:

<b>“33-63 Con 6, Pt Lot 9 (Egremont)</b>	<b>M2-63</b>	Notwithstanding the provisions of Section 23.0 or any other provisions to the contrary, the land zoned M2-63 shall be subject to the following regulations:  Permitted Uses : (i) An Auction House (Including agricultural products and general goods) (ii) The retail sale of homemade crafts (iii) Open Storage accessory to the permitted use (iv) Uses, buildings and structures accessory to a permitted use.
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Regulations for permitted uses:

- (i) Min lot area 4 ha
- (ii) Min lot frontage 170m
- (iii) Max lot coverage is 1500m<sup>2</sup>
- (iv) Min front yard 30m
- (v) Min side yard is 6m
- (vi) Min Rear yard is 15m
- (vii) Max height is 10m

Regulations for Open Storage:

- (i) The open storage of goods and materials shall be permitted in a side or rear yard only.
- (ii) Notwithstanding the provisions of Clause(i) above, no side or rear yard shall be used for open storage if such

side or rear yard is opposite to or abutting a Residence.

**33-71**  
**Con 6,**  
**Pt Lot 9**  
**(Egremont)**

**A1-71**

Notwithstanding the provisions of Section 6.0 or any other provisions to the contrary, the land zoned A1-71 shall be subject to the following additional regulations:

- a) Minimum lot area shall be 34 ha
- b) Minimum lot frontage of 142
- c) A small scall industrial shop for small engine tractor repair is a permitted use.
- d) The Tractor repair shop may be located in the front yard no closer than 50m from the front lot line and 18m from the westerly lot line.
- e) A Mobile home is permitted to be located on the subject lands for a period not to exceed August 4<sup>th</sup>, 2040.  
The temporary use may not be situated on lands identified as "Environmental Protection" on Schedule "42".  
This By-law prohibits any site alteration, including filling, excavation or a driveway within the EP zone. In addition, the temporary use shall not be situated within the front, rear or side yard setbacks."

- 3. **That** Schedule "A" and all other notations thereon are hereby declared to form part of this by-law; and
- 4. **That** 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 5<sup>th</sup> day of August 2020.

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John Woodbury – Mayor

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Lindsey Green – Acting Clerk

### **Explanatory Note**

This by-law applies only to those lands described as Concession 6, Pt lot 9 and Concession 6 Pt lot 9, Part 1 of RP16R7259, geographic Township of Egremont, in the Township of Southgate. The Purpose of the zoning bylaw amendment is to implement a proposed lot addition, recognize an existing business, establish a small engine repair workshop, recognize a secondary dwelling and reduce lot areas and frontages for the proposed lot addition.

The Effect of the proposed zoning by-law amendment would be to change the zoning symbol on a portion of the properties from Agricultural (A1-71) to Rural Industrial exception (M2-63) and from Agricultural (A1) to Agricultural Exception (A1-71) to facilitate the lot additions and regulate the permitted uses on the property. The Environmental Protection Zone Boundary may be adjusted based on Conservation Authority comments.

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

Schedule "A"

By-Law No. \_\_\_\_\_

Amending By-Law No. 19-2002

Township of Southgate  
(Geographic Township of Egremont)

Date Passed: \_\_\_\_\_

Signed: \_\_\_\_\_

John Woodbury, Mayor

Lindsey Green, Acting Clerk

