

The Corporation of the Township of Southgate
By-law Number 2020-080

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** This bylaw applies to those lands described as Con 19, lot 20, geographic Township of Proton, in the Township of Southgate. Further described as 265811 Southgate Road 26 and shown on Schedule “A”, affixed hereto, from:
- 2. **That** Section 33 to By-law No. 19-2002 is hereby amended by replacing the following subsections:

<i>“33-237 Con 19, Lot 20 (Proton)</i>	<i>A1-237</i>	<p>Notwithstanding the provisions of Section 6.1, the following provisions in addition to any other provisions of this by-law pertaining to the Agricultural (A1) Zone shall apply to those lands zoned Agricultural (A1-237):</p> <p>Additional Permitted Uses:</p> <p>Metal Fabrication Workshop and Construction and Landscape Equipment Rental use.</p> <p>Special Regulations applicable to the Metal Fabrication Workshop and Construction and Landscape Equipment Rental use:</p> <p>(i) A maximum combined structure size of 750 m2 and a maximum outdoor storage area of 500 m2. Where the maximum combined structure size is less than 750 m2, more outdoor storage space will be permitted, up to a combined maximum of 1250 m2.</p> <p>(ii) Outdoor storage may be located at the front (south) of the workshop and shall be setback from the road a minimum of 100 metres (328 feet).</p> <p>(iii) The outdoor storage area shall be screened by way of a landscaped buffer or 7ft Fence, so as to screen the use from public view from the road.</p> <p>(iv) The Construction and Landscape equipment shall only be stored in the outside storage areas noted on the registered site plan.</p>
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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 5th day of August 2020.

John Woodbury – Mayor

Lindsey Green – Acting Clerk

Explanatory Note

This by-law applies only to those lands described as Concession 19, lot 20, geographic Township of Proton, in the Township of Southgate. The purpose of the zoning bylaw amendment application is to add an additional permitted use to the list of permitted uses for the A1-237 zone. In addition to the existing on farm diversified use shop the owner would like to rent, repair and store construction and landscaping equipment on the property. No new buildings would be required, and no additional outside storage would be required.

The Effect of the proposed zoning by-law amendment would be to have the zoning symbol A1-237 remain the same and add the rental, repair and storage of construction and landscaping equipment to the list of permitted uses. No other changes are being proposed at this time.

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

Schedule "A"

By-Law No. _____

Amending By-Law No. 19-2002

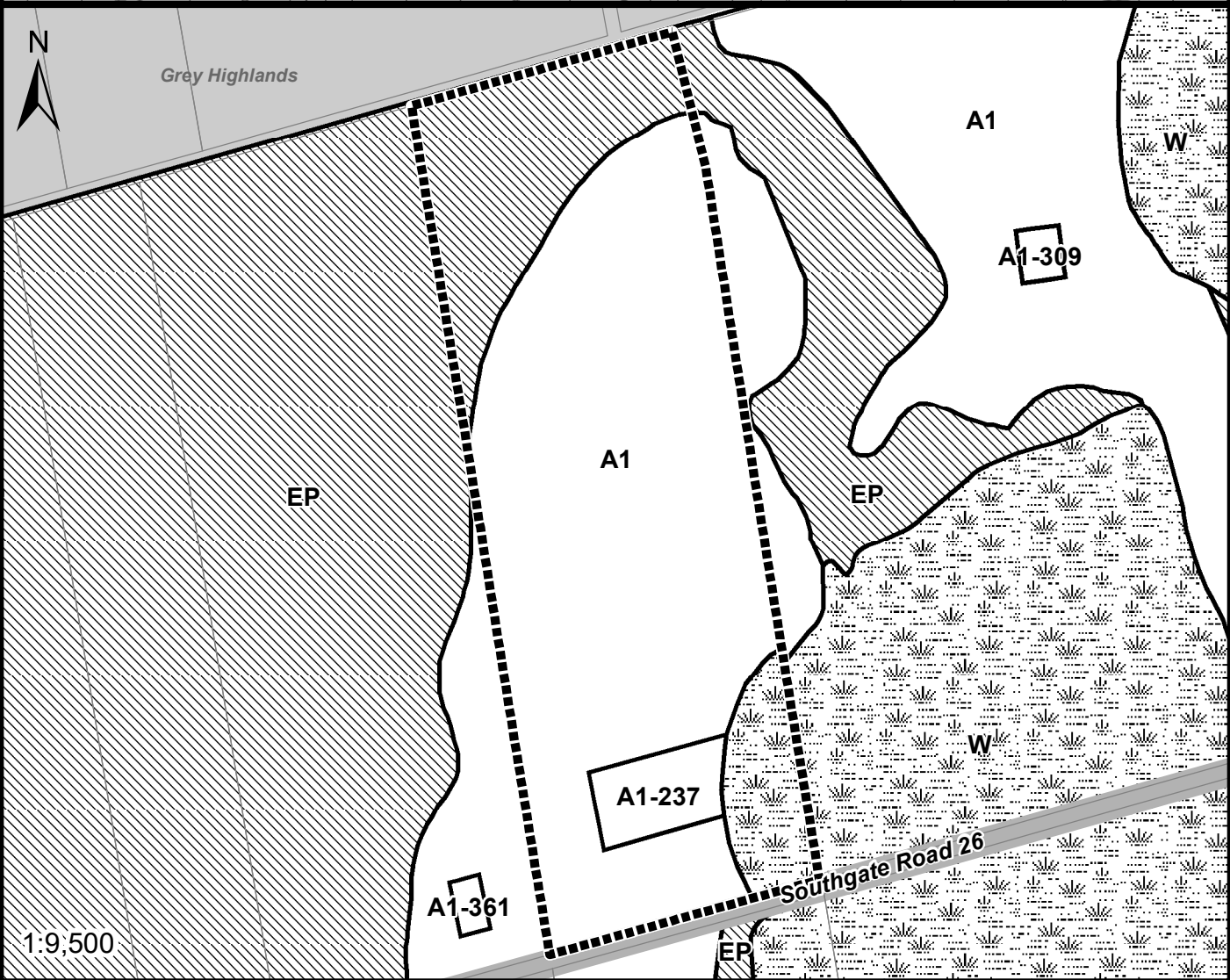
Township of Southgate
(Geographic Township of Proton)

Date Passed: _____

Signed: _____

John Woodbury, Mayor

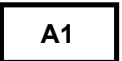
Lindsey Green, Acting Clerk



Legend



Lands subject to amendment



Agricultural



Environmental Protection



Wetland Protection