

The Corporation of the Township of Southgate  
By-law Number 2020-097

**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 by-law shall apply to those lands described as Con 4 SWTSR, lots 203-204, geographic Township of Proton, in the Township of Southgate. Further described as 712789 Southgate Sideroad 71 and shown on Schedule "A", affixed hereto.
2. **That** Section 33 to By-law No. 19-2002 is hereby amended by replacing the section 33.308 with the following:

***"33-308  
Con 4  
SWTSR,  
Lots 203-  
204  
(Proton)***

***A1-308***

Notwithstanding the provisions of Section 6, or any other provisions to the contrary, the lands zoned A1-308 shall be subject to the following regulations in relation to an additional permitted use of a small scale industrial use:

- a) The use shall remain secondary to the principal use of the property, being an agricultural use.
  - b) Maximum combined area of structures shall be 525m<sup>2</sup>.
  - c) Maximum outdoor storage shall be 520m<sup>2</sup>
  - d) Outdoor storage shall be screened from view. A planting strip may be used as a screen. Alternative measures by way of a fence may be installed while the buffer strip grows in enough to provide an adequate visual barrier.
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 2<sup>nd</sup> day of September 2020.

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John Woodbury – Mayor

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Lindsey Green – Clerk

### **Explanatory Note**

This by-law applies only to those lands described as Concession 4 SWTSR, Lots 203-204, geographic Township of Proton, in the Township of Southgate. The purpose of the zoning bylaw amendment application is to allow for the expansion of an existing On Farm Diversified Industrial use. The applicant wishes to add a 223m<sup>2</sup> expansion to the existing shop for a total shop area of 525m<sup>2</sup>. The amendment will also remove the number of employees restriction on the property. All other provisions of the by-law will remain unchanged.

The Effect of the proposed zoning by-law amendment would be to amend the provisions of the A1-308 zone by removing clause b regarding employee restrictions and amending clause c from a maximum structure size of 300m<sup>2</sup> to 525m<sup>2</sup>. 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

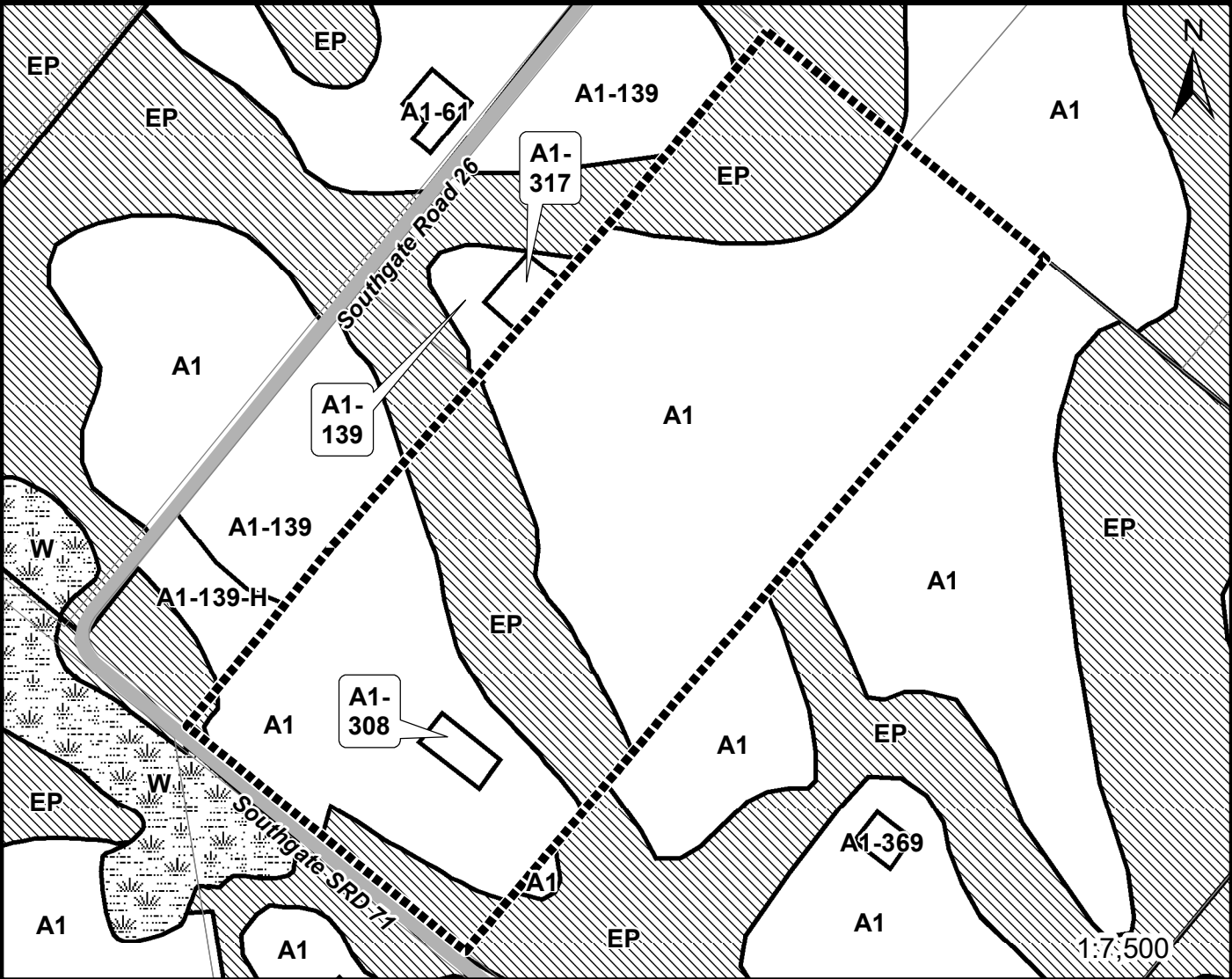
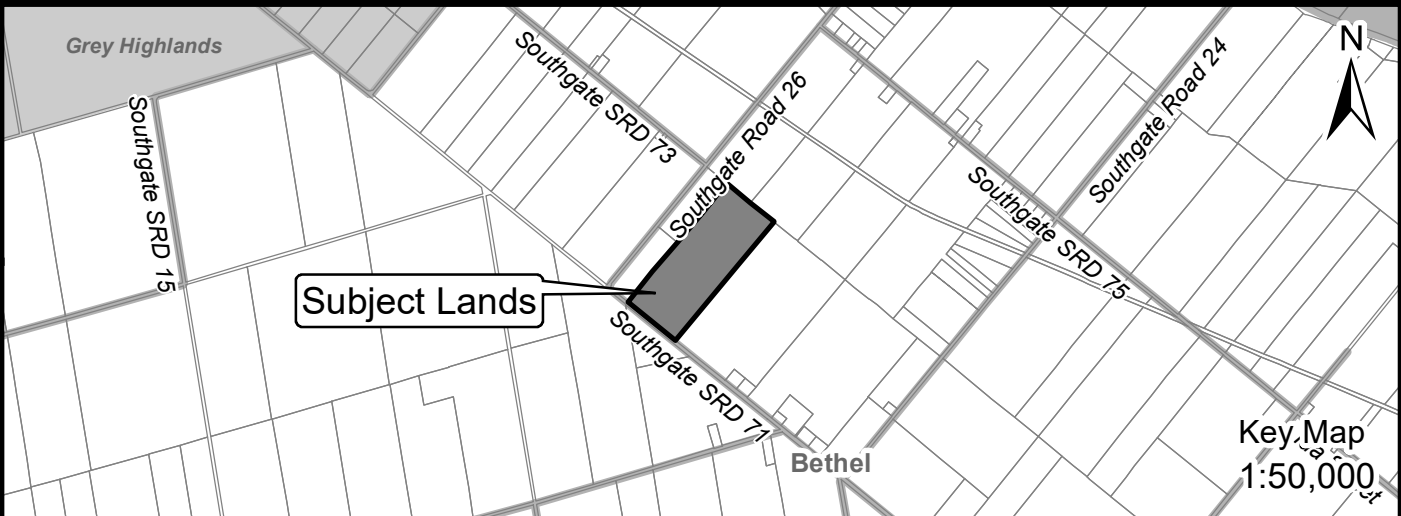
Township of Southgate  
(Geographic Township of Proton)

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

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

John Woodbury, Mayor

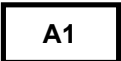
Lindsey Green, Clerk



Legend



Lands subject to amendment



Agricultural



Environmental Protection



Wetland Protection