

The Corporation of the Township of Southgate
By-law Number 2020-096

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 "34" to Zoning By-law No. 19-2002 is hereby amended by changing the zone symbols on a portion of the lands described as Con 13, lot 31, geographic Township of Proton, in the Township of Southgate. Further described as 186375 Grey Road 9 and shown on Schedule "A", affixed hereto, from:

- **Agricultural (A1) to Agricultural Exception (A1-462)**

2. **That** Section 33 to By-law No. 19-2002 is hereby amended by adding the following subsection:

**"33-462
Con 13,
Lot 31
(Proton)**

A1-462

Notwithstanding the provisions of Section 6, or any other provisions to the contrary, the lands zoned A1-462 shall be subject to the following regulations in relation to an additional permitted use of a small scale industrial use:

- a) A dry Industrial use workshop with an office and power room is a permitted use. The use shall remain secondary to the principal use of the property, being an agricultural use.
 - b) Maximum area of workshop shall be 300m². Any enlargement will require an amendment to this by-law.
 - c) Maximum outdoor storage shall be 600m²
 - 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 2nd day of September 2020.

John Woodbury – Mayor

Lindsey Green – Clerk

Explanatory Note

This by-law applies only to those lands described as Concession 13, Lot 31, geographic Township of Proton, in the Township of Southgate. The purpose of the zoning bylaw amendment is to allow for a small scale Industrial shop use to be added to a portion of the property within an existing building. The owners wish to add an Industrial shop, office and power room use to the list of permitted uses. The Industrial workshop, office and power room will be 300m². The outside storage area is proposed to be 600m².

The effect of the zoning by-law amendment is to change the zoning symbol on a portion of the property from Agricultural (A1) to Agricultural Exception (A1-462) to allow for a small scale secondary Industrial use to be permitted 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.

