

The Corporation of the Township of Southgate
By-law Number 2020-114

**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 "47" to Zoning By-law No. 19-2002 is hereby amended by changing the zone symbols on a portion of the lands described as Con 3, lot 40, geographic Township of Proton, in the Township of Southgate. Further described as 046719 Southgate Road 04 and shown on Schedule "A", affixed hereto, from:

- **Agricultural (A1) to Agricultural Exception (A1-461)**

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

**"33-461
Con 3,
Lot 40
(Proton)**

A1-461

Notwithstanding the provisions of Section 6, or any other provisions to the contrary, the lands zoned A1-461 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 (shop, office and power room) shall be 750m².
- c) Maximum outdoor storage shall be 500m²
- 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 where tree planting is not appropriate.

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 7th day of October 2020.

John Woodbury – Mayor

Lindsey Green – Clerk

Explanatory Note

This by-law applies only to those lands described as Concession 3, Lot 40, geographic Township of Proton, in the Township of Southgate. The purpose of the zoning bylaw amendment application is to allow for a small scale industrial shop being an On Farm Diversified Industrial use. The applicant wishes to build a 750m² shop including office and power room. The outside storage will be limited to 500m².

The effect of the proposed zoning by-law amendment would be to change the zone symbol on a portion of the property from Agricultural (A1) to Agricultural exception 461 (A1-461) to permit the proposed shop and outside storage. 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

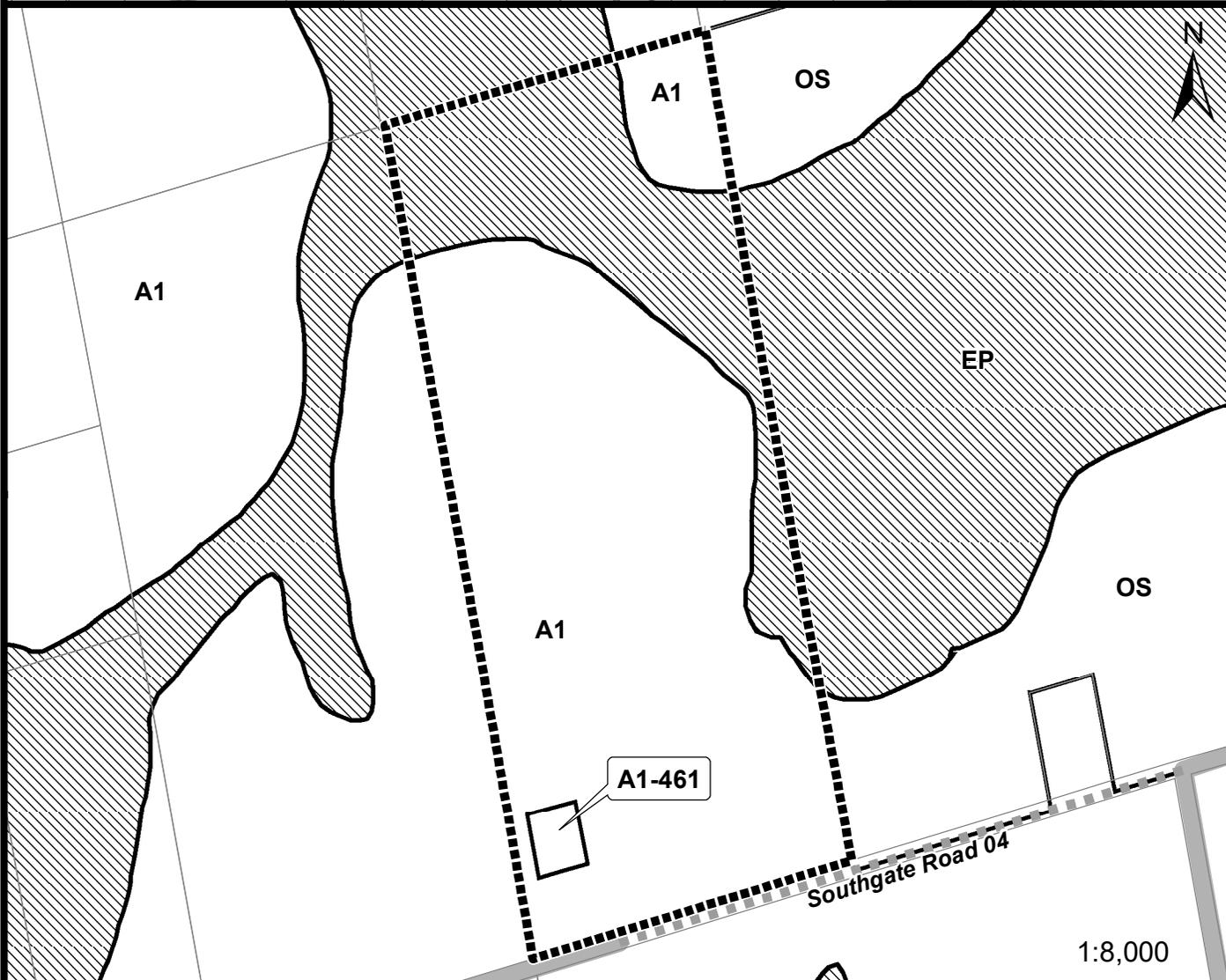
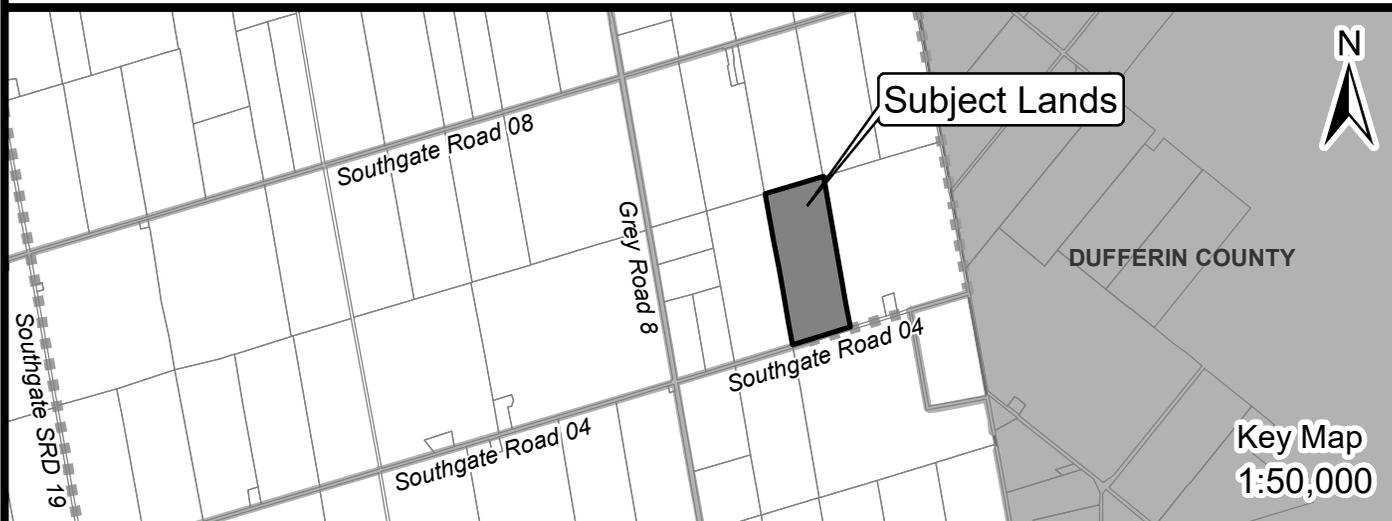
Township of Southgate
(Geographic Township of Proton)

Date Passed: _____

Signed: _____

John Woodbury, Mayor

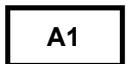
Lindsey Green, Clerk



Legend



Lands subject to amendment



Agricultural



Open Space



Environmental Protection