

The Corporation of the Township of Southgate
By-law Number 2020-116

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 "39" to Zoning By-law No. 19-2002 is hereby amended by changing the zone symbols on the lands described as Con 7, lot 19, geographic Township of Proton, in the Township of Southgate. Further described as 105701 Southgate Road 10 and shown on Schedule "A", affixed hereto, from:

- **Agricultural (A1) to Agricultural Exception (A1-463)**
- **Agricultural (A1) to Residential Type 6 (R6)**

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

**"33-463
Con 7,
Lot 19
(Proton)**

A1-463

Notwithstanding the provisions of Section 6, or any other provisions to the contrary, the lands zoned A1-463 shall be subject to the following regulations:

- a) The minimum lot area shall be 38.8 ha.

3. **That** Schedule "A" and all other notations there on 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 21st day of October 2020.

John Woodbury – Mayor

Lindsey Green – Clerk

Explanatory Note

This by-law applies only to those lands described as Concession 7, Lot 19, geographic Township of Proton, in the Township of Southgate. The purpose of the zoning bylaw amendment is to implement a new lot by amending the zoning standards for the severed and retained lots to recognized reduced lot areas and frontages. The Effect of the proposed zoning by-law amendment would be to change the zoning symbol on the severed portion of the property for the severed parcel from Agricultural (A1) to Residential Type 6 (R6). The Retained parcel will be zoned from Agricultural (A1) to Agricultural Exception (A1-463) to recognize a reduced lot area. The Environmental Protection Zone Boundary may be adjusted based on Conservation Authority comments.

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

Schedule "A"

By-Law No. _____

Amending By-Law No. 19-2002

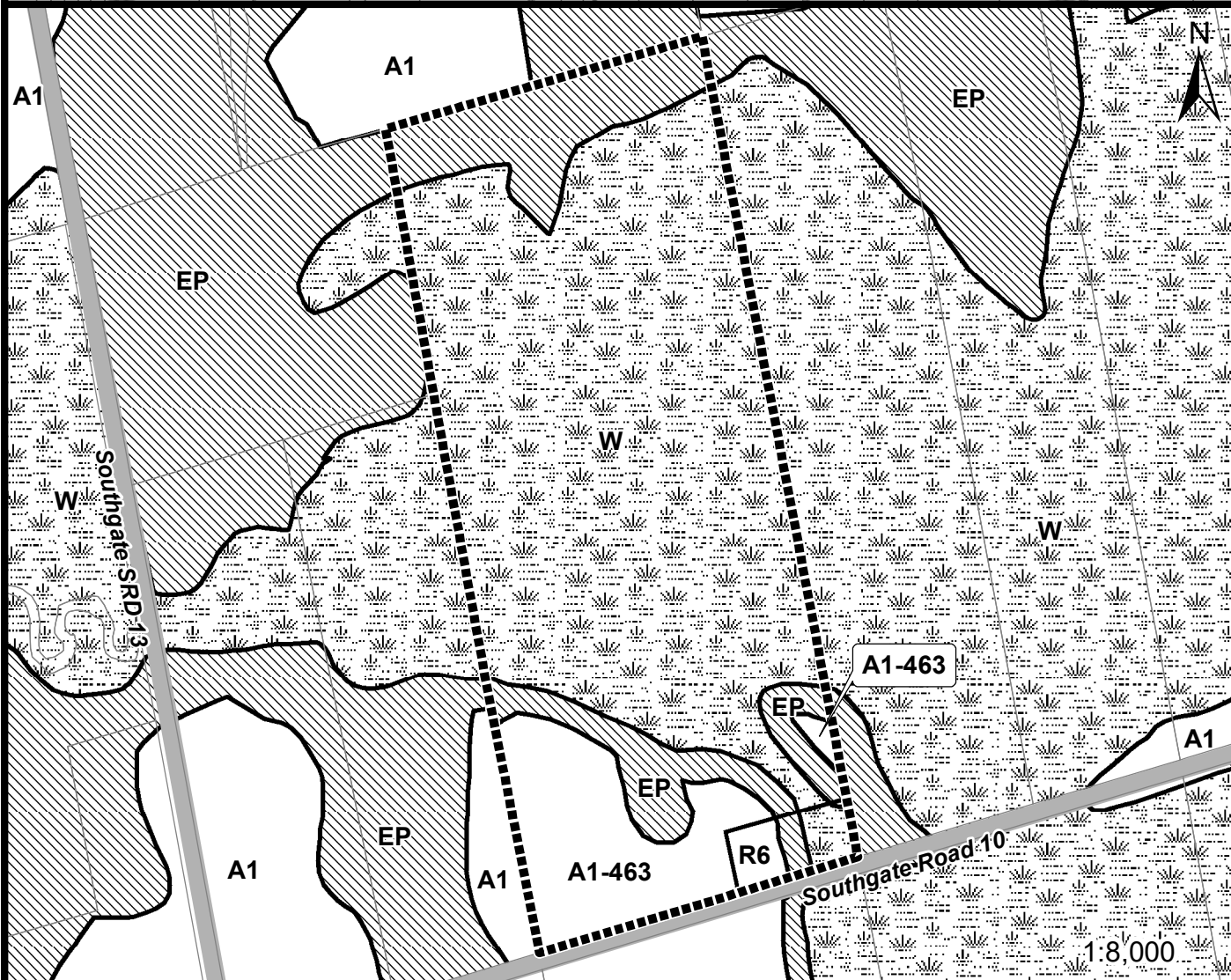
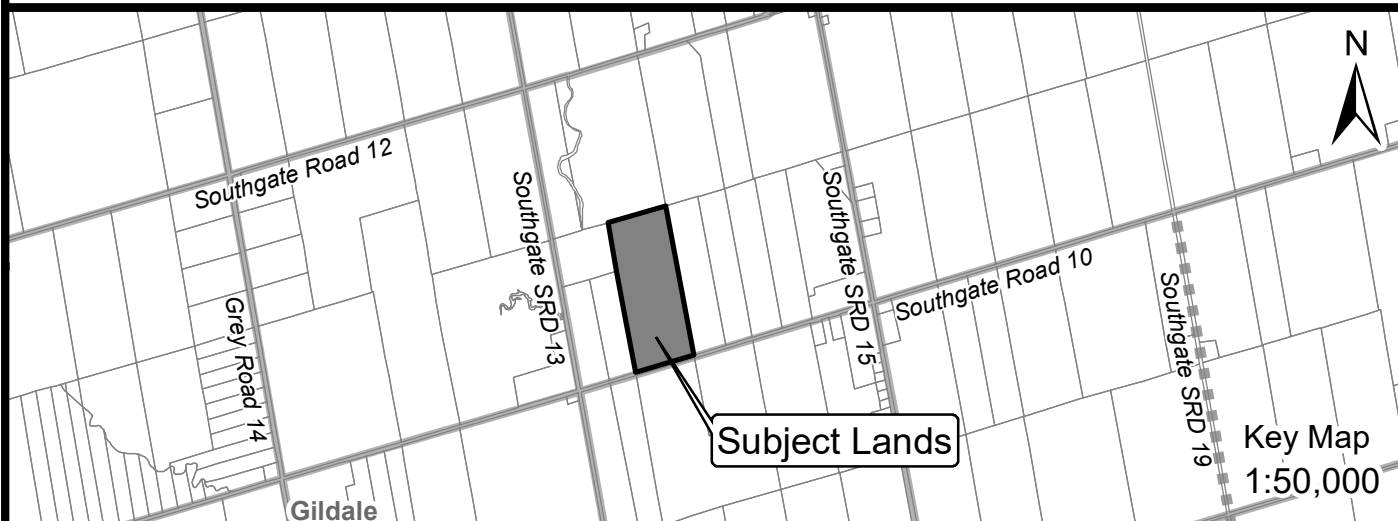
Township of Southgate
(Geographic Township of Proton)

Date Passed: _____

Signed: _____

John Woodbury, Mayor

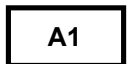
Lindsey Green, Clerk



Legend



Lands subject to amendment



Agricultural



Environmental Protection



Residential Type 6



Wetland Protection