

The Corporation of the Township of Southgate  
By-law Number 2020-101

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 "28 and 35" 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 EGR, Pt lot 43, geographic Township of Egremont, in the Township of Southgate. Further described as 123330 and 123342 Southgate Road 12 and shown on Schedule "A", affixed hereto, from:

- **Agricultural exception (A2-248) to Agricultural Exception (A2-40)**
- **Environmental Protection (EP) to Environmental Protection Exception (EP-464)**
- **Agricultural Exception A2-40 and Restricted Agriculture (A2) to Agricultural Exception (248)**

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

<b><i>"33-248 Con 3 EGR, Pt Lot 43 (Egremont)</i></b>	<b><i>A2-248</i></b>	<b>Notwithstanding the provisions of Section 7.0 or any other provisions to the contrary, the land zoned A2-248 shall be subject to the following regulations:</b>
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- a) The minimum lot area shall be 31ha.

<b><i>33-40 Con 3 EGR, Pt lot 43 Egremont</i></b>	<b><i>A2-40</i></b>	<b>Notwithstanding the provisions of Section 7.0 or any other provisions to the contrary, lands within the Restricted Agricultural (A2-40) Zone and shown on Schedule "28 and 35", shall be subject to the following regulations:</b>
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- a) The minimum lot area shall be 8 ha.
- b) The minimum side yard shall be 11.5m
- c) In addition to the permitted uses of the "A2" Zone, a "Welding and Hydraulic Repair Shop" shall be a permitted use. Any extension or enlargement of the "Welding and Hydraulic Repair Shop"

**shall require an amendment to this By-law.**

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

**“33.464 EP-464 Notwithstanding the provisions of section 29.2 or any provisions to the contrary. The following additional provision shall apply to the lands zoned (EP-464):**

**Con 3 EGR  
Pt lot 43  
Egremont**

**a) A poultry barn may be erected in this zone with the approval of the Conservation Authority. ”**

4. **That** Schedule "A" and all other notations thereon are hereby declared to form part of this by-law; and
5. **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 21<sup>st</sup> day of October 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 3 EGR, PT Lot 43, geographic Township of Egremont, in the Township of Southgate. The purpose of the zoning bylaw amendment is to implement a consent to sever 8.29 hectares of land containing the house, repair shop and accessory building from the larger farm holding. The retained parcel, comprising 28.62 hectares and containing one poultry barn, would be merged on title with the adjacent 1.89 hectare lot containing the other two poultry barns and accessory building, thereby forming a 31.52 hectare parcel. No new lot would be created as a result of this lot line adjustment

The Effect of the proposed zoning by-law amendment would be a reduction in the 'minimum lot area' requirement of the 'A2' zone from 40 hectares to 8.29 hectares and 31.52 hectares respectively, which would reflect the size of the two reconfigured parcels following the lot line adjustment; Permit the erection of the new poultry barn in the 'EP' zone, as conditionally-approved by the Saugeen Valley Conservation Authority; A correction to the current zoning to acknowledge the existing farm equipment repair shop on the severed parcel. The Zone symbol on the smaller lot would change to the A2-40 Agricultural exception. The larger reconfigured lot would have the A2-248 zone and EP-464 zone. The EP Zone would also be adjusted to reflect Conservation Authority comments.

# Schedule "A"

By-Law No. \_\_\_\_\_

Amending By-Law No. 19-2002

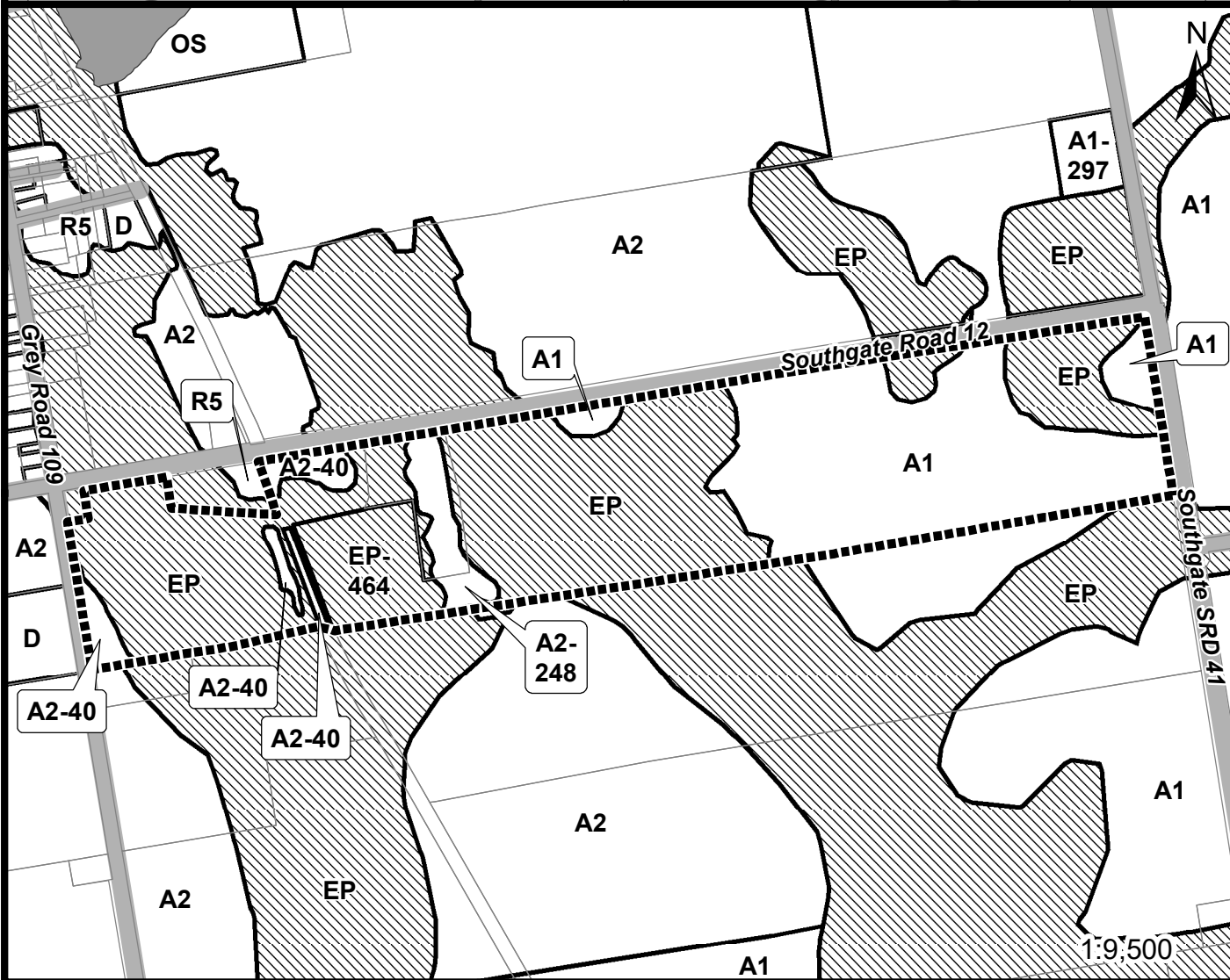
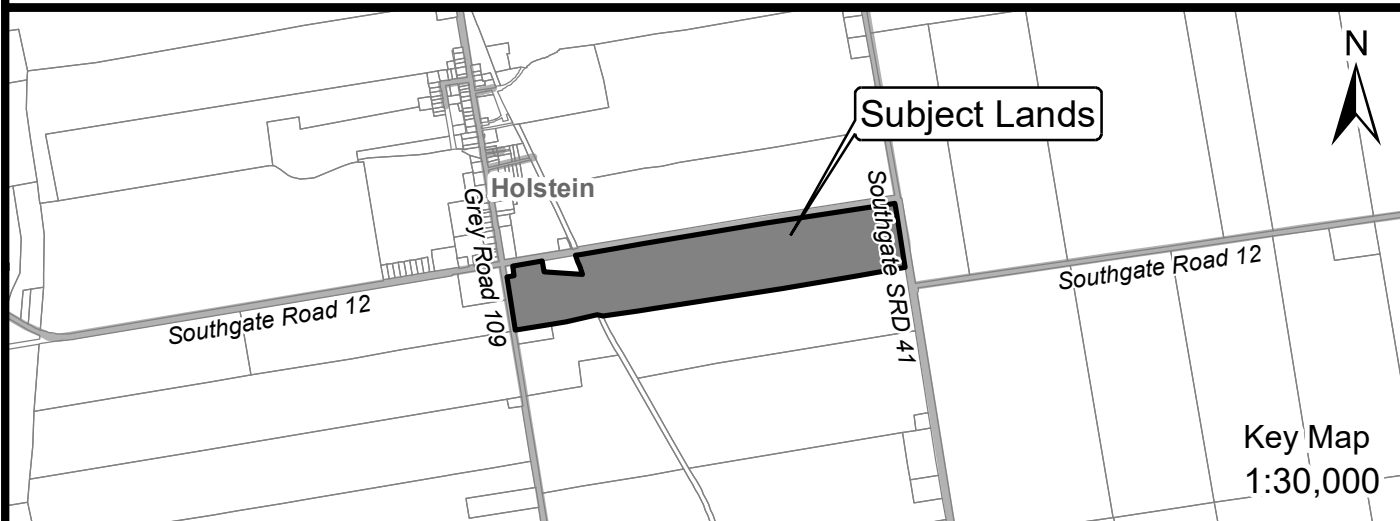
Township of Southgate  
(Geographic Township of Egremont)

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

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

John Woodbury, Mayor

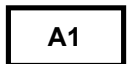
Lindsey Green, Clerk



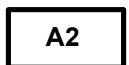
### Legend



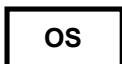
Lands subject to amendment



Agricultural



Restricted Agricultural



Open Space



Deferred Development



Environmental Protection