

The Corporation of the Township of Southgate  
By-law Number 2021-065

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 “46” to Zoning By-law No. 19-2002 is hereby amended by changing the zone symbols on a portion of the lands described as CON 2 PT LOT 17 AND; RP 17R2879 PT PARTS 1 AND 2, geographic Township of Proton, in the Township of Southgate and shown on Schedule “A”, affixed hereto, from:

- **Agricultural (A1) to Agricultural Exception (A1-479)**

2. **That** Section 33 to By-law No. 19-2002 is hereby amended by adding section 33.479 with the following:

<b>"33-479 Con 2, lot 17 (Proton)</b>	<b>A1-479</b>	Notwithstanding the provisions of Section 6.0 or any other provisions to the contrary, the land zoned A1-479 shall be subject to the following regulations in relation to an additional permitted use being a small scale industrial use. The small scale industrial use may include a metal workshop for fabricating, welding, manufacture of small equipment and parts and repair shop, woodworking shop or other similar type use: a) The use shall remain secondary to the principle use of the property , being an agricultural use. b) The maximum combined size of the Industrial workshop, power room, office and lunch room shall be 520 m <sup>2</sup> c) The maximum size of all outdoor storage shall be 730m <sup>2</sup> d) All outside storage shall be screened from view by way of fencing or landscaped buffer. e) The shop shall be setback a minimum of 66m from the east lot line along Southgate Sideroad 13. f) The shop shall be setback a minimum of 470m from the Southern lot line being the rear lot line.
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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 5<sup>th</sup> day of May 2021.

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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 CON 2 PT LOT 17 AND; RP 17R2879 PT PARTS 1 AND 2, 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 use to be added to a portion of the property. The by-law will add an Industrial shop, office and power room use to the list of permitted uses. The Industrial workshop, office and power room are proposed to be up to 520m<sup>2</sup>. The outside storage area is proposed to be 730m<sup>2</sup>. All other provisions of the by-law shall apply.

**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 (A1-479) to allow for a small scale Industrial use to be permitted on the property.

The Township of Southgate Official Plan designates the subject lands Agricultural 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

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Lindsey Green, Clerk

