

The Corporation of the Township of Southgate
By-law Number 2021-064

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:

- That** Schedule "24" 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 36, geographic Township of Egremont, in the Township of Southgate and shown on Schedule "A", affixed hereto, from:
 - Agricultural (A1) to Agricultural Exception (A1-477)**
 - Agricultural (A1) to Community Facility Exception (CF-478)**
- That** Section 33 to By-law No. 19-2002 is hereby amended by adding section 33.477 and 33.478 with the following:

"33-477 Con 3 EGR, Pt lot 36 (Egremont)	A1-477	Notwithstanding the provisions of Section 6.0 or any other provisions to the contrary, lands within the Agricultural (A1-477) Zone, shall be subject to the following zone provisions:
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Minimum Lot Area	36 ha.
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33.478 Con 3 EGR, Pt lot 36 (Egremont)	CF-478	Lands within the Community Facility exception zone (CF-478) shall be subject to the following additional regulations.
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The lands shall be considered as a Type A land use for the purposes of MDS.

- That** Schedule "A" and all other notations thereon are hereby declared to form part of this by-law; and
- 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 5th day of May 2021.

John Woodbury – Mayor

Lindsey Green – Clerk

Explanatory Note

This by-law applies only to those lands described as CON 3 EGR, PT LOT 36 geographic Township of Egremont, in the Township of Southgate. The purpose of the zoning bylaw amendment application is to implement a consent for a lot addition and rezone the severed lands to a community facility to permit a cemetery and the retained lands to recognize a reduced lot area. The by-law will also recognize the new cemetery as a type "A" land use for the purposes of MDS.

The effect of the zoning by-law amendment is to zone the retain lands from Agricultural A1 to A1 exception (A1-477) to recognize a reduced lot area. The Severed lands will be rezoned from Agricultural A1 to Community Facility exception (CF-478) to permit the establishment of a cemetery and recognize the lands as a type A land use for the purposes of MDS.

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

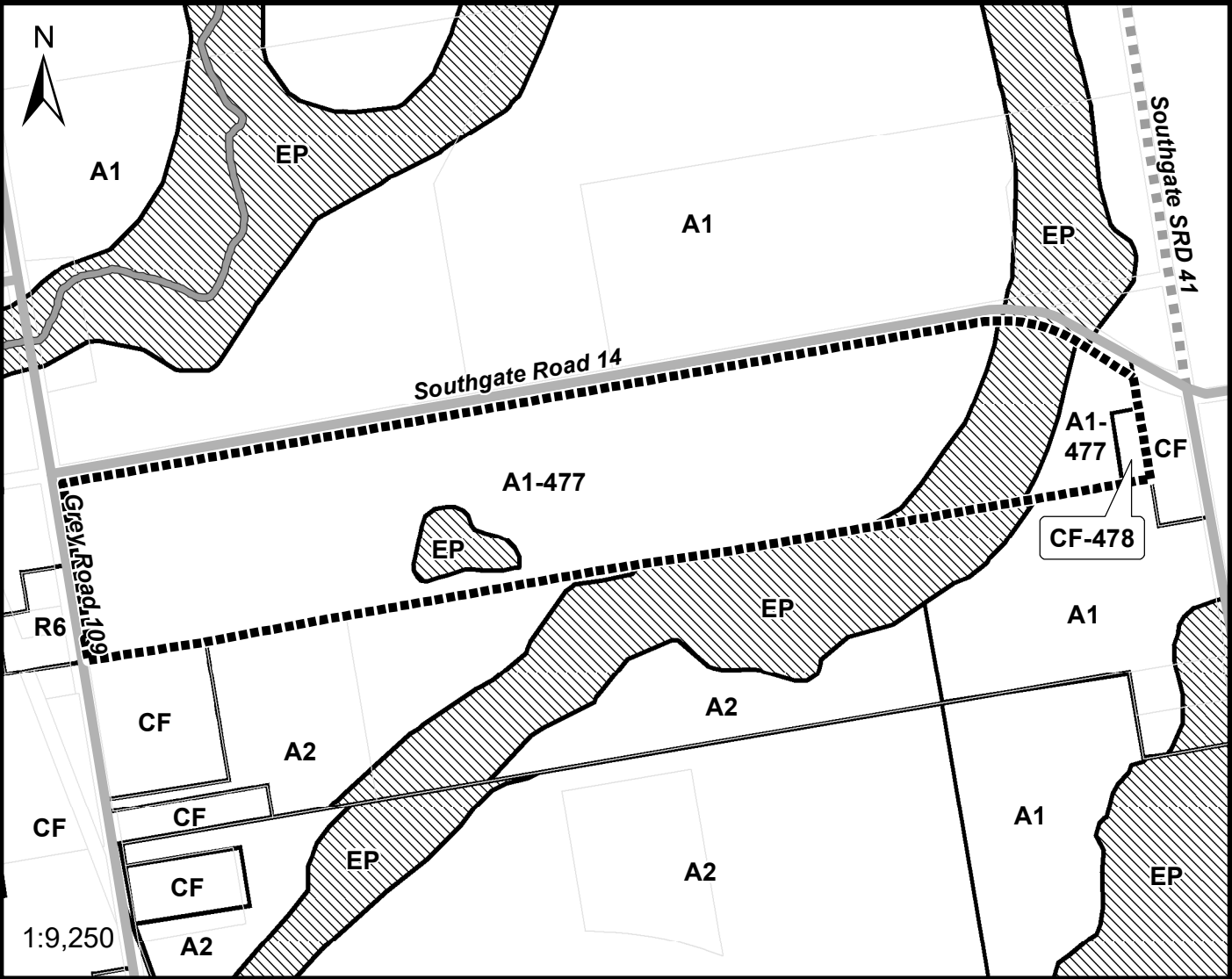
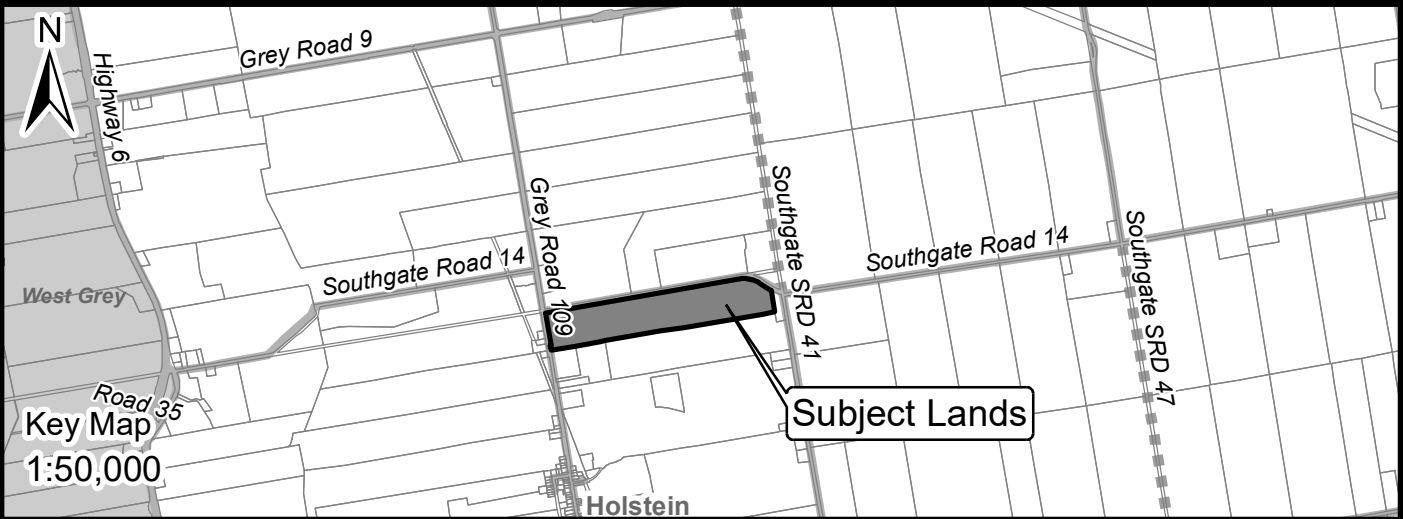
Township of Southgate
(Geographic Township of Egremont)

Date Passed: _____

Signed: _____

John Woodbury, Mayor

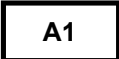
Lindsey Green, Clerk



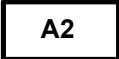
Legend



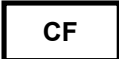
Lands subject to amendment



Agricultural



Restricted Agricultural



Community Facility



Environmental Protection