

The Corporation of the Township of Southgate
By-law Number 2021-077

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** this bylaw shall apply to the lands described as Con 2 Pt lot 198,199,200,RP 16R9480 Pt 1, geographic Township of Proton, in the Township of Southgate. Further described as 260145 Southgate Road 26 and shown on Schedule "A", affixed hereto.
- 2. **That** Section 33 to By-law No. 19-2002 is hereby amended by replacing section 33.293 with the following:

"33-293 Con 2 SWTSR Pt Lot 198, 199,200 (Proton)	A1-293	Notwithstanding the provisions of Section 6.0 or any other provisions to the contrary, the land zoned A1-293 shall be subject to the following regulations: <ul style="list-style-type: none">a) The minimum lot area is 28ha.b) In addition to the A1 zone permitted uses the following uses shall be permitted.<ul style="list-style-type: none">i) Small scale Industrial use shop including , Metal, woodworking and plastic work.c) The use shall remain secondary to the principle use of the property, being an agricultural use.d) The maximum combined size of the work shop use including power room and office shall be 647m².e) The maximum size of all storage, inside and out shall not exceed 595m². Inside storage spaces shall be clearly identified on the site plan and have no processing equipment present.f) All outside storage shall be screened from view by way of fencing or landscaped buffer.g) The shop shall be setback a minimum of 56m from the Front lot line being Southgate Road 26.h) The shop shall be setback a minimum of 99m from any side lot line. ", and
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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 19th day of May 2021.

John Woodbury, Mayor

Lindsey Green, Clerk

Explanatory Note

This by-law applies only to those lands described as Concession 2, Pt Lot 198,199,200, RP16R9480 Pt 1, geographic Township of Proton, in the Township of Southgate. The purpose of the by-law amendment is to allow for the storage of material inside instead of only outside. It also removes the provision limiting the number of employees which Council and the Official Plan no longer require. The shop will be 647m² including office and power room. The outside and inside storage area will be limited to 594m² in area.

The effect of the proposed zoning by-law amendment would be to change the existing zone provisions of the Agriculture exception zone (A1-293) to allow for the alteration to the outside storage.

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

Schedule "A"
By-Law No. 2021-077

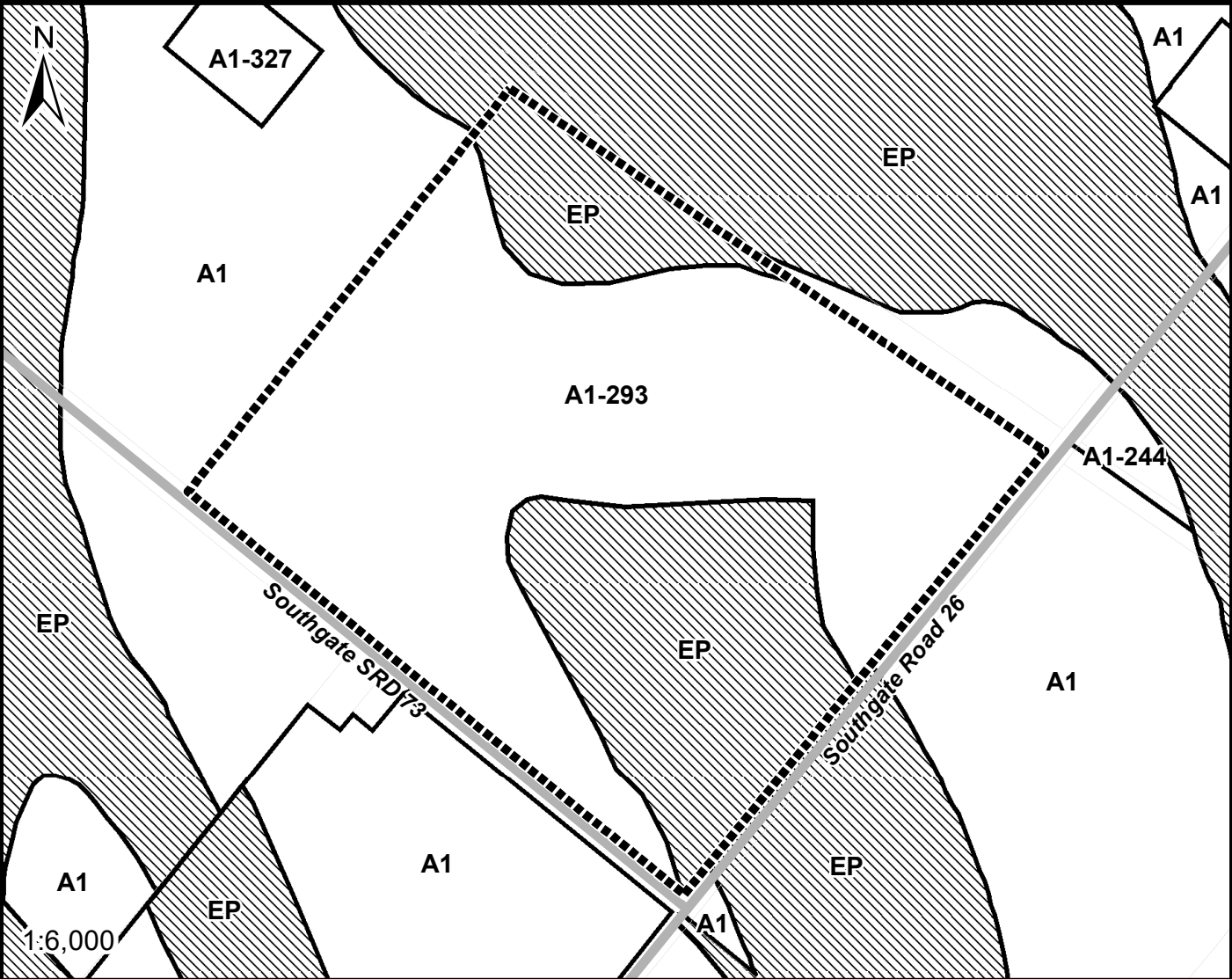
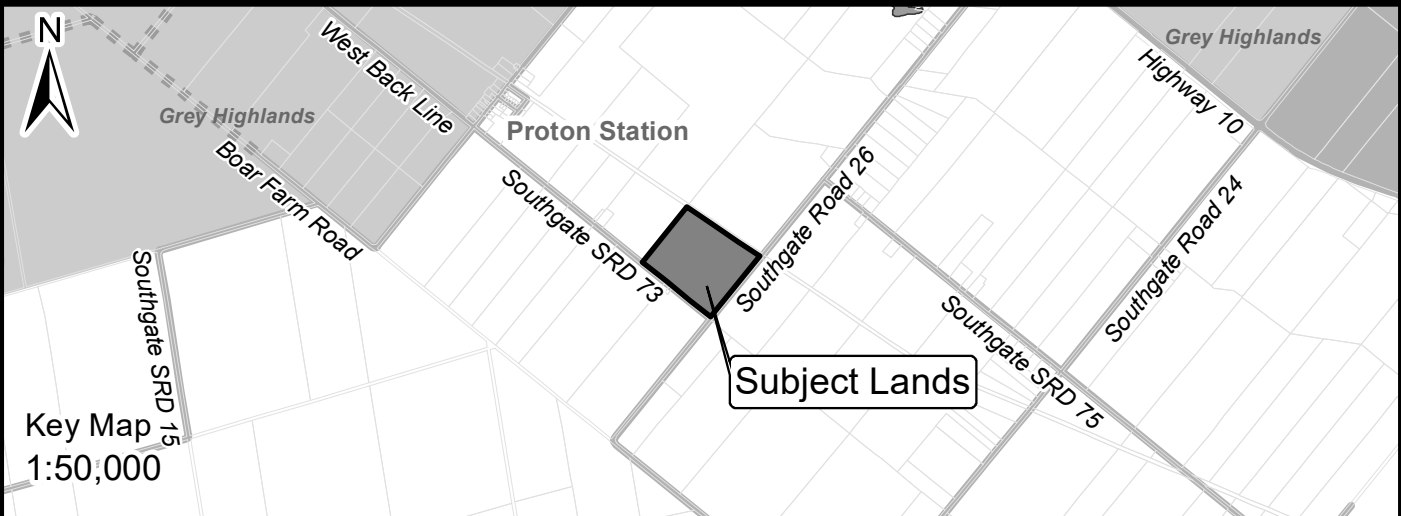
Amending By-Law No. 19-2002

Township of Southgate
(Geographic Township of Proton)

Date Passed: May 19, 2021

Signed: _____
John Woodbury, Mayor

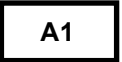
Lindsey Green, Clerk



Legend



Lands subject to amendment



Agricultural



Environmental Protection