

The Corporation of the Township of Southgate
By-law Number 2021-074

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 "17" to Zoning By-law No. 19-2002 is hereby amended by changing the zone symbols on a portion of the lands described as Con 4 SWTSR, Lots 231 to 233, geographic Township of Proton, in the Township of Southgate and shown on Schedule "A", affixed hereto, from:

- **Agricultural (A1) to Agricultural Exception (A1-480)**

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

"33-480 Con 4 SWTSR, Lots 231 to 233 (Proton)	A1-480	Notwithstanding the provisions of Section 6, or any other provisions to the contrary, the lands zoned A1-474 shall be subject to the following regulations in relation to an additional permitted use of a small scale industrial use: <ul style="list-style-type: none">a) The use shall remain secondary to the principal use of the property, being an agricultural use.b) The industrial use may include woodworking, metal working, plastics, powder coating and other similar type uses.c) Maximum combined area of industrial use structures shall be up to 750m².d) Maximum outdoor storage shall be 500m² except where the structure size is less than 750m² the outdoor storage may be increased. The maximum combined structure and outdoor storage area shall not exceed 1250m².e) Outdoor storage shall be screened from view. A planting strip may be used as a screen. Alternative measures by way of a fence may be installed while the buffer strip grows in enough to provide an adequate visual barrier.
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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 4 SWTSR, Lots 231 to 233, geographic Township of Proton, in the Township of Southgate. The purpose of the zoning bylaw amendment 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 750m². The outside storage area is proposed to be 500m². 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 (A1-480) to allow for a small scale Industrial use to be permitted on the property.

Schedule "A"
By-Law No. 2021-074

Amending By-Law No. 19-2002

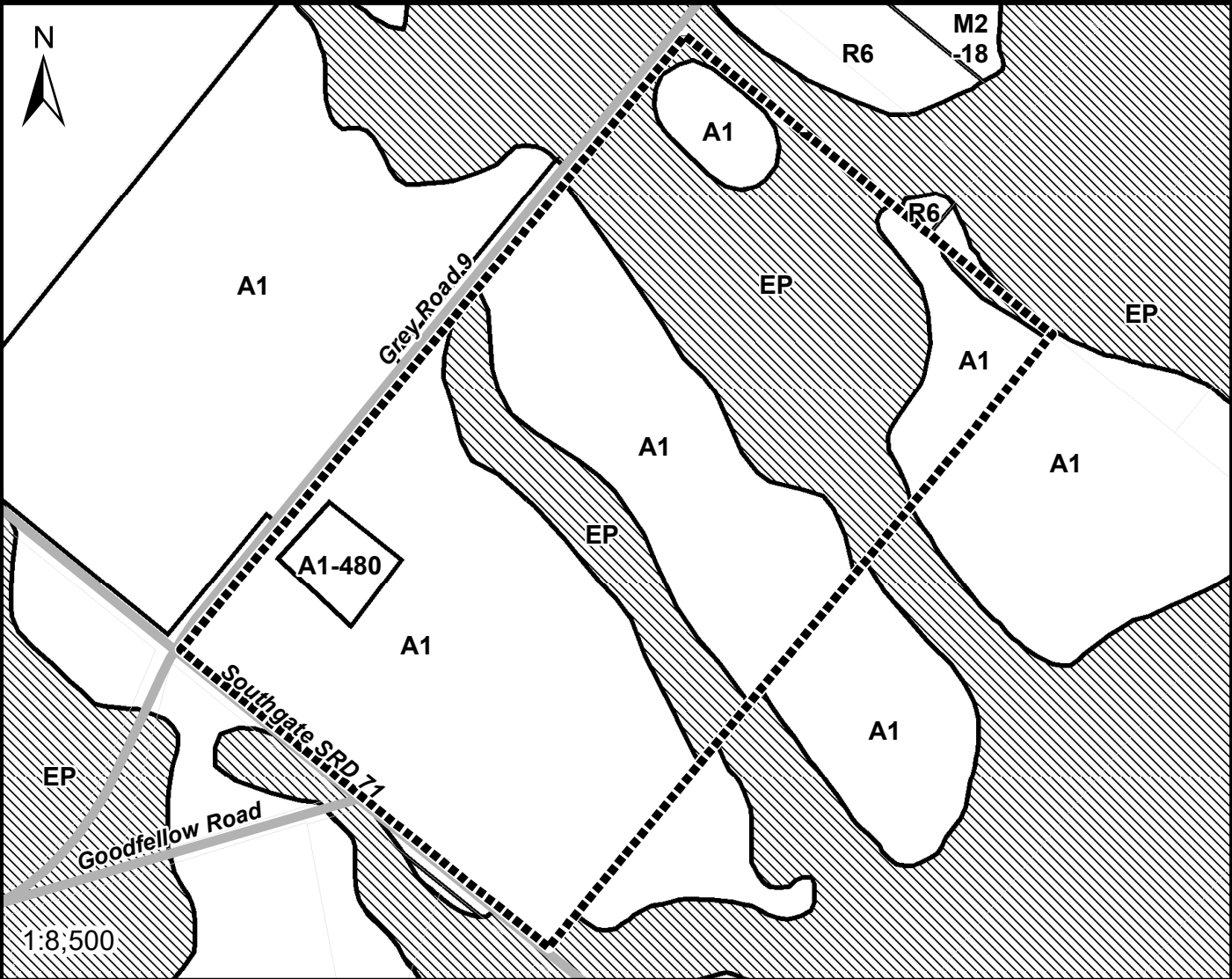
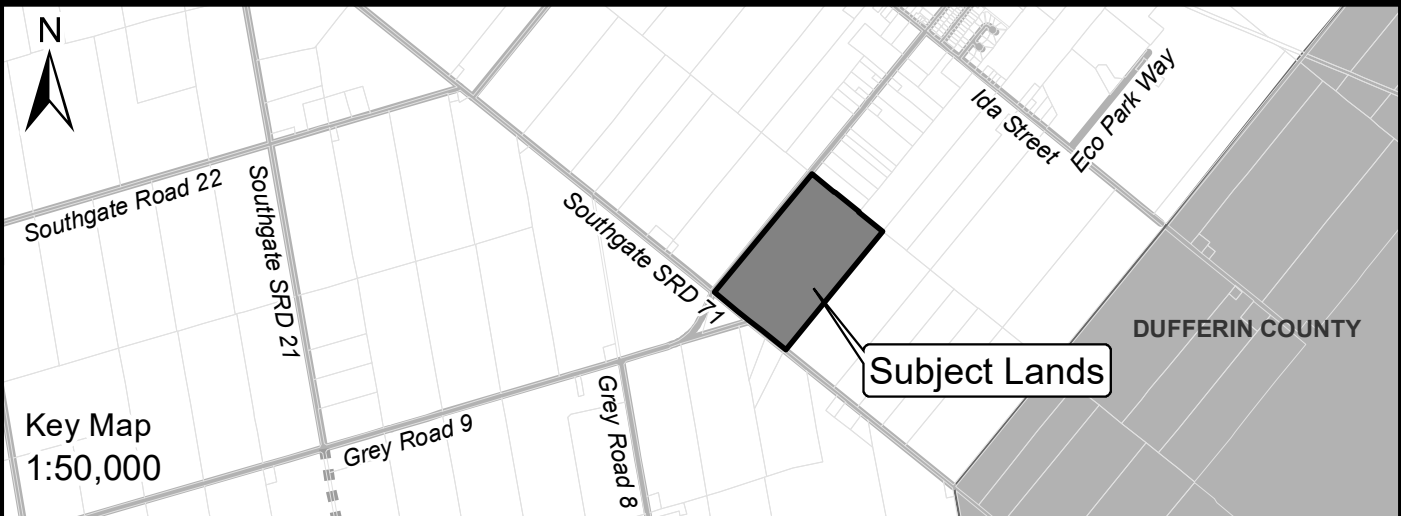
Township of Southgate
(Geographic Township of Proton)

Date Passed: May 19, 2021

Signed: _____

John Woodbury, Mayor

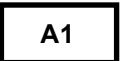
Lindsey Green, Clerk



Legend



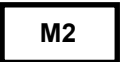
Lands subject to amendment



Agricultural



Residential Type 6



Rural Industrial



Environmental Protection