

The Corporation of the Township of Southgate
By-law Number 2021-076

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. Schedule “47” to Zoning By-law No. 19-2002 is hereby amended by changing the zone symbols on a portion of the lands described as Lots 35 and 36 and Pt Lot 37, Concession 3, known municipally as 046509 Southgate Road 04, geographic Township of Proton, in the Township of Southgate as shown on Schedule “A”, affixed hereto, from:

- **Agricultural (A1) to Agricultural Exception -483 (A1-483)**
- **Agricultural (A1) to Residential Type 6 Exception -482 (R6-482)**

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

“33-483 Con 15 Lot 29 W Pt 30 (Proton)	A1-483 Notwithstanding the provisions of Section 6.1(b), (c), (d),(e) or any other provisions to the contrary, the land zoned A1-483 shall be subject to the regulations of the A1 zone, except the following:
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- a) A single detached dwelling, a bed and breakfast, a home industry and a home occupation shall be prohibited.**

33-482 Con 15 Lot 29 W Pt 30 (Proton)	R6-482 Notwithstanding the provisions of Section 13.2(b), (e) or any other provisions to the contrary, the land zoned R6—482 shall be subject to the regulations of the R6 Zone, except the following:
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- a) The minimum Lot Frontage is 80m
b) The minimum side yard is 3m**

3. Schedule “A” and all other notations thereon are hereby declared to form part of this by-law.

4. 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.

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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 15, Lot 29 W Pt lot 30, known municipally as 226281 Southgate Road 22, geographic Township of Proton, in the Township of Southgate. The purpose of the zoning by-law amendment is to implement a condition of consent for a surplus farm severance. The effect of the bylaw is to change the zoning symbol on a portion of the property from Agricultural (A1) to an Agricultural Exception (A1-483) to prohibit residential uses on the agricultural parcel. The severed lot will be rezoned to R6-482 which will recognize the reduced lot frontage and reduced side yard of the existing structures, to keep as much agricultural land with the retained farm parcel.

Schedule "A"
By-Law No. 2021-076
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

