

The Corporation of the Township of Southgate
By-law Number 2021-081

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 “34” to Zoning By-law No. 19-2002 is hereby amended by changing the zone symbols on a portion of the lands described Concession 10, Lot 32, known municipally as 146398 Southgate Road 14, geographic Township of Proton, in the Township of Southgate as shown on Schedule “A”, affixed hereto, from:

- **Agricultural (A1) to Agricultural Exception -484 (A1-484)**
- **Agricultural (A1) to Residential Type 6 Exception -485 (R6-485)**

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

| | |
|---|--|
| “33-484 Con 10 Lot 32 (Proton) | A1-484 Notwithstanding the provisions of Section 6.1(b), (c), (d),(e) or any other provisions to the contrary, the land zoned A1-484 shall be subject to the regulations of the A1 zone, except the following: |
|---|--|

- a) A single detached dwelling, a bed and breakfast, a home industry and a home occupation shall be prohibited.**

| | |
|--|--|
| 33-485 Con 10 Lot 32 (Proton) | R6-485 Notwithstanding the provisions of Section 13.2(b), (e) or any other provisions to the contrary, the land zoned R6—485 shall be subject to the regulations of the R6 Zone, except the following: |
|--|--|

- a) The minimum Lot Frontage is 90m**

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.

* * * * *

Read a first, second, and third time and finally passed this 2nd day of June, 2021.

John Woodbury – Mayor

Lindsey Green - Clerk

Explanatory Note

This by-law applies only to those lands described as Concession 10, Lot 32, known municipally as 146398 Southgate Road 14, 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 (A1-484) to prohibit residential uses on the agricultural parcel. The severed lot will be rezoned to R6-485 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. 2021-081

Amending By-Law No. 19-2002

Township of Southgate

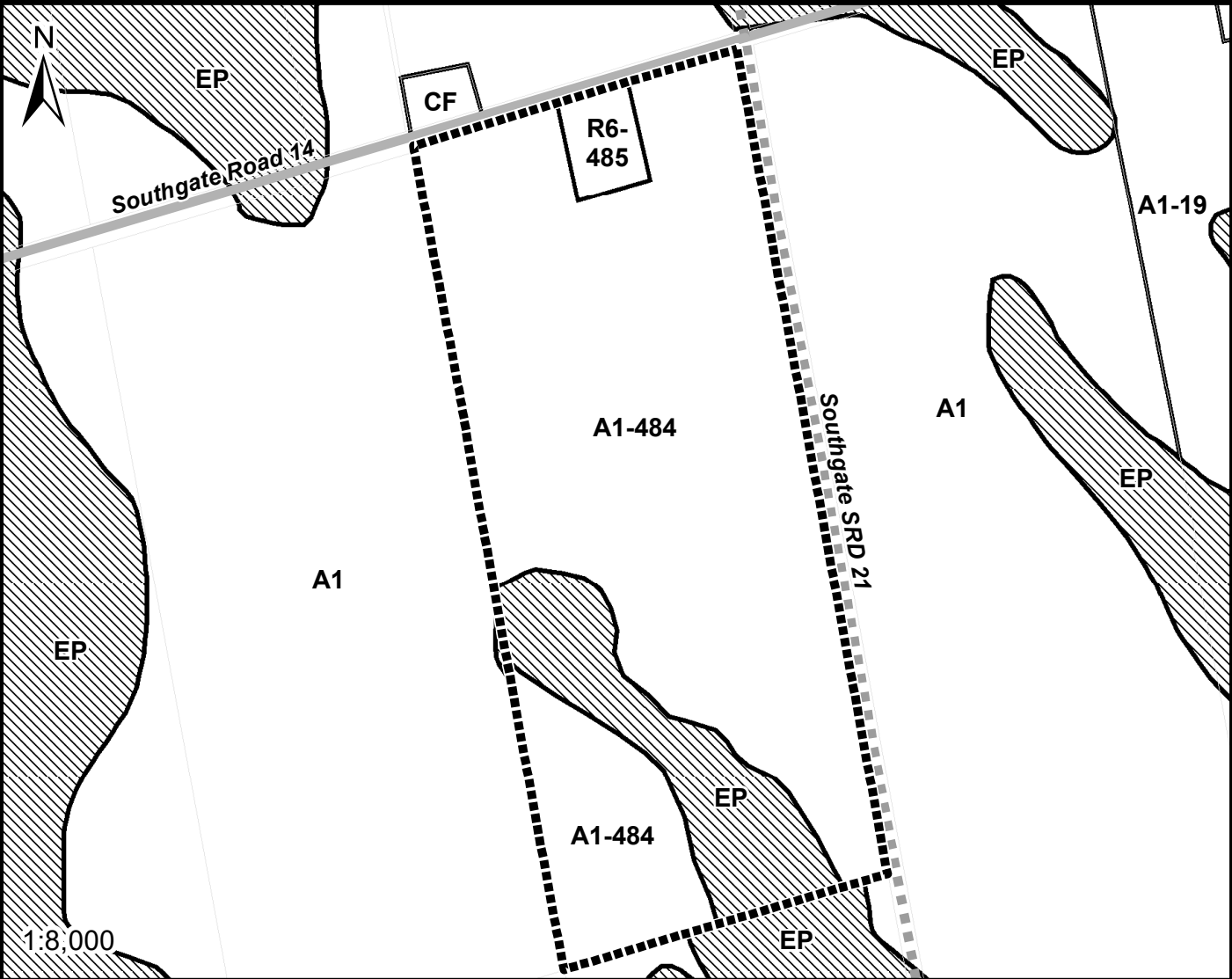
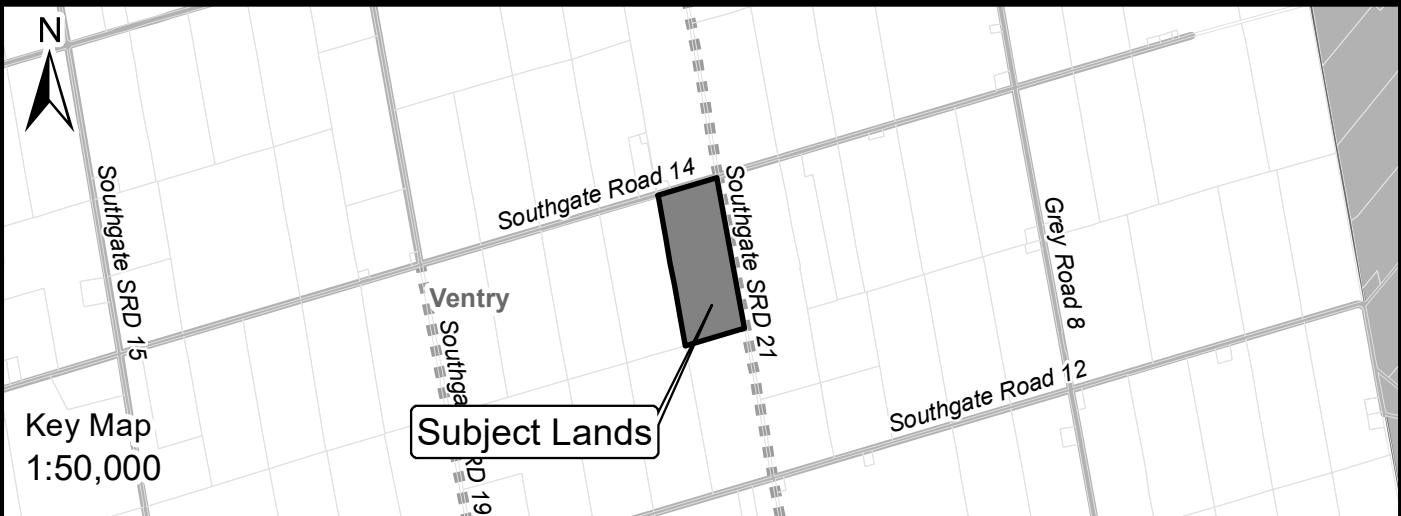
(Geographic Township of Proton)

Date Passed: June 2, 2021

Signed:

John Woodbury, Mayor

Lindsey Green, Clerk



| | | | |
|--------|----------------------------|--|--------------------------|
| Legend | | | |
| | Lands subject to amendment | | |
| | Agricultural | | Residential Type 6 |
| | Community Facility | | Environmental Protection |