

The Corporation of the Township of Southgate  
By-law Number 2021-127

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 "16" to Zoning By-law No. 19-2002 is hereby amended by changing the zone symbols on a portion of the lands described as CON 16 PT LOT 28 and Pt lot 29, geographic Township of Proton, in the Township of Southgate and shown on Schedule "A", affixed hereto, from:

- **Agricultural (A1) to Agricultural Exception (A1-492)**

2. **That** Section 33 to By-law No. 19-2002 is hereby amended by adding section 33.492 with the following:

<b>"33-492 Con 16, Pt lot 28, PT lot 29 (Proton)</b>	<b>A1-492</b>	<p>Notwithstanding the provisions of Sections 6.0 or any other provisions to the contrary, the land zoned A1-492 shall be subject to the following regulations in relation to an additional permitted use being a small scale dry industrial use.</p> <p>a) The small scale dry industrial use may include but is not limited to, a metal workshop for fabricating, welding, manufacture of small equipment and parts and repair shop, woodworking shop or other similar type uses:</p> <p>b) The use shall remain secondary to the principle use of the property, being an agricultural use.</p> <p>c) The maximum combined size of the Industrial workshop, power room, office and lunch room shall not exceed 750 m<sup>2</sup></p> <p>d) The maximum size of all outdoor storage shall be 500m<sup>2</sup>. If the size limits in clause b above have not been reached, the outdoor storage area may be expanded provided the combined structure size in clause b and the outdoor storage area do not exceed 1250m<sup>2</sup>.</p> <p>e) All outside storage shall be screened from view by way of fencing or landscaped buffer.</p> <p>f) The shop shall be setback a minimum of 270m from the front lot line along Southgate Road 24.</p> <p>g) The shop shall be setback a minimum of 114m from the east side</p>
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lot line and 332m from the west side lot line.

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 1<sup>st</sup> day of September 2021.

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John Woodbury – Mayor

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Lindsey Green – Clerk

### **Explanatory Note**

This by-law applies only to those lands described as CON 16 Pt LOT 28 and Pt LOT 29 geographic Township of Proton, in the Township of Southgate. 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 a dry 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 750m<sup>2</sup>. The outside storage area is proposed to be approximately 500m<sup>2</sup> with provisions for expansion. 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 (A1-492) to allow for a small scale Industrial use to be permitted on the property.

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

Schedule "A"

By-Law No. \_\_\_\_\_

Amending By-Law No. 19-2002

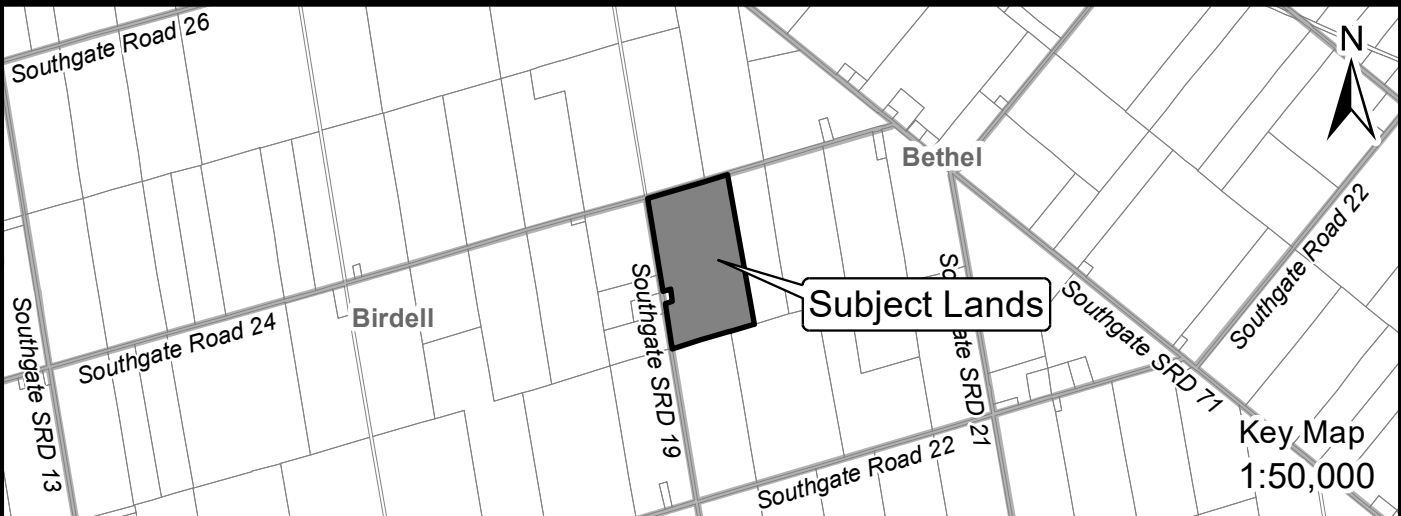
Township of Southgate  
(Geographic Township of Proton)

Date Passed: \_\_\_\_\_

Signed: \_\_\_\_\_

John Woodbury, Mayor

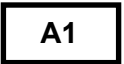
Lindsey Green, Clerk



Legend



Subject Lands



Agricultural



Environmental Protection



Wetland