

The Corporation of the Township of Southgate
By-law Number 2021-129

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 "33" to Zoning By-law No. 19-2002 is hereby amended by changing the zone symbols on a portion of the lands described as CON 10 lot 27, geographic Township of Proton, in the Township of Southgate and shown on Schedule "A", affixed hereto, from:

- **Agricultural (A1) to Agricultural Exception (A1-494)**

2. **That** Section 33 to By-law No. 19-2002 is hereby amended by adding section 33.494 with the following:

"33-494 Con 10, lot 27 (Proton)	A1-494	<p>Notwithstanding the provisions of Sections 6.0 or any other provisions to the contrary, the land zoned A1-494 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 m²</p> <p>d) The maximum size of all outdoor storage shall be 500m². 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 1250m².</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 137m from the front lot line along Southgate Road 14.</p> <p>g) The shop shall be setback a minimum of 111m from the west side</p>
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lot line and 202m from the east 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 1st day of September 2021.

John Woodbury – Mayor

Lindsey Green – Clerk

Explanatory Note

This by-law applies only to those lands described as CON 10 LOT 27 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 750m². The outside storage area is proposed to be approximately 500m² 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 (A1-494) to allow for a small scale Industrial use to be permitted on the property.

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

Schedule "A"

By-Law No. _____

Amending By-Law No. 19-2002

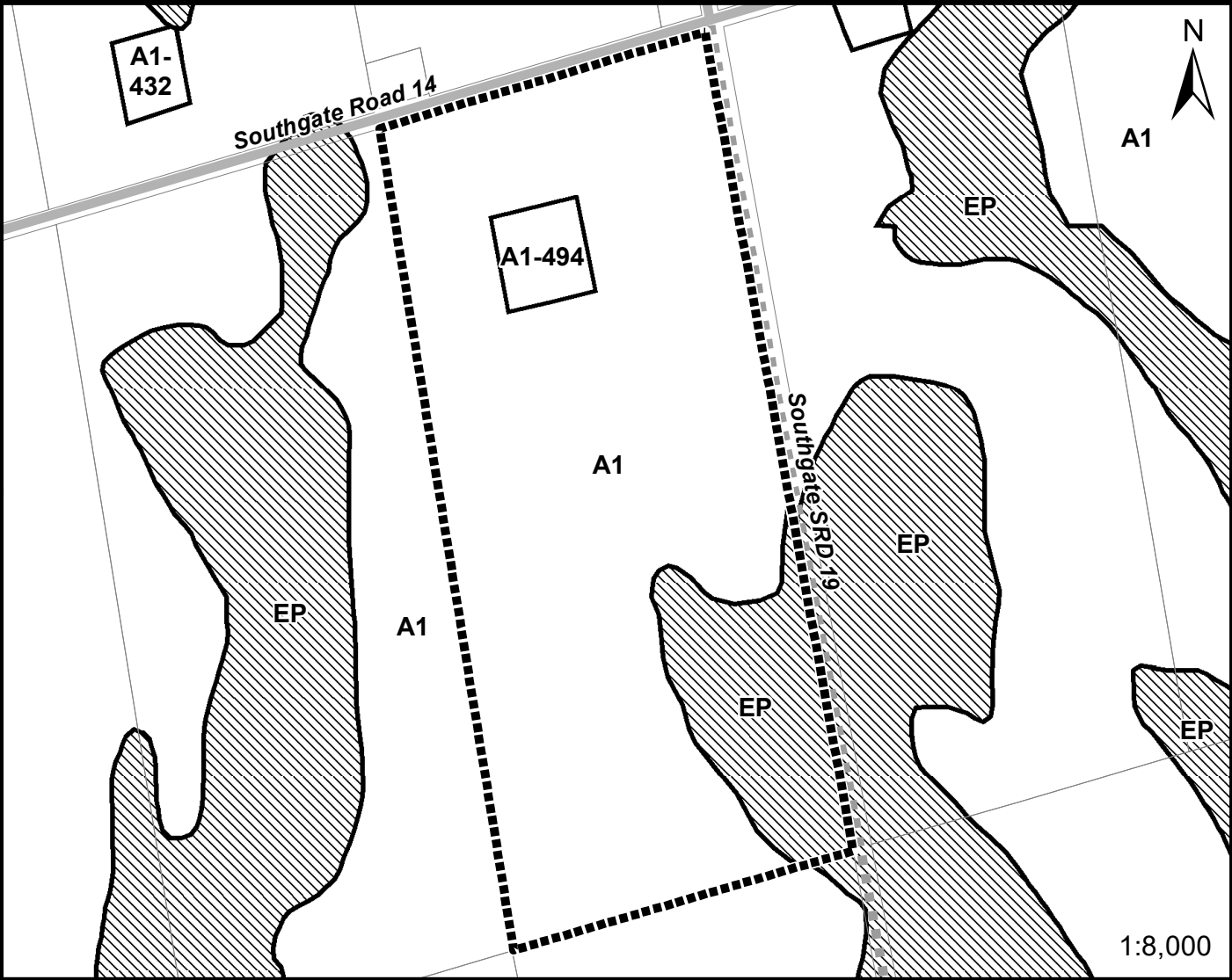
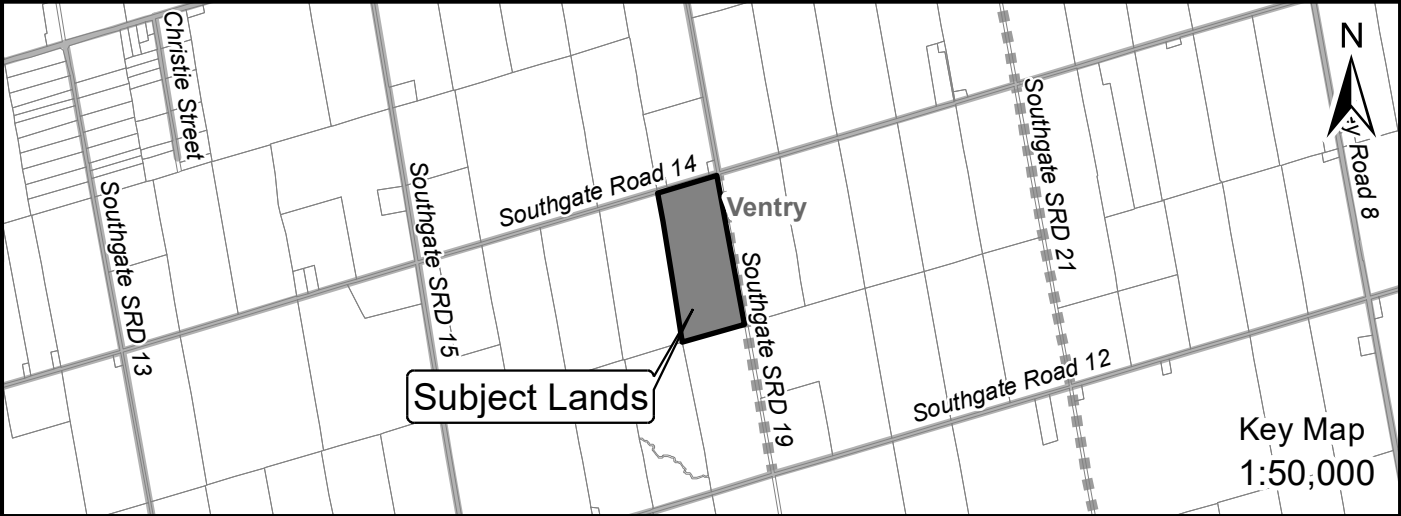
Township of Southgate
(Geographic Township of Proton)

Date Passed: _____

Signed: _____

John Woodbury, Mayor

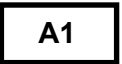
Lindsey Green, Clerk



Legend



Subject Lands



Agricultural



Environmental Protection