

The Corporation of The Township of Southgate
By-law Number 2021-126

**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 has received an application to amend the Zoning By-law for Part of Lot A, Concession 5, (in the former Township of Egremont) in the Township of Southgate; and,

WHEREAS the Council of the Corporation of the Township of Southgate has reviewed a recommendation to amend the Zoning By-law and has approved the recommendation; and

WHEREAS authority is granted pursuant to section 34 of the Planning Act, R.S.O. 1990 to enact such amendments;

NOW THEREFORE Zoning By-law No. 19-2002, is hereby amendment follows:

1. **That** Schedule "42" to Zoning By-law No. 19-2002, is hereby further amended by adding new exceptions to the existing Residential Type 6 Exception 29 (R6-29) zone for the lands described as Part of Lot A, Concession 5, (in the former Township of Egremont) in the Township of Southgate as shown on Schedule 'A' attached hereto, and Schedule 'A' attached hereto forms part of this By-law.
2. **That** section 33.29 is replaced with the following:

"R6-29 - That in addition to the permitted uses of Section 13.1, the following uses are permitted on lands zoned R6-29

- a) Landscape and Nursery business
- b) Commercial Use, which shall consist of the following uses:
 - (i) Agricultural Bulk Sales Establishment
 - (ii) Farm Equipment Sales Establishment
 - (iii) Farm Supply Outlet
 - (iv) Ancillary Tools and Hardware Sales
- c) **That** the maximum Ground Floor Area of the Commercial Use shall be 750 square metres and such Use shall be subject to the regulations of section 18.2 of the Zoning By-law. For further clarity, the building within which the Commercial Use is located may contain more than one storey, subject to a maximum height of 10 metres.
- d) **That** the Commercial Use shall be subject to a parking rate of 1 space per 40 square metres of Commercial Floor Area. For further clarity,

ancillary uses of the building, such as office space, storage, and employee/staff lunch room and washrooms shall not contribute towards the determination of Commercial Floor Area and the associated required parking provided such spaces are intended for employees only and are not accessible to customers.

- 3. 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

Schedule "A"

By-Law No. _____

Amending By-Law No. 19-2002

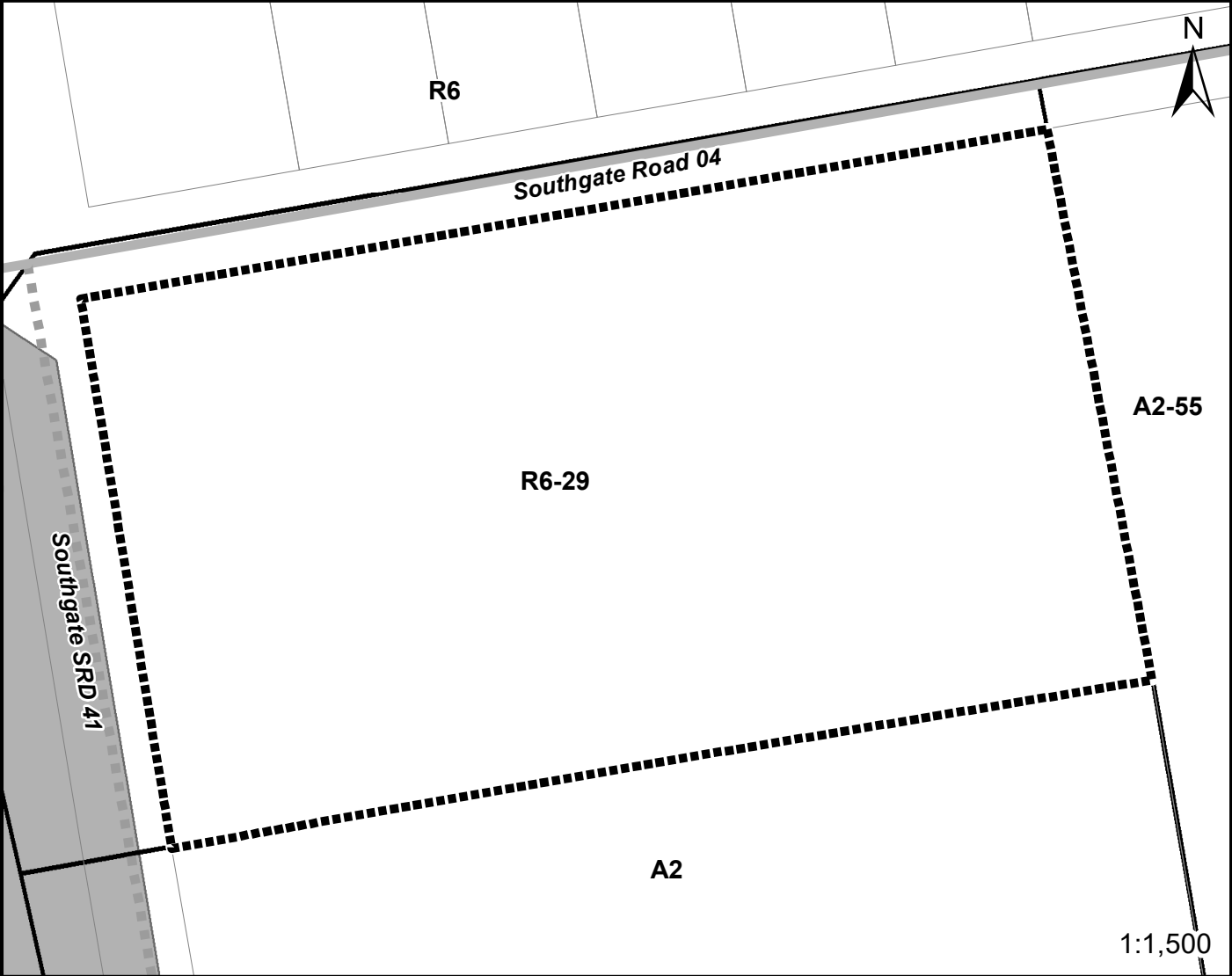
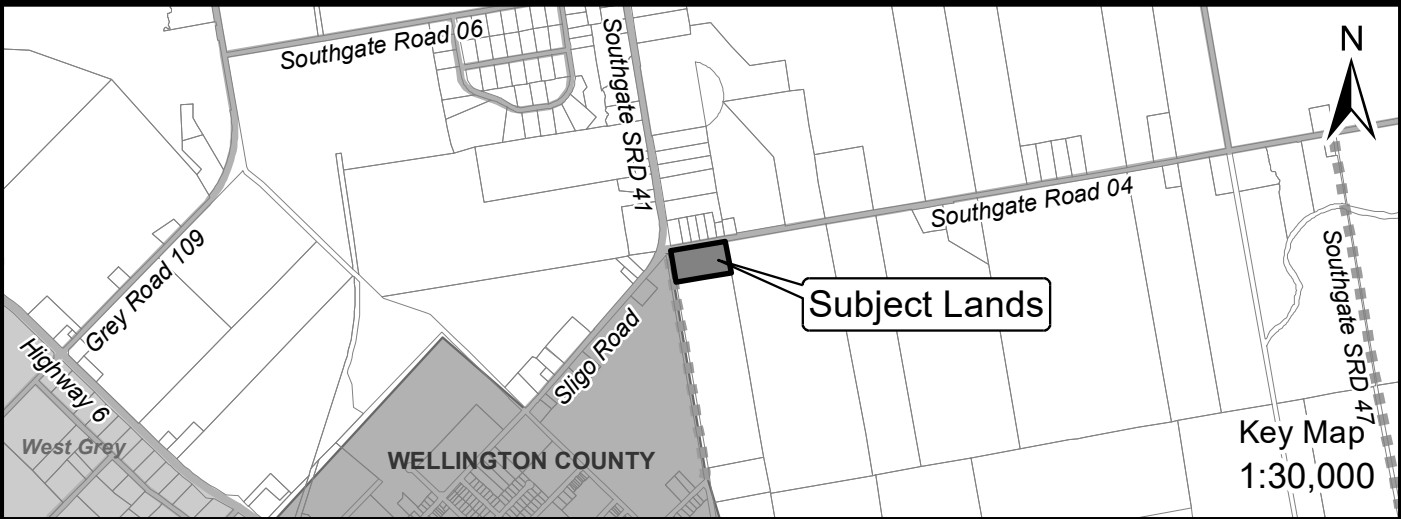
Township of Southgate
(Geographic Township of Egremont)

Date Passed: _____

Signed: _____

John Woodbury, Mayor

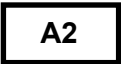
Lindsey Green, Clerk



Legend



Subject Lands



Restricted Agricultural



Residential Type 6