

The Corporation of the Township of Southgate
By-law Number 2021-144

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 "34" to Zoning By-law No. 19-2002 is hereby amended by changing the zone symbols on a portion of the lands described as Con 9, Lot 37, geographic Township of Proton, in the Township of Southgate and shown on Schedule "A", affixed hereto, from:
 - **Agricultural (A1) to Agricultural Exception (A1-496)**
- 2. **That** Section 33 to By-law No. 19-2002 is hereby amended by adding section 33.496 with the following:

"33-496 Con 9, Lot 37 (Proton)	A1-496	<p>Notwithstanding the provisions of Sections 6.0 or any other provisions to the contrary, the land zoned A1-496 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 c 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. Outside storage may be enclosed provided it does not exceed size requirements and is only used for storage.</p>
---	---------------	---

f) The shop shall be setback a minimum of 110m from the front lot line along Highway 10.

g) The shop shall be setback a minimum of 140m from the West side lot line and 165m 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 6th day of October 2021.

John Woodbury – Mayor

Lindsey Green – Clerk

Explanatory Note

This by-law applies only to those lands described as Con 9, Lot 37, 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 (A1-496) 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.

