

The Corporation of the Township of Southgate
By-law Number 2021-187

**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 "1" to Zoning By-law No. 19-2002 is hereby amended by changing the zone symbols on a portion of the lands described as CON 1 EPT DIV 3 Lot 3, geographic Township of Egremont, in the Township of Southgate and shown on Schedule "A", affixed hereto, from:

- **Restricted Agricultural (A2) to Restricted Agricultural Exception (A2-504) and Residential Type 5 (R5)**

2. **That** Section 33 to By-law No. 19-2002 is hereby amended by adding section 33.504 with the following:

"33-504 Con 1, EPT DIV 3 Lot 3 (Egremont)	A2-504	Notwithstanding the provisions of Sections 6.0 and 7.0 or any other provisions to the contrary, the land zoned A2-504 and shown on Schedule 1, shall be subject to the following provisions.
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- a) Minimum lot area 7.689ha (19 acres)

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 15th day of December 2021.

John Woodbury – Mayor

Lindsey Green – Clerk

Explanatory Note

This by-law applies only to those lands described as CON 1 EPT DIV 3 Lot 3 Geographic Township of Egremont, in the Township of Southgate. The zoning by-law amendment is to implement a condition of consent and zone the severed lots from Restricted Agriculture to a Residential Type 5 (R5) zone. The amendment also rezones the retained lands to recognize a reduce lot area of 19 acre.

The Effect of the zoning by-law amendment is to change the zoning symbol on a portion of the property from Restricted Agricultural (A2) to Restricted Agricultural Exception (A2-504) for the retained lot and Residential Type 5 (R5) for the three severed lots.

The Township of Southgate Official Plan designates the subject lands Village Community, and Hazard lands.

Schedule "A"

By-Law No. _____

Amending By-Law No. 19-2002

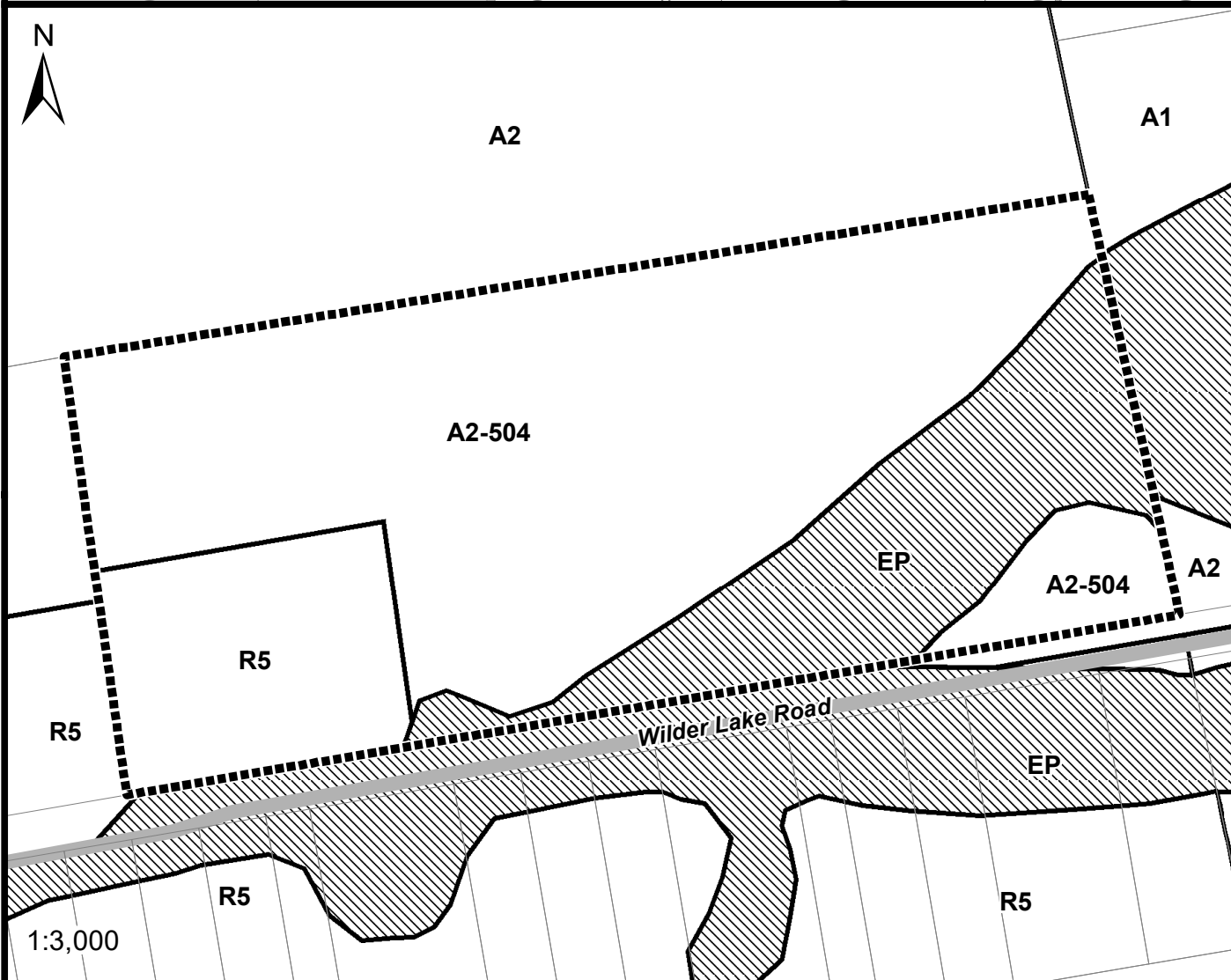
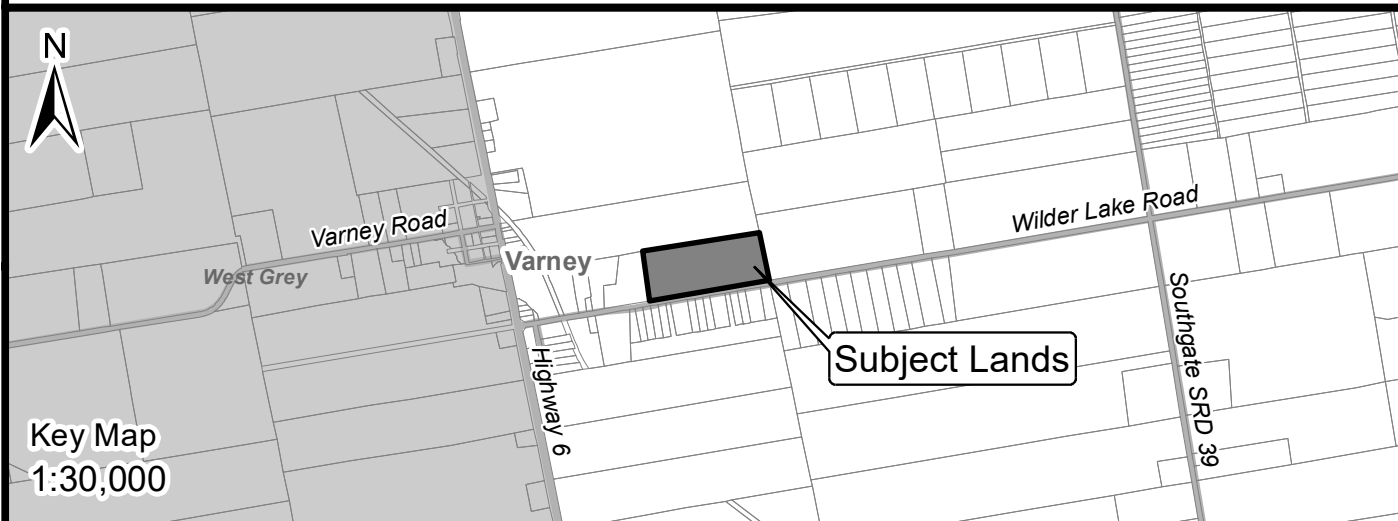
Township of Southgate
Geographic Township of Egremont

Date Passed: _____

Signed: _____

John Woodbury, Mayor

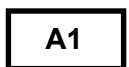
Lindsey Green, Clerk



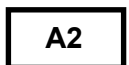
Legend



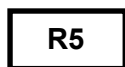
Subject Lands



Agricultural



Restricted Agricultural



Residential Type 5



Environmental Protection