

The Corporation of the Township of Southgate
By-law Number 2022-043

**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 "15" to Zoning By-law No. 19-2002 is hereby amended by changing the zone symbols on a portion of the lands described as CON 14 LOT 15, geographic Township of Proton, in the Township of Southgate and shown on Schedule "A", affixed hereto, from:

- **Agricultural (A1) to Agricultural Exception (A1-520)**

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

**"33-520
Con 14,
lot 15
(Proton)**

A1-520

Notwithstanding the provisions of Sections 6.0 or any other provisions to the contrary, the land zoned A1-520 shall be subject to the following regulations in relation to an additional permitted use being a small scale industrial use.

- 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, plastic or woodworking shop or other similar type uses:
- b) The use shall remain secondary to the principle use of the property, being an agricultural use.
- c) The maximum combined size of the Industrial workshop, power room, office and lunch room shall not exceed 750 m²
- 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 and the outdoor storage area do not exceed 1250m².
- e) All outside storage shall be screened from view by way of fencing or landscaped buffer.
- f) The shop shall be setback a minimum of 90m from the front lot line.

- g) The shop shall be setback a minimum of 100m from the east side lot line and 190m from the west side lot line.
- h) All or a portion of the outside storage may be covered or enclosed provided that it is only used for that purpose and conforms to the County of Grey and Local Official Plan requirements.

- 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 April 2022.

John Woodbury – Mayor

Lindsey Green – Clerk

Explanatory Note

This by-law applies only to those lands described as CON 14 LOT 15 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 an 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 (A1-520) 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

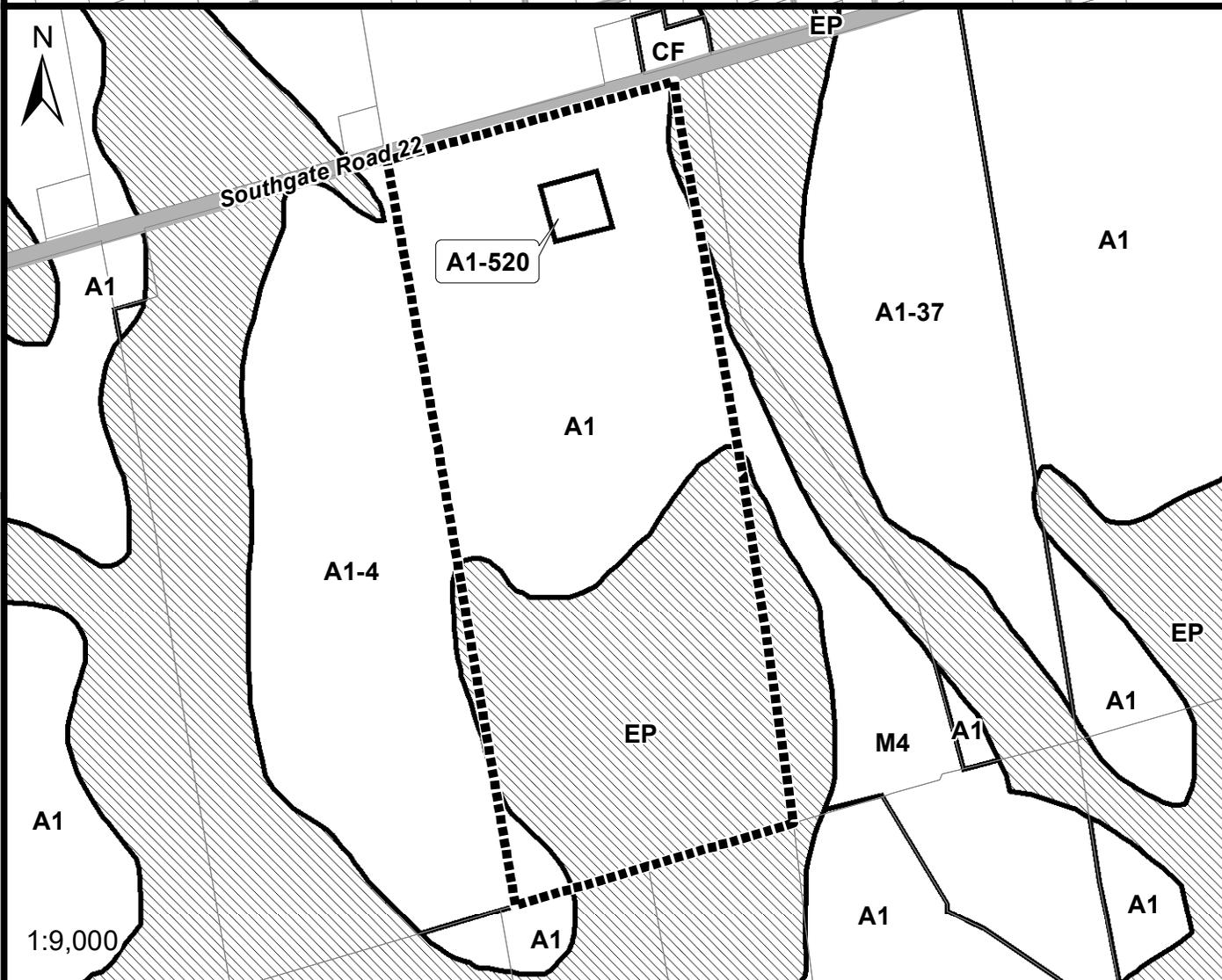
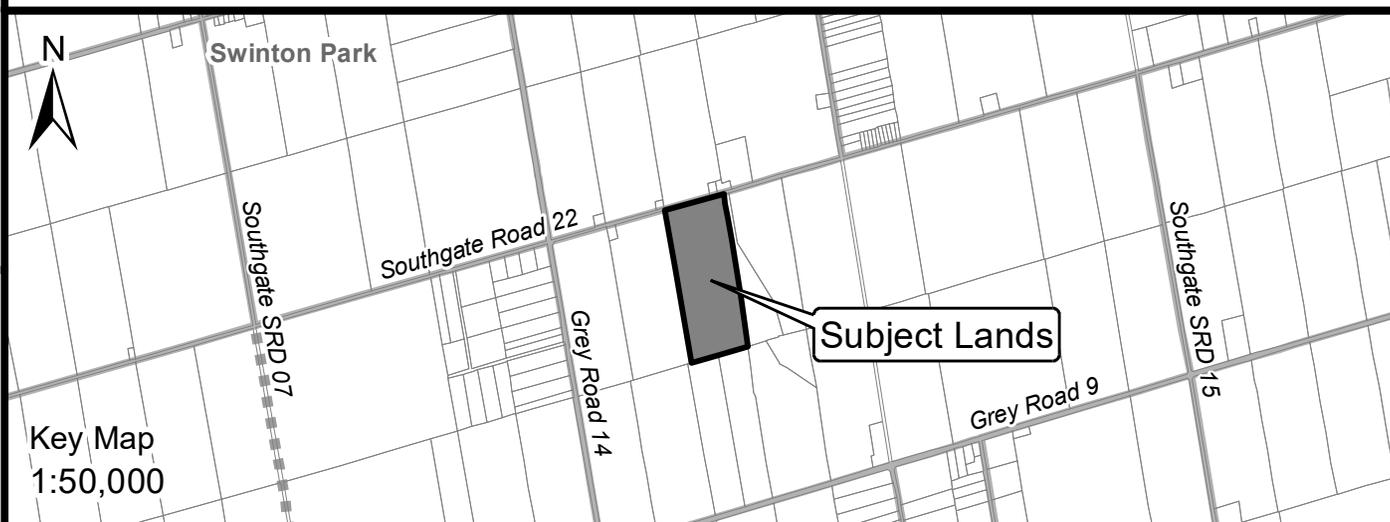
Township of Southgate
Geographic Township of Proton

Date Passed: _____

Signed: _____

John Woodbury, Mayor

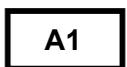
Lindsey Green, Clerk



Legend



Subject Lands



Agricultural



Extractive Industrial



Environmental Protection