

The Corporation of the Township of Southgate
By-law Number 2022-131

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** this by-law applies to Con 3, lot 18 geographic Township of Proton, Southgate; and
- 2. **That** Section 33 to By-law No. 19-2002 is hereby amended by adding section 33.530 as follows:

"33-530 Con 3, lot 18 (Proton)	A1-530	<p>Notwithstanding the provisions of Section 6.0 or any other provisions to the contrary, the land zoned A1-530 shall be subject to the following regulations in relation to an additional permitted use of a small scale industrial use, being a dry industrial manufacturing use which includes but is not limited to, a metal workshop for fabricating, welding manufacture of small equipment and repair shop, woodworking and the retail sale of lumber and other associated construction materials. The following additional provisions apply.</p> <p>a) The use shall remain secondary to the principle use of the property, being an agricultural use.</p> <p>b) The maximum combined size of the workshop, power room, office and lunchroom shall be 750m²</p> <p>c) The maximum size of all outdoor storage shall be 500m². If the size of the shop is less than 750m² the outside storage area may be expanded provided the combined size of outdoor storage and building area does not exceed 1250m².</p> <p>d) All outside storage shall be screened from view by way of fencing or landscaped buffer.</p> <p>e) The shop shall be setback a minimum of 75m from the front lot line along Grey Road 9.</p>
---	---------------	---

f) The shop shall be setback a minimum of 93m from a side lot line.

g) A Saw mill use remains a prohibited use.

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 7th day of September 2022.

John Woodbury – Mayor

Lindsey Green – Clerk

Explanatory Note

This by-law applies only to those lands described as CON 3, lot 18 geographic Township of Proton, in the Township of Southgate. The purpose of the zoning bylaw amendment is to change the list of permitted uses to allow for dry manufacturing to include, but is not limited to, a metal workshop for fabricating, welding manufacture of small equipment and repair shop, woodworking and the retail sale of lumber and other associated construction materials and tools. The owners wish to add the dry manufacturing use to the list of permitted uses for the Agricultural A1 zone. The shop including office and power room will be up to 750m² in size. The outside storage area is proposed to be 500m².

The Effect of the proposed zoning by-law amendment would be to change the zone symbol on a portion of the subject lands to permit the dry Industrial Uses. The bylaw will zone a portion of the lands from Agricultural (A1) to Agricultural exception zone (A1-530). Any Environmental Protection Zone Boundary may be adjusted based on Conservation Authority comments.

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

Schedule "A"
By-Law No. 2022-131

Amending By-Law No. 19-2002

Township of Southgate

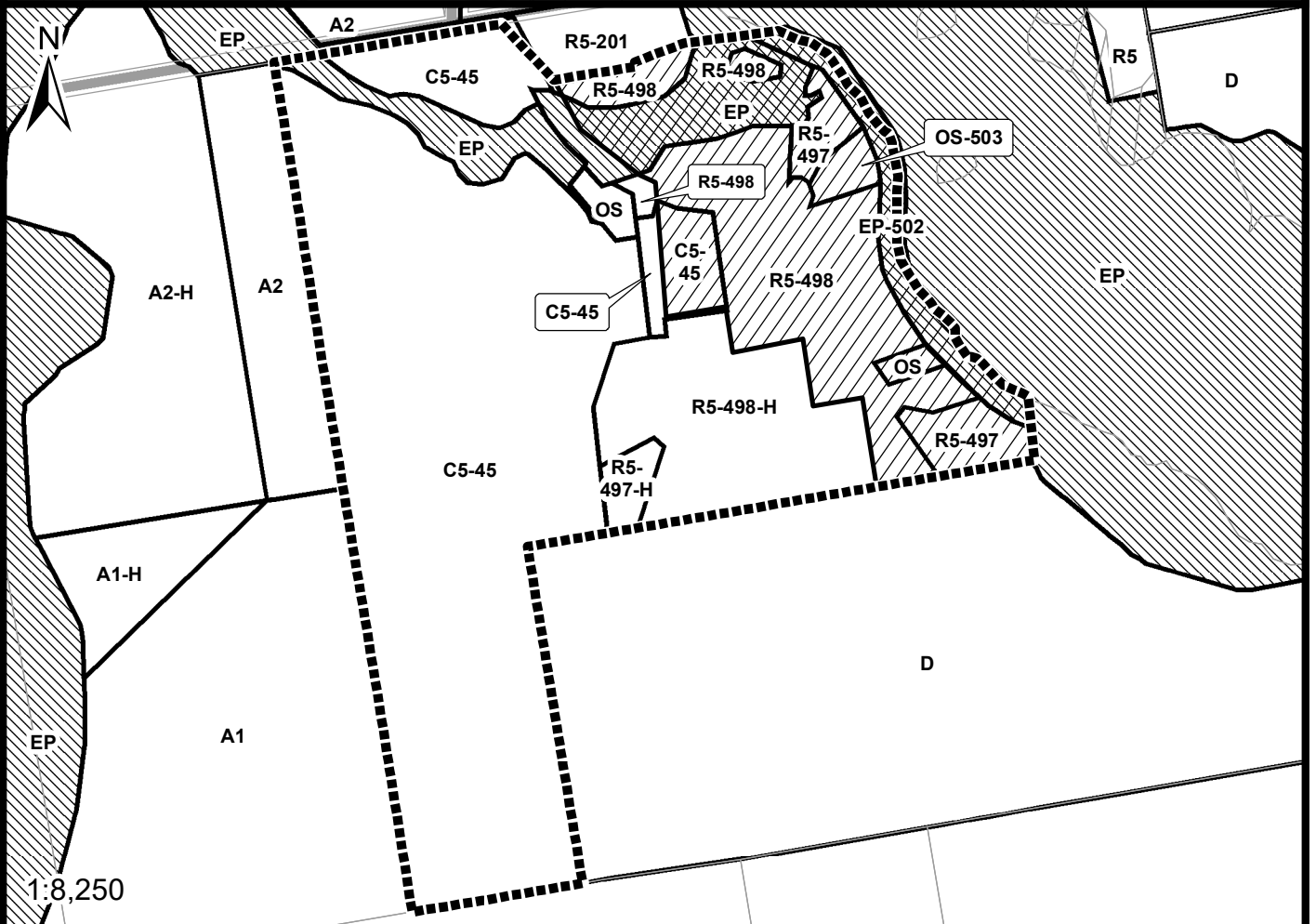
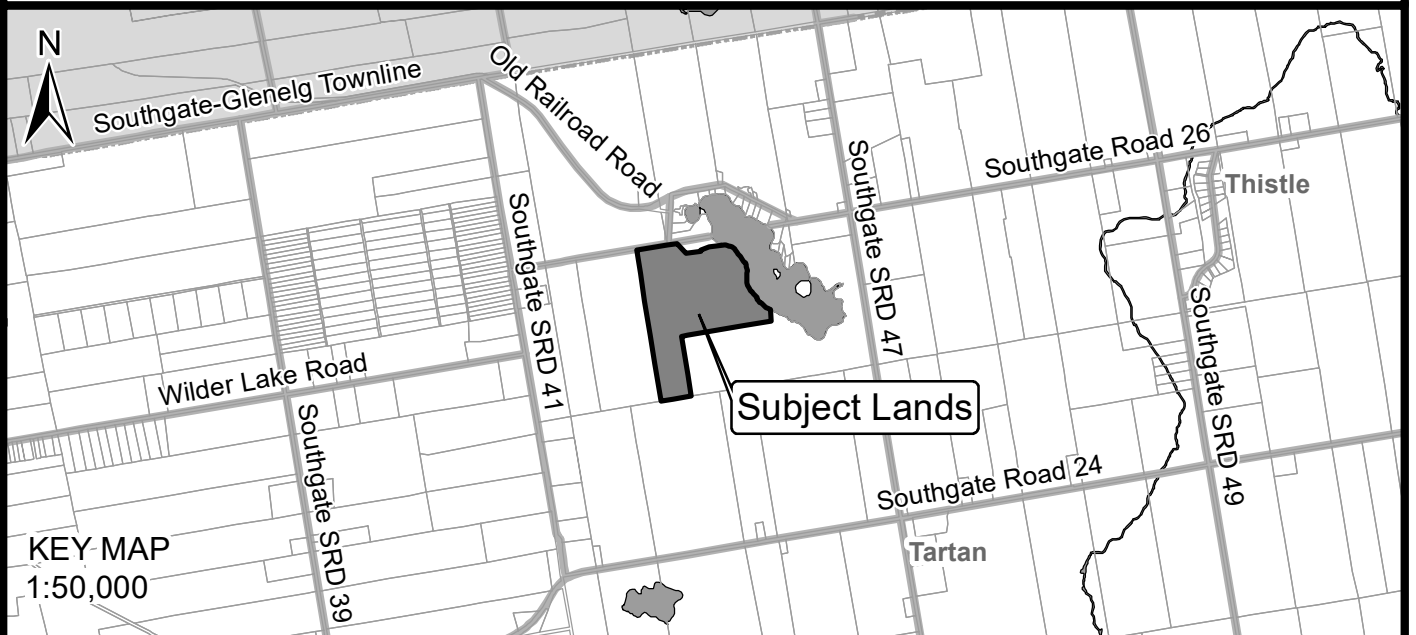
(Formerly in the Township of Proton)

Date Passed: September 7, 2022

Signed: _____

John Woodbury, Mayor

Lindsey Green, Clerk



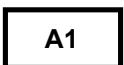
LEGEND



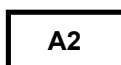
Lands subject to amendment



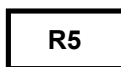
Lands subject to lift of holding provision



Agricultural



Restricted Agricultural



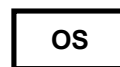
Residential Type 5



Environmental Protection



Deferred Development



Open Space