

The Corporation of the Township of Southgate  
By-law Number 2022-137

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 4, Pt Lot 2 to 4, geographic Township of Proton, Southgate; and
2. **That** Schedule “45” to Zoning By-law No. 19-2002 is hereby amended by changing the zone symbols on a portion of the lands described as CON 4 Pt Lots 2 to 4, geographic Township of Proton, in the Township of Southgate and shown on Schedule “A”, affixed hereto, from:
  - **Restricted Agricultural (A2) to Restricted Agricultural Exception (A2-531)**
3. **That** Section 33 to By-law No. 19-2002 is hereby amended by adding section 33.531 as follows:

<b>"33-531 Con 4, Pt lot 2 to 4 (Proton)</b>	<b>A2-531</b>	Notwithstanding the provisions of Section 6.0 or any other provisions to the contrary, the land zoned A2-531 shall be subject to the following regulations in relation to an additional permitted use of a small scale commercial use, being a sewing and quilting machine sales and service shop and including fabric sales and accessories. The following additional provisions apply.  a) The use shall remain secondary to the principle use of the property, being an agricultural use.  b) The maximum combined size of the shop, power room, office and lunchroom shall be 750m <sup>2</sup>  c) The maximum size of all outdoor storage shall be 500m <sup>2</sup> . If the size of the shop is less than 750m <sup>2</sup> the outside storage area may be expanded provided the combined size of outdoor storage and building area does not exceed 1250m <sup>2</sup> .  d) All outside storage shall be screened from view by way of fencing or landscaped buffer.
--	---------------	---

e) The shop shall be setback a minimum of 75m from the front lot line along Grey Road 14.

f) The shop shall be setback a minimum of 39m from any lot line.

4. **That** Schedule "A" and all other notations thereon are hereby declared to form part of this by-law; and
5. **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 21<sup>st</sup> day of September 2022.

---

John Woodbury – Mayor

---

Lindsey Green – Clerk

### **Explanatory Note**

This by-law applies only to those lands described as CON 4, PT lot 2 to 4 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 small scale Commercial use being a sewing and quilting machine repair and sales and includes fabric sales and accessories. The owners wish to add the commercial use to the list of permitted uses for the restricted Agricultural A2 zone. The shop including office and power room will be up to 750m<sup>2</sup> in size. The outside storage area is proposed to be 500m<sup>2</sup>.

**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 Restricted Agricultural (A2) to Restricted Agricultural exception zone (A1-531). 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. 2022-137

# Amending By-Law No. 19-2002

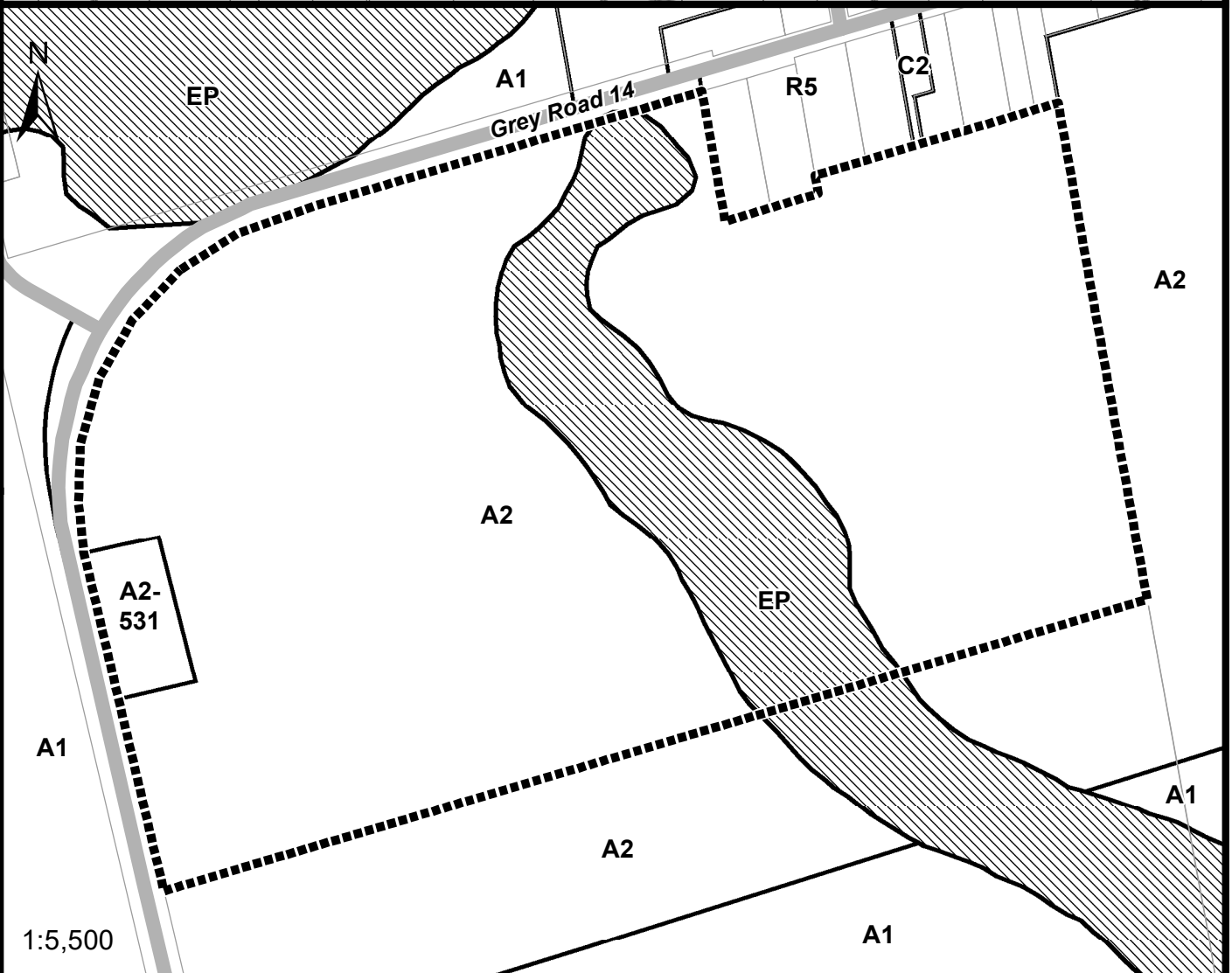
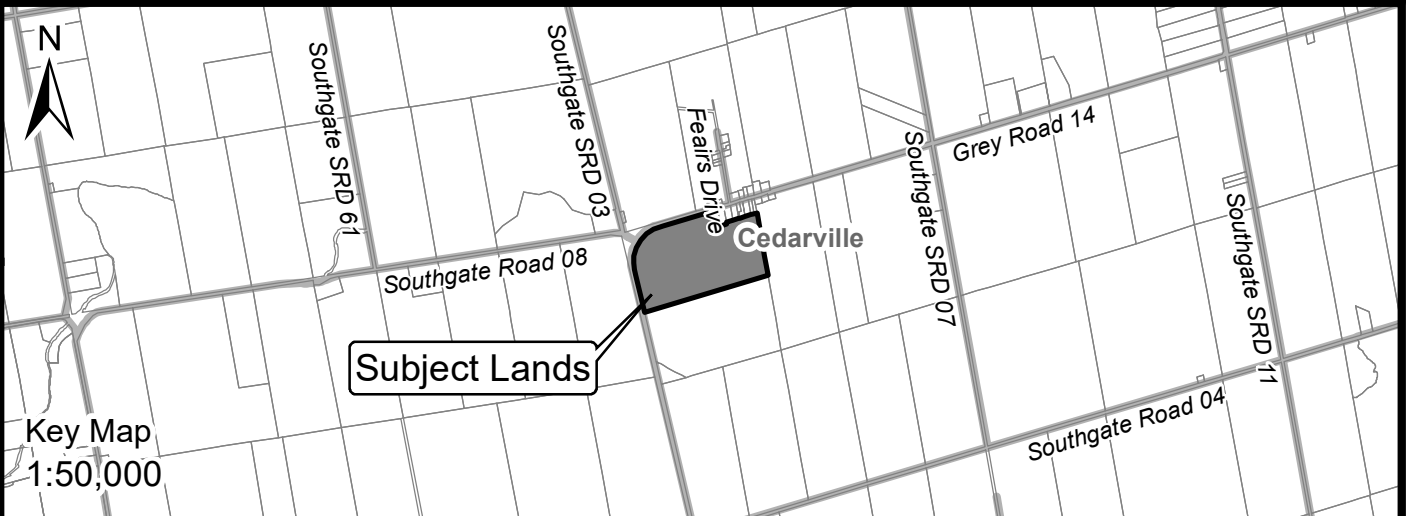
Township of Southgate  
Geographic Township of Proton

Date Passed: September 21, 2022

Signed: \_\_\_\_\_

John Woodbury, Mayor

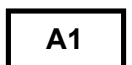
Lindsey Green, Clerk



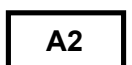
### Legend



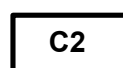
## Subject Lands



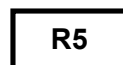
<b>A1</b>	Agricultural
-----------	--------------



<b>A2</b>	Restricted Agricultural
-----------	-------------------------



General Commercial



## Residential Type 5



## Environmental Protection