

The Corporation of the Township of Southgate
By-law Number 2022-141

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 18, E Pt lot 2 and all of Lot 3 Geographic Township of Proton, Southgate; and
2. **That** Schedule "5" to Zoning By-law No. 19-2002 is hereby amended by changing the zone symbols on a portion of the lands described as CON 18 E Pt Lots 2 and all of lot 3, geographic Township of Proton, in the Township of Southgate and shown on Schedule "A", affixed hereto, from:

- **Agricultural (A1) to Agricultural Exception (A1-525)**

3. **That** Section 33 to By-law No. 19-2002 is hereby amended by adding section 33.525 with the following:

"33-525 Con 18, E Pt lot 2 and all lot 3 (Proton)	A1-525	Notwithstanding the provisions of Section 6.0 or any other provisions to the contrary, the land zoned A1-525 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 including splitting logs, storing and packaging firewood, and working with plastics: a) The use shall remain secondary to the principle use of the property, being an agricultural use. b) The maximum combined size of the workshop, power room, office and lunchroom shall be 750m ² c) The maximum size of all outdoor storage shall be 500m ² . If the workshop is less then 750m ² the outdoor storage may be increased provided that the total workshop and storage space to not exceed 1250m ² .
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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 side lot line.

f) The shop shall be setback a minimum of 111m from the front lot line along Southgate Road 26.

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 21st day of September 2022.

John Woodbury – Mayor

Lindsey Green – Clerk

Explanatory Note

This by-law applies only to those lands described as CON 18 E Pt lot 2 and all of Lot 3 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 not limited to, woodworking, log splitting and the packaging of firewood along with metal work and welding. The proposed dry manufacturing use will be added to the existing permitted uses on the property. The shop including office and power room is proposed to be up to 750m² 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 uses on a portion of the subject lands to permit the dry Industrial Uses within the a new agricultural exception zone (A1-525). Any Environmental Protection Zone Boundary may be adjusted based on Conservation Authority comments.

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

Schedule "A"
By-Law No. 2022-141

Amending By-Law No. 19-2002

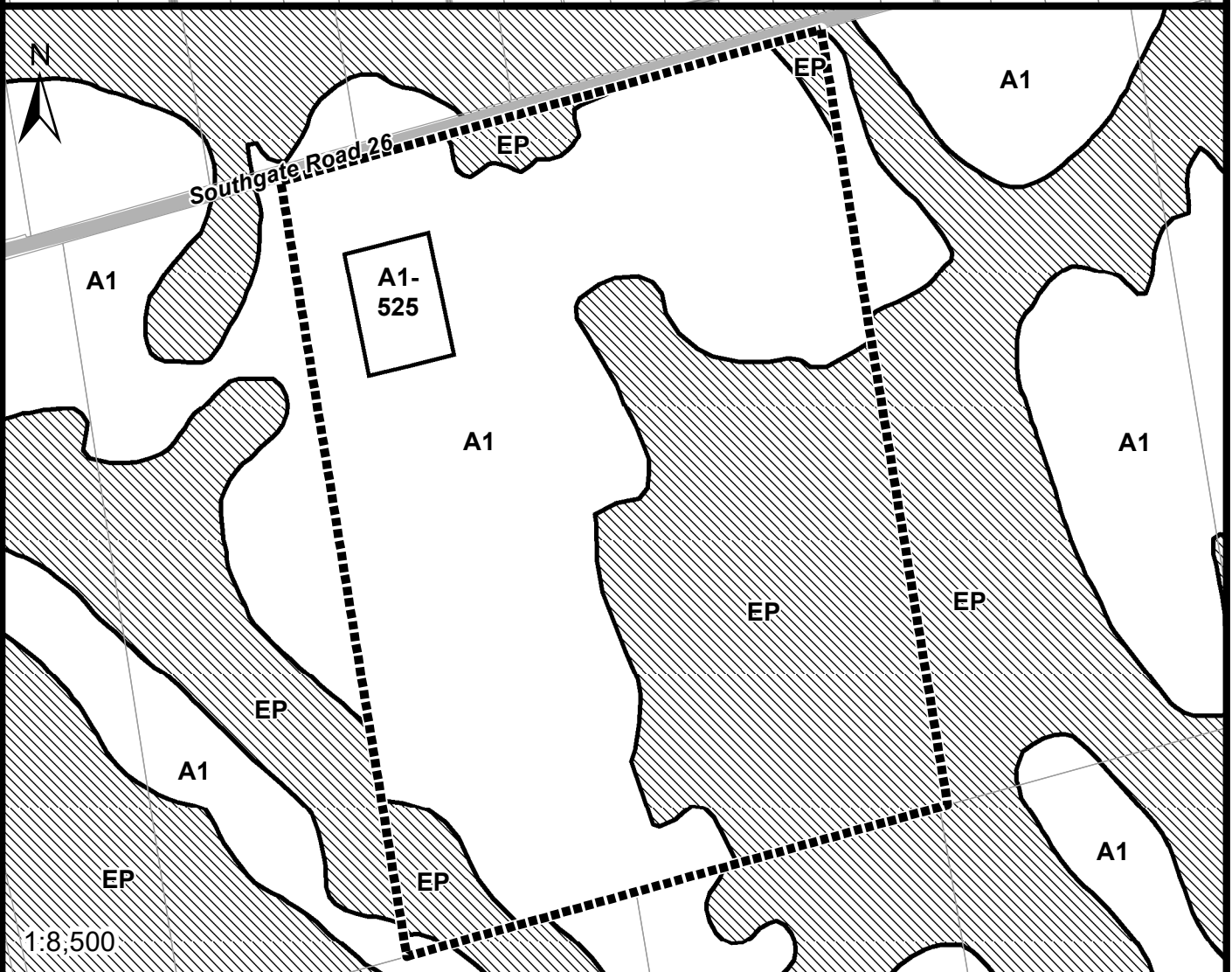
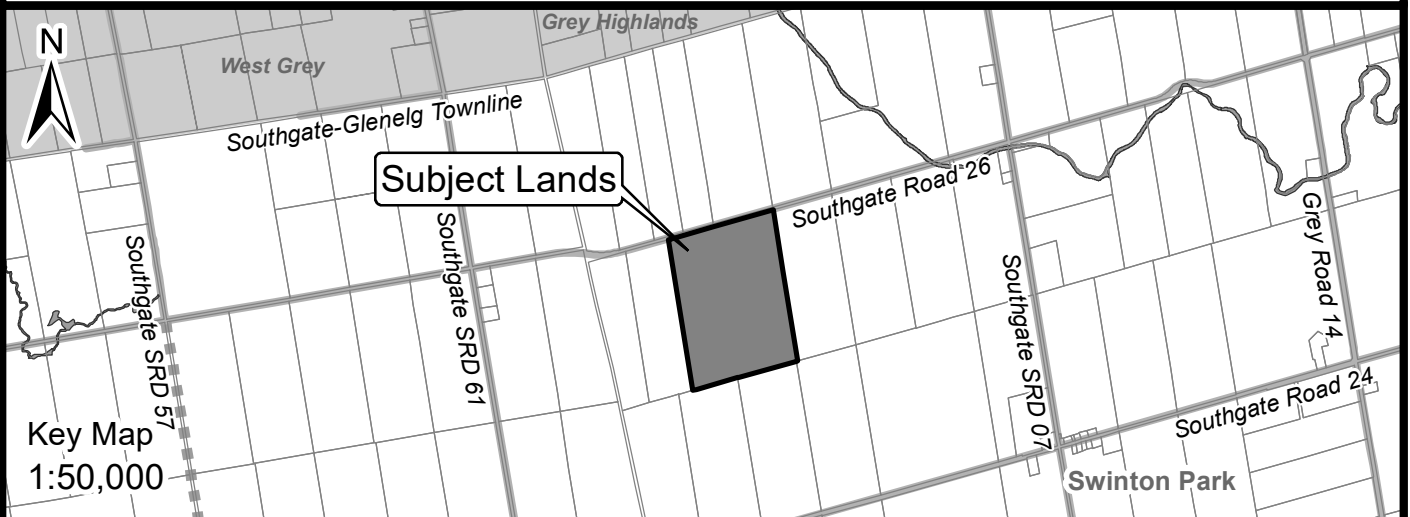
Township of Southgate
Geographic Township of Proton

Date Passed: September 21, 2022

Signed: _____

John Woodbury, Mayor

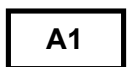
Lindsey Green, Clerk



Legend



Subject Lands



Agricultural



Environmental Protection