

The Corporation of the Township of Southgate
By-law Number 2022-174

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 13 LOT 25, geographic Township of Proton, in the Township of Southgate and shown on Schedule "A", affixed hereto, from:

- **Agricultural (A1) to Agricultural Exception (A1-433)**

2. **That** Section 33.4233 to By-law No. 19-2002 is hereby replaced with the following:

"33-433 Con 13, lot 25 (Proton)	A1-433	<p>Notwithstanding the provisions of Sections 6.0 or any other provisions to the contrary, the land zoned A1-433 shall be subject to the following regulations in relation to a small scale dry industrial use, being a precast concrete forming and welding shop with office and power room.</p> <p>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, woodworking shop, concrete forming or other similar type uses:</p> <p>b) The use shall remain secondary to the principle use of the property, being an agricultural use.</p> <p>c) The maximum combined size of the Industrial workshop, power room, office and lunch room shall not exceed 650 m²</p> <p>d) The maximum size of all outdoor storage shall be 4000m².</p> <p>e) All outside storage shall be screened from view by way of fencing or landscaped buffer.</p> <p>f) The shop shall be setback a minimum of 112m from the side lot line.</p> <p>g) The shop shall be setback a minimum of 75m from the front lot line along Grey Road 9.</p> <p>h) A minimum of one parking space per employee shall be provided for the use.</p>
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- 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 the approval of the Official Plan Amendment being approved by the County of Grey.

Read a first, second, and third time and finally passed this 21st day of December 2023.

Brian Milne – Mayor

Lindsey Green – Clerk

Explanatory Note

This by-law applies only to those lands described as CON 13 LOT 25 geographic Township of Proton, in the Township of Southgate. The purpose of the zoning bylaw amendment application is to allow for an Agricultural related use being a small scale Industrial Use shop (precast concrete and welding shop) including office and power room to expand to 650m2. The Outside storage area is to be expanded to 4000m2. The owners wish to expand the existing use and outside storage as the business is growing. The area zoned Agricultural A1-433 exception will be enlarged to include the expanded area. The shop including office and power room is proposed to be up to 650m2 with outside storage of approximately 4000m2.

The Effect:

The effect of the zoning by-law amendment is to change the zoning on a portion of the subject lands from agricultural to agricultural exception A1-433 to permit the Industrial Use shop (precast concrete and welding shop). The number of employees clause will also be deleted from the bylaw. 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.

