

The Corporation of the Township of Southgate
By-law Number 2022-176

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 "8" to Zoning By-law No. 19-2002 is hereby amended by changing the zone symbols on a portion of the lands described as CON 3 SWTSR PT lot 199 to 200, geographic Township of Proton, in the Township of Southgate and shown on Schedule "A", affixed hereto, from:

- **Agricultural (A1-61) to Agricultural (A1)**
- **Agricultural (A1) to Agricultural Exception A1-533**

2. **That** Section 33.61 to By-law No. 19-2002 is hereby deleted and that Section 33.533 is added with the following:

"33-533 Con 3, lot 199-200 (Proton)	A1-533	Notwithstanding the provisions of Sections 6.0 or any other provisions to the contrary, the land zoned A1-533 shall be subject to the following regulations in relation to a small scale dry 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, woodworking shop, concrete forming 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 m ² d) The maximum size of all outdoor storage shall be 500m ² . 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 50m from the front lot line. g) The shop shall be setback a minimum of 24m from the Side lot line. h) A minimum of one parking space per employee shall be provided for the use.
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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.

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 3SWTSR LOT 199-200 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. The owners wish to add the shop to the list of permitted uses for the Agricultural A1 zone. The shop including office and power room is proposed to be up to 750m² with outside storage of approximately 500m².

The effect of the zoning by-law amendment is to change the zone symbol on a portion of the subject lands to permit the Industrial Use shop within the proposed agricultural exception zone (A1-533). The bylaw also removes the Exception A1-61 for the old shop.

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

Schedule "A"
By-Law No. 2022-176
Amending By-Law No. 19-2002

Township of Southgate
Geographic Township of Proton

Date Passed: December 21, 2022

Signed: Brian Milne, Mayor
Lindsey Green, Clerk

