

The Corporation of the Township of Southgate
By-law Number 2023-047

Being a By-law to amend Zoning By-law No. 19-2002, of the Township of Southgate

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. Schedule "8" to Zoning By-law No. 19-2002 is hereby amended by changing the zone symbol on a portion of the lands described as CON 1 SWTSR LOT 207, geographic Township of Proton, in the Township of Southgate and shown on Schedule "A", affixed hereto, from Agricultural exception (A1-96) to Agricultural Exception (A1-356).
2. Section 33.356 to By-law No. 19-2002 is hereby amended by replacing it with the following:

Notwithstanding the provisions of Sections 6.0 or any other provisions to the contrary, the land zoned A1-356 shall be subject to the following regulations in relation to an additional permitted use being a small-scale dry industrial use.

- a) Minimum Lot Area shall be 20 ha (49acres)
 - b) The maximum number of nutrient units to be kept and or housed on the lands zoned A1-356 and shown on Schedule 8 shall be one nutrient unit per tillable acre.
 - c) The use shall remain secondary to the principal use of the property, being an agricultural use.
 - d) The maximum combined size of the Industrial workshop, power room, office and lunchroom shall not exceed 750 m²
 - e) The maximum size of all outdoor storage shall be 500m². If the size limits in clause d) above have not been reached, the outdoor storage area may be expanded provided the combined structure size and the outdoor storage area do not exceed 1250m².
 - f) All outside storage shall be screened from view by way of fencing or landscaped buffer.
 - g) All outdoor storage shall be located to the rear of any future house and be setback a minimum of 31m from the front lot line.
 - h) The maximum number of employees is limited to (5) persons plus the owner.
3. Schedule "A" and all other notations thereon are hereby declared to form part of this by-law; and
 4. 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 3rd day of May 2023.

Brian Milne – Mayor

Lindsey Green – Clerk

Explanatory Note

This by-law applies only to those lands described as CON 1 SWTSR LOT 207 geographic Township of Proton, in the Township of Southgate. The zoning bylaw amendment is to expand the shop and zoned area of the existing shop to allow for an expansion to the shop. The total building area, including shop, office, storage building and power room is proposed to be up to 750m². There is no outside storage proposed at this time but outside storage of approximately 500m² would be permitted.

The effect of the zoning by-law amendment is to change the zoning symbol on a portion of the property from Agricultural Exception (A1-96) to Agricultural Exception (A1-356) to allow for a small-scale Dry Industrial use to expand.

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

Schedule "A"

By-Law No. 2023-047

Amending By-Law No. 19-2002

Township of Southgate

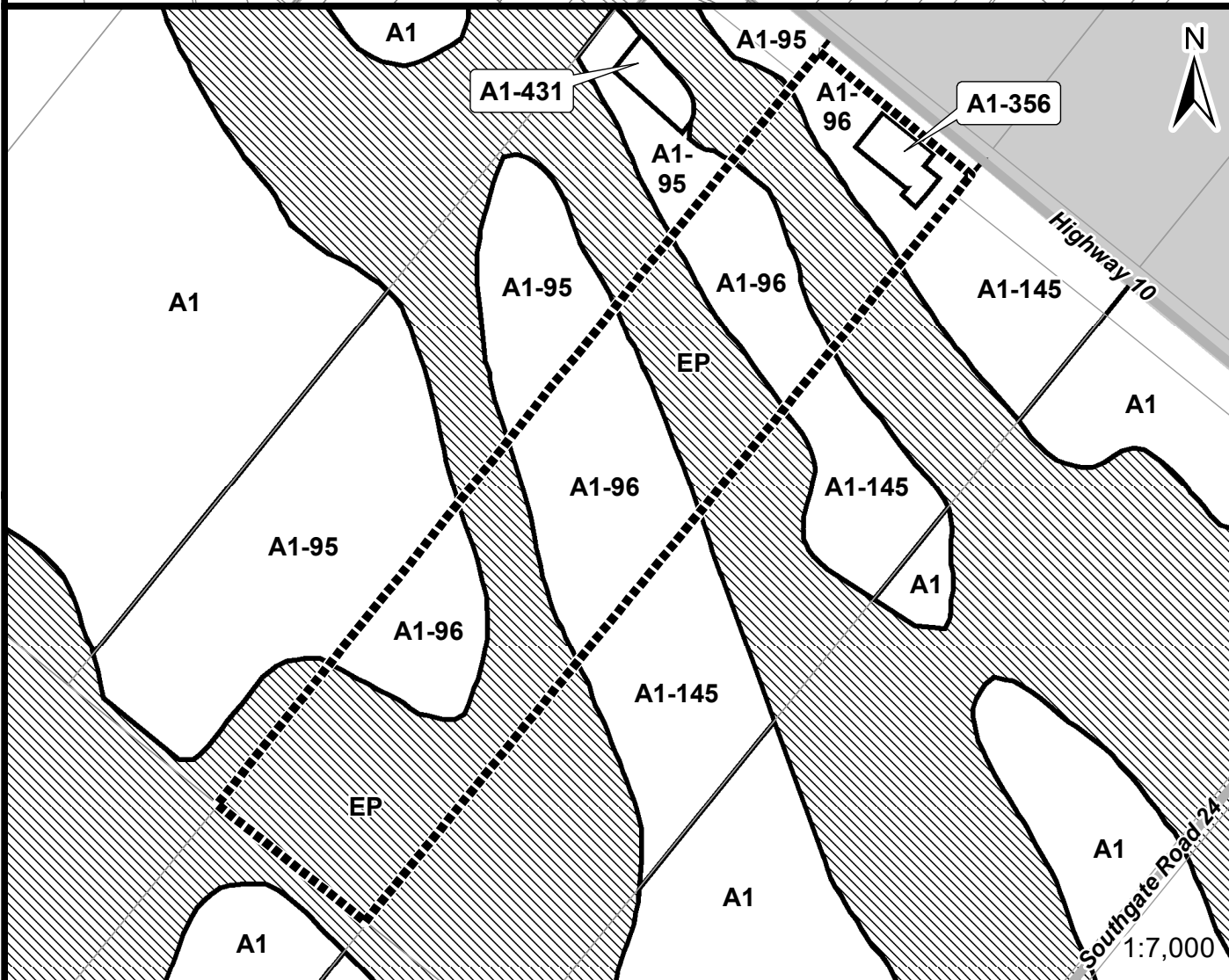
Geographic Township of Proton

Date Passed: May 3, 2023

Signed: _____

Brian Milne, Mayor

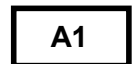
Lindsey Green, Clerk



Legend



Subject Lands



A1

Agricultural



EP

Environmental Protection