

The Corporation of the Township of Southgate  
By-law Number 2023-046

**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 4 SWTSR LOT 202 to 203, geographic Township of Proton, in the Township of Southgate and shown on Schedule "A", affixed hereto, from Agricultural (A1) to Agricultural Exception (A1-308).
2. Section 33.308 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 A1-308 shall be subject to the following regulations in relation to an additional permitted use being a small-scale dry industrial use.

- a) The use shall remain secondary to the principal use of the property, being an agricultural use.
  - b) The maximum combined size of the Industrial workshop, power room, office and lunchroom shall not exceed 750 m<sup>2</sup>
  - c) The maximum size of all outdoor storage shall be 500m<sup>2</sup>. If the size limits in clause b) 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 1250m<sup>2</sup>.
  - d) All outside storage shall be screened from view by way of fencing or landscaped buffer.
  - e) Any outdoor storage shall not be located to the front yard setback.
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 3<sup>rd</sup> day of May 2023.

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Brian Milne – Mayor

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Lindsey Green – Clerk

### **Explanatory Note**

This by-law applies only to those lands described as CON 4 SWTSR LOT 202 to 203 geographic Township of Proton, in the Township of Southgate. The zoning bylaw amendment is to expand the zoned area of the existing shop to allow for a second building to store plumbing supplies, tools, and parts. The total building area, including shop, office, storage building and power room is proposed to be up to 750m<sup>2</sup> with outside storage of approximately 500m<sup>2</sup>.

The effect of the proposed zoning by-law amendment would be to increase the size of the existing A1-308 exception zoned area to 7571m<sup>2</sup> on a portion of the subject lands.

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

# Schedule "A"

By-Law No. 2023-046

Amending By-Law No. 19-2002

Township of Southgate

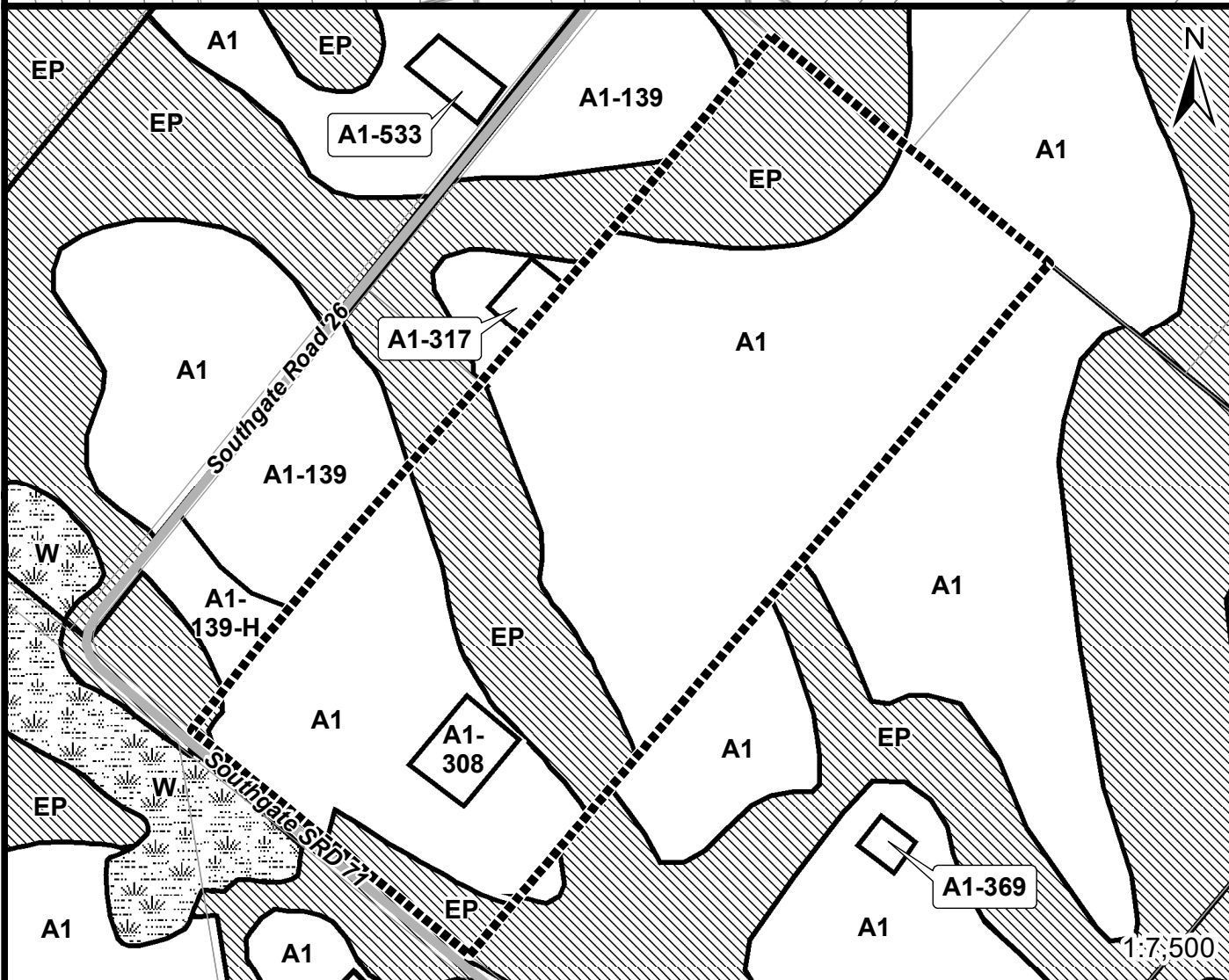
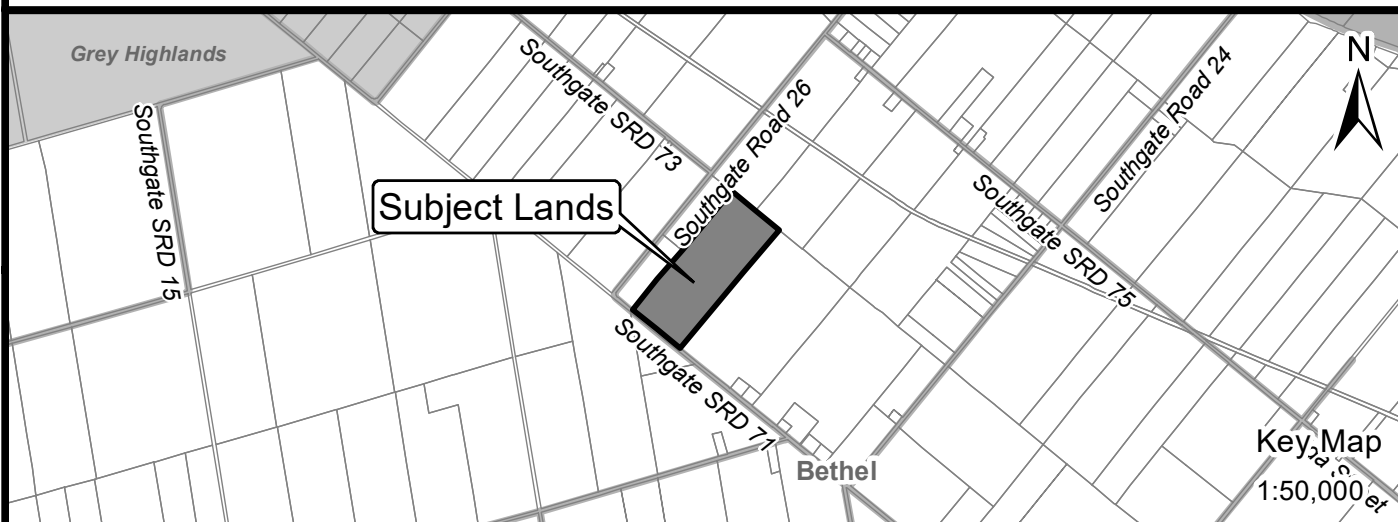
Geographic Township of Proton

Date Passed: May 3, 2023

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

Brian Milne, Mayor

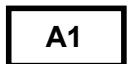
Lindsey Green, Clerk



## Legend



Subject Lands



Agricultural



Environmental Protection



Wetland