

The Corporation of the Township of Southgate  
By-law Number 2023-045

**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 "46" to Zoning By-law No. 19-2002 is hereby amended by changing the zone symbol on a portion of the lands described as CON 3 LOT 21, geographic Township of Proton, in the Township of Southgate and shown on Schedule "A", affixed hereto, from Agricultural (A1) to Agricultural Exception (A1-539).
2. Section 33.539 to By-law No. 19-2002 is hereby amended by adding the following:

Notwithstanding the provisions of Sections 6.0 or any other provisions to the contrary, the land zoned A1-539 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.
  - f) The shop shall be setback a minimum of 165m from the Western lot line to avoid the flight path of the runway to the south of the subject lands.
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.

---

Brian Milne – Mayor

---

Lindsey Green – Clerk

### **Explanatory Note**

This by-law applies only to those lands described as CON 3 LOT 21 geographic Township of Proton, in the Township of Southgate. The zoning bylaw amendment application is to allow for an Agricultural related use being a small scale Dry Industrial Use shop. The owners wish to add the shop to the list of permitted uses to a new Agricultural zone A1-359. The shop including office and power room is proposed to be up to 750m<sup>2</sup> with outside storage of approximately 500m<sup>2</sup>.

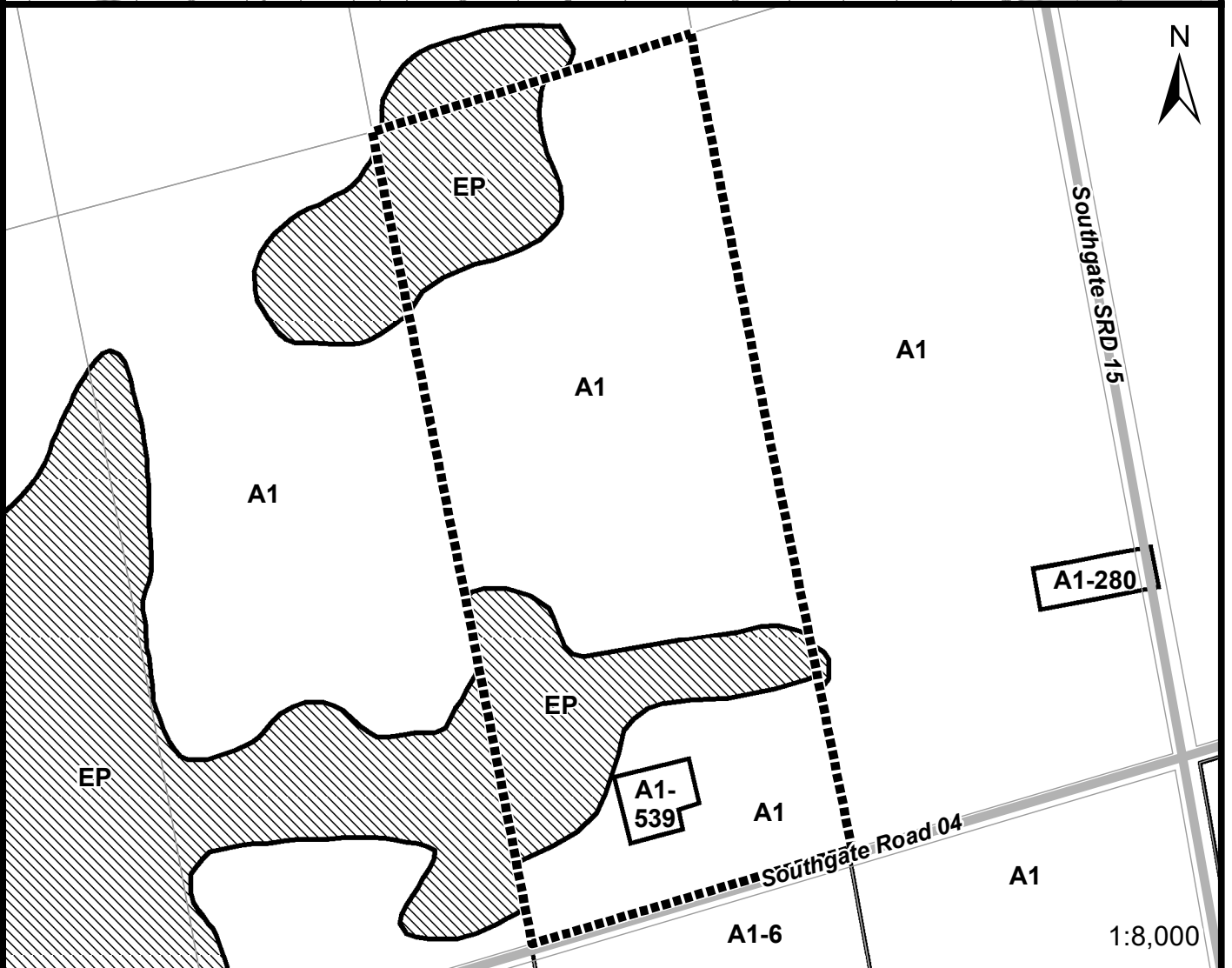
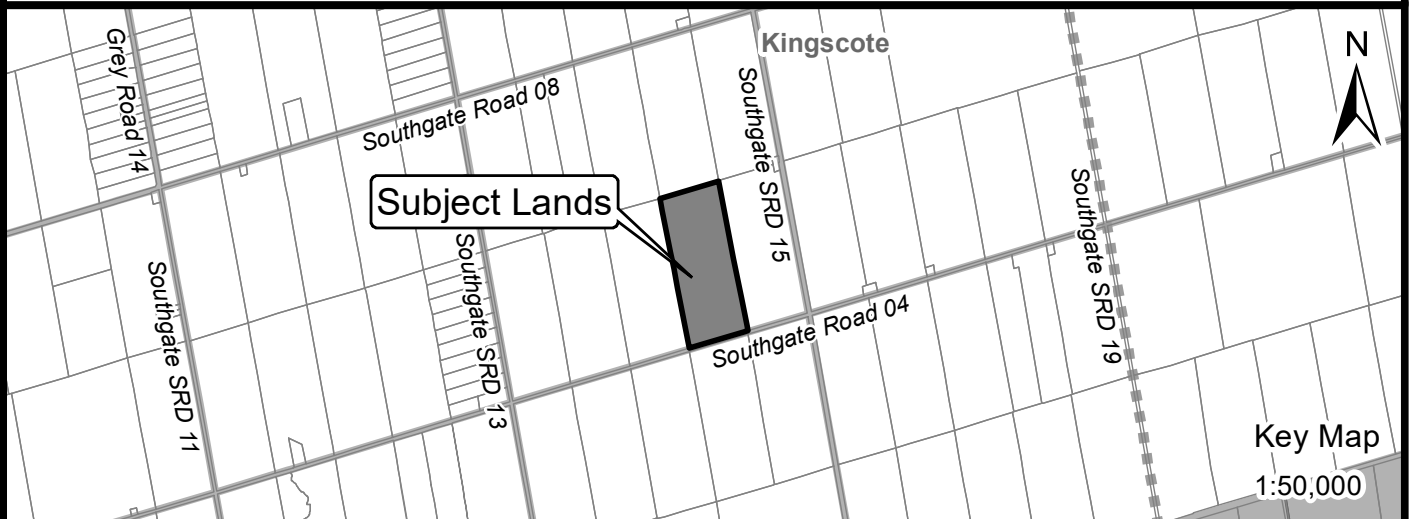
**The Effect** of the proposed zoning by-law amendment would be to change the zone symbol on a portion of the subject lands from Agricultural (A1) to Agricultural exception (A1-359), to permit the Dry Industrial Use shop.

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

**Schedule "A"**  
**By-Law No. 2023-045**  
 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