

The Corporation of the Township of Southgate  
By-law Number 2023-051

**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 "43" to Zoning By-law No. 19-2002 is hereby amended by changing the zone symbol on a portion of the lands described as Con 6 Lot 22 Pt Lot 23, Geographic Township of Egremont, in the Township of Southgate and shown on Schedule "A", affixed hereto, from Agricultural (A1-25) to Agricultural (A1)
2. Section 33.25 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 A1-25 shall be subject to the following regulations in relation to an additional permitted use being 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, manufacture of concrete products and or other similar type uses:
- b) The use shall remain secondary to the principal use of the property, being an agricultural use.
- c) The maximum zoned area shall be no larger than 8000m<sup>2</sup> and the combined size of the Industrial workshop, power room, office and lunchroom shall not exceed 750 m<sup>2</sup>.
- d) The maximum size of all outdoor storage shall be 500m<sup>2</sup>. If the size limits in clause c) 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>.
- 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 Southgate Road 04 lot line.

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 7<sup>th</sup> day of June 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 6 Lot 22 Pt Lot 23, Geographic Township of Egremont, in the Township of Southgate. The zoning bylaw amendment is to allow for a small-scale Dry Industrial shop use to be added to a portion of the property. The by-law will add an Industrial shop, office and power room use to the list of permitted uses. The Industrial workshop, office and power room are proposed to be up to 750m<sup>2</sup>. The outside storage area is proposed to be approximately 500m<sup>2</sup> with provisions for expansion. All other provisions of the by-law shall apply.

The effect of the zoning by-law amendment is to change the zoning symbol on a portion of the property from Agricultural exception 25 (A1-25) to Agricultural (A1) to allow for a small-scale Dry Industrial use to be permitted on the property.

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

Schedule "A"  
By-Law No. 2023-051

Amending By-Law No. 19-2002

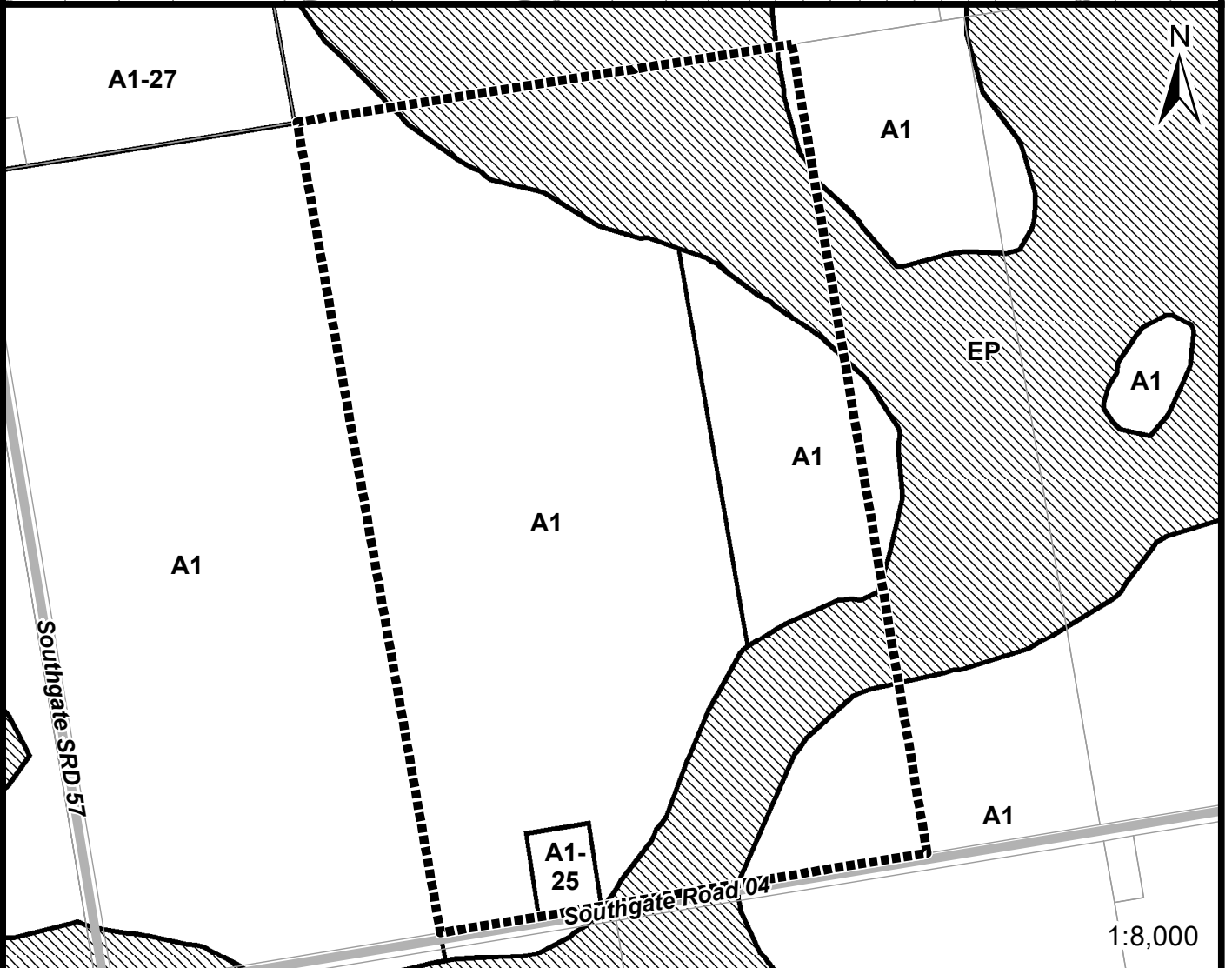
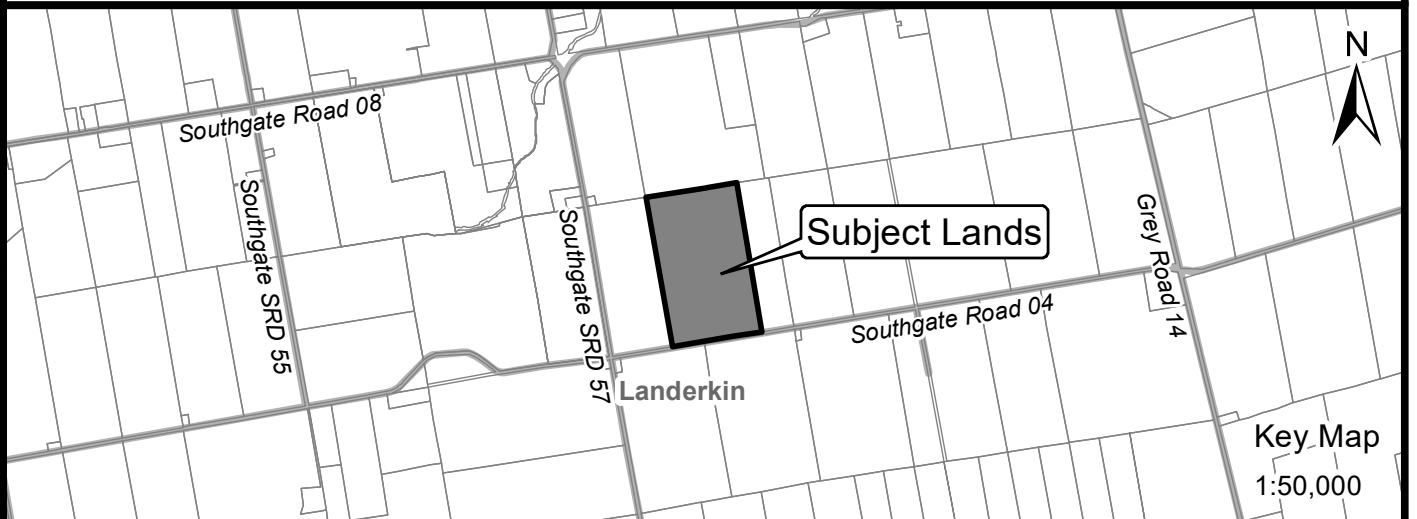
Township of Southgate  
Geographic Township of Egremont

Date Passed: June 7, 2023

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

Brian Milne, Mayor

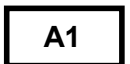
Lindsey Green, Clerk



Legend



Subject Lands



Agricultural



Environmental Protection