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 “47” to Zoning By-law No. 19-2002 is hereby amended by changing the zone symbols on a portion of the lands described as Con 2, lot 36, geographic Township of Proton, in the Township of Southgate. Further described as 046570 Southgate Road 04 and shown on Schedule “A”, affixed hereto, from:
   • Agricultural (A1) to Agricultural Exception (A1-451)

2. That Section 33 to By-law No. 19-2002 is hereby amended by adding the following subsection:

   33-451
   Con 2,
   Lot 36
   (Proton)  
   Notwithstanding the provisions of Section 6.0 or any other provisions to the contrary, the land zoned A1-451 shall be subject to the following regulations:

   a) In addition to the A1 zone permitted uses the following uses shall be permitted.
      i) Woodworking Shop, with and office and power room.
   b) The use shall remain secondary to the principle use of the property, being an agricultural use.
   c) The maximum combined size of the work shop building including power room and office shall be 648m².
   d) The maximum size of all outdoor storage shall be 350m².
   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 55m from the Front lot line being Southgate Road 04
   g) The shop shall be setback a minimum of 47 m from the westerly lot line."

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 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 18th day of September 2019.

______________________
John Woodbury – Mayor

______________________
Joanne Hyde – Clerk

Explanatory Note

This by-law applies only to those lands described as Concession 2, Lot 36, geographic Township of Proton, in the Township of Southgate. The purpose of the proposed zoning by-law amendment is to add a woodworking shop with an office and power room to the list of permitted uses for the subject property. The shop will be 648m² including office and power room. The outside storage area will be limited to 350m² in area.

The effect of the proposed zoning by-law amendment would be to change the existing uses by adding the metal workshop use to the Agriculture exception zone (A1-451) to allow for the additional small scale secondary use to be permitted on the property. The EP boundaries will remain the same.

The Township of Southgate Official Plan designates the subject lands Rural, Wetland and Hazard lands.
Schedule "A"
By-Law No. ___________
Amending By-Law No. 19-2002
Township of Southgate
(Formerly in the Township of Proton)

Date Passed: ________________________

Signed:______________________________          ______________________________
John Woodbury, Mayor                Joanne Hyde, Clerk

LEGEND

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