

The Corporation of the Township of Southgate
By-law Number 2024-016

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 "17" to Zoning By-law No. 19-2002 is hereby amended by changing the zone symbols on a portion of the lands described as Concession 2 SWTSR Part Lot 237 Reference Plan 16R-10956 Pt. 1 & 2, geographic Township of Proton, in the Township of Southgate and shown on Schedule "A", affixed hereto, as follows:
 - (a) from Holding General Industrial 1-434 (M1-434-h) to Holding General Industrial 1 Exception 553 (M1-553-h), and
 - (b) General Industrial 1 (M1) to Holding General Industrial 1 Exception 553 (M1-553-h)
2. That the following is added to the end of Section 33 to By-law No. 19-2002, as amended:

33-553 - Permitted Uses Holding General Industrial 1 Exception 553 (M1-553-h):

- (a) Anerobic digester and accessory uses including an organic waste processing facility to produce renewable natural gas;
- (b) Uses permitted in a General Industrial 1 Zone except not on the same lot as an Anerobic digester and accessory uses including an organic waste processing facility to produce renewable natural gas.

Regulations for Uses Permitted in the Holding General Industrial 1 Exception 553 (M1-553-h):

Notwithstanding the provisions of Sections 22.1 or any other provisions to the contrary, an Anerobic digester and accessory uses including an organic waste processing facility to produce renewable natural gas zoned Holding General Industrial 1 Exception 553 (M1-553-h) permitted in (a) shall be subject to the following regulations:

- (a) All development must be on municipal water and sewer services.
- (b) Minimum Lot Frontage 30 metres
- (c) Minimum Lot Area 1860 m2
- (d) Maximum Lot Coverage 53%
- (e) Minimum Front Yard 15 metres
- (f) Minimum Interior Side Yard 7.5 metres
- (g) Minimum Rear Yard 7.5 metres
- (h) Maximum Height 18.5 metres
- (i) Minimum Required Parking 14 parking spaces
- (j) All outside storage shall be screened from view by way of fencing or landscaped buffer
- (k) The Holding symbol shall be removed once the following conditions have been met:
 - i. A Site Plan Agreement has been entered into and registered on title.
 - ii. A Development Agreement has been entered into and registered on title.

Regulations for Uses permitted in (b) a General Industrial 1 Zone except not on the same lot as an Anerobic digester and accessory uses including an organic waste processing facility to produce renewable natural gas shall be as follows:

- (a) The provisions of Section 22.2 shall apply to such uses permitted in a General Industrial 1 Zone shall apply for such uses permitted in the General Industrial 1 Exception 553 (M1-553-h) Zone.

3. That Bylaw 2019-005 is hereby repealed.
4. Schedule "A" and all other notations thereon are hereby declared to form part of this by-law; and
5. 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 21st day of February 2024.

Brian Milne – Mayor

Lindsey Green – Clerk

Explanatory Note

The land subject to the proposed amendment are currently zoned three categories:

1. Front part of parcel Holding General Industrial 1 Exception 434 (M1-434-h)
2. Back part of parcel General Industrial 1 (M1).
3. Environmental Protection EP zone along the southwest side of the entire subject lands.

The M1-434-h zone set in bylaw 2019-005 permitted an anerobic biodigester with a 13-meter building height, 22 required parking spaces, required fencing/screening of outdoor storage, and set rules to remove the “h” holding provision. The “h” is removed when a site plan/development agreement is signed.

Minor variance A7/22 increased maximum lot coverage from 50% to 53%, maximum building height from 11.0 to 18.5 meters, reduced required parking from 22 to 14 spaces, and allowed organic waste processing to produce natural gas within the biodigester use.

The effect of the zoning by-law amendment is to change the zoning symbol on the front part of the lot (M1-434-h) and the back part of the lot (M1) to a new Holding General Industrial -1 Exception 553 (M1-553-h) Zone to add an anerobic biodigester and an associated organic waste processing facility to produce natural gas as permitted uses on the property, to apply the site and building regulations set for the proposed uses in bylaw 2019-005 and minor variance A7/22 and to include the conditions for removing the holding “h” symbol for the proposed new zone.

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

Schedule "A"
By-Law No. 2024-016
Amending By-Law No. 19-2002
Township of Southgate

Date Passed: February 21, 2024

Signed: _____
Brian Milne, Mayor
Lindsey Green, Clerk

