

The Corporation of the Township of Southgate
By-law Number 2024-014

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 "15" to Zoning By-law No. 19-2002 is hereby amended by changing the zone symbol on a portion of the lands described as CON 16, PT LOT 27, geographic Township of Proton as in GS148863, in the Township of Southgate and shown on Schedule "A", affixed hereto, from Agricultural (A1) to Agricultural Exception (A1-552)
2. Section 33 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 A1-552 shall be subject to the following regulations in relation to an additional permitted use being an industrial use.
 - a) Minimum required lot area shall be 10 hectares.
 - b) The use shall remain secondary to the principal use of the property, being an agricultural use.
 - c) The maximum combined size of the buildings (i.e., industrial shop, power room, and skid steer room) shall not exceed 400 m².
 - d) The maximum combined area of the industrial use (indoor and outdoor) shall not exceed 2000 m².
 - e) Minimum required front yard shall be 15 metres.
 - f) All outside storage shall be screened from view by way of fencing or landscaped buffer.
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 21st day of February 2024.

Brian Milne – Mayor

Lindsey Green – Clerk

Explanatory Note

This by-law applies only to those lands described as CON 16, PT LOT 27, geographic Township of Proton as in GS148863, in the Township of Southgate. The zoning by-law amendment is to allow for an industrial shop use to be added to a portion of the property, on an undersized Agricultural lot. The by-law will add an industrial shop, power room, and skid steer room to the list of permitted uses. These are proposed to be up to 400 m² in size. The outside storage area is proposed to be approximately 250 m², with a gravel yard 902 m². 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 (A1) to Agricultural Exception (A1-552) to allow for an 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. 2024-014

Amending By-Law No. 19-2002

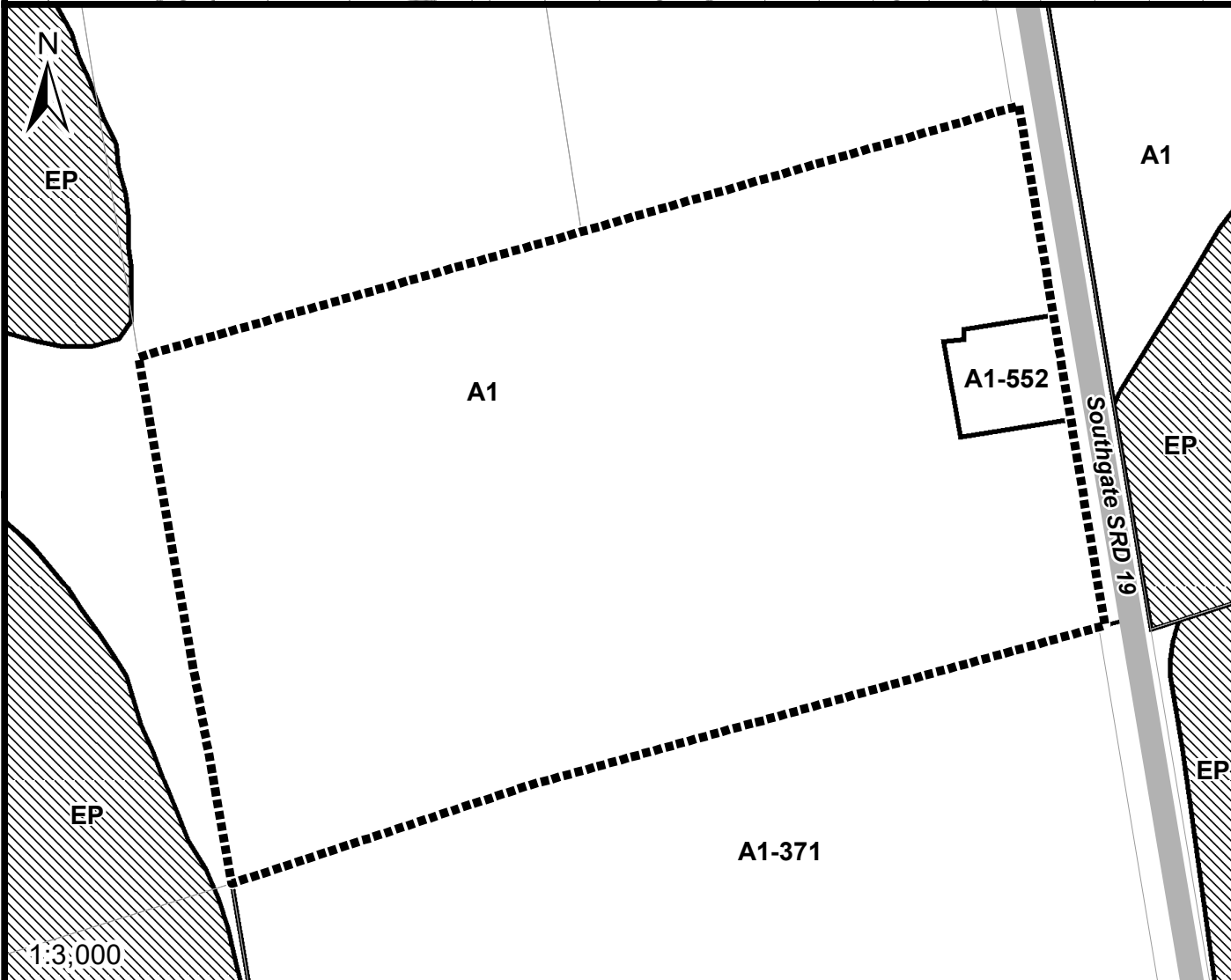
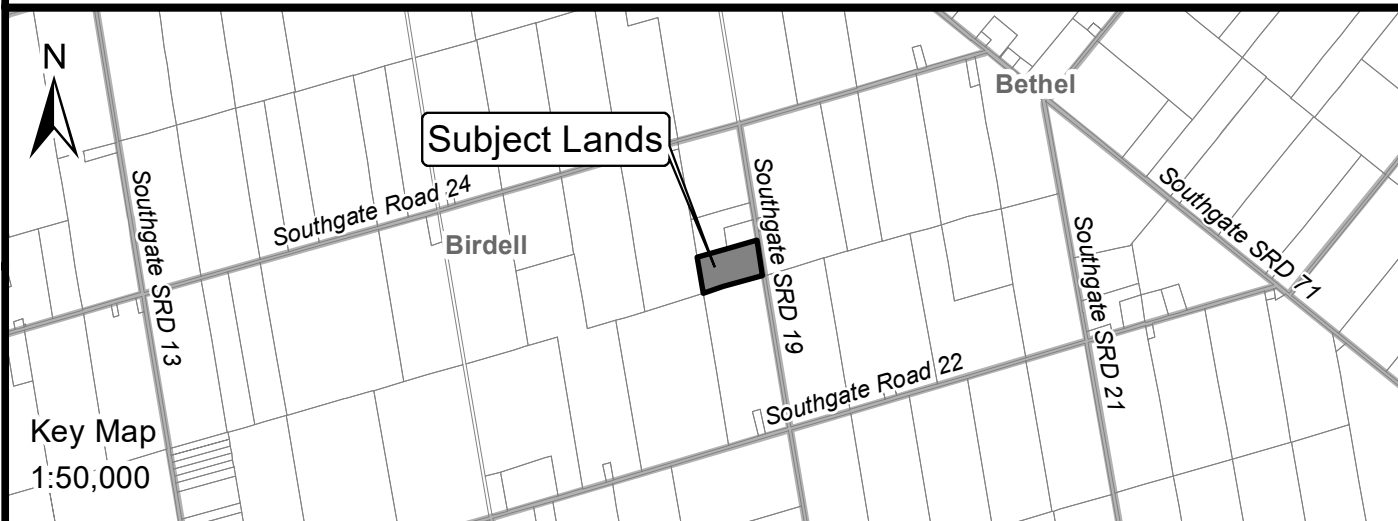
Township of Southgate

Date Passed: February 21, 2024

Signed: _____

Brian Milne, Mayor

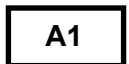
Lindsey Green, Clerk



Legend



Subject Lands



Agricultural



Environmental Protection