

The Corporation of the Township of Southgate
By-law Number 2018-116

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 "8" to Zoning By-law No. 19-2002 is hereby amended by changing the zone symbols on a portion of the lands described as Con 3 SWTSR, lot 195, geographic Township of Proton, in the Township of Southgate. Further described as 733102 Southgate Side Road 73 and shown on Schedule "A", affixed hereto, from:

- **Agricultural (A1) to Agricultural Exception (A1-425)**

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

"33-425 Con 3 SWTSR Lot 195 (Proton)	A1-425	Notwithstanding the provisions of Section 6.0 or any other provisions to the contrary, the land zoned A1-425 shall be subject to the following regulations in relation to an additional permitted use of a small scale industrial use, being a metal working shop including machining, fabricating, welding and repair of parts and machinery: <ul style="list-style-type: none">a) The use shall remain secondary to the principle use of the property, being an agricultural use.b) The maximum combined size of the metal working shop, power room and office shall be 705m².c) The maximum size of all outdoor storage shall be 540m².d) All outside storage shall be screened from view by way of fencing or landscaped buffer.e) The shop shall be setback a minimum of 45m from the northern side lot line.f) The shop shall be setback a minimum of 65m from the front lot line along Southgate Side Road 73.g) The maximum number of employees is limited to (5) persons plus the owner.", and
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- 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 3rd day of October 2018.

Anna-Marie Fosbrooke, Mayor

Joanne Hyde, Clerk

Explanatory Note

This by-law applies only to those lands described as Concession 3 SWTSR, Lot 195, known municipally as 733102 Southgate Sideroad 73, geographic Township of Proton, in the Township of Southgate. The purpose of the proposed zoning by-law amendment is to consider a zoning bylaw amendment application which will add an additional permitted use being a metal work shop use to be added to the list of permitted uses. The shop will be 705m² including office and power room. The outside storage area will be limited to 540m² in area.

The effect of the proposed zoning by-law amendment would be to change the existing uses by adding the metal work shop use to the Agriculture Exception (A1-4254) to allow for the additional small scale secondary use to be permitted on the property. The EP boundaries will remain the same on property.

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

Schedule "A"

By-Law No. _____

Amending By-Law No. 19-2002

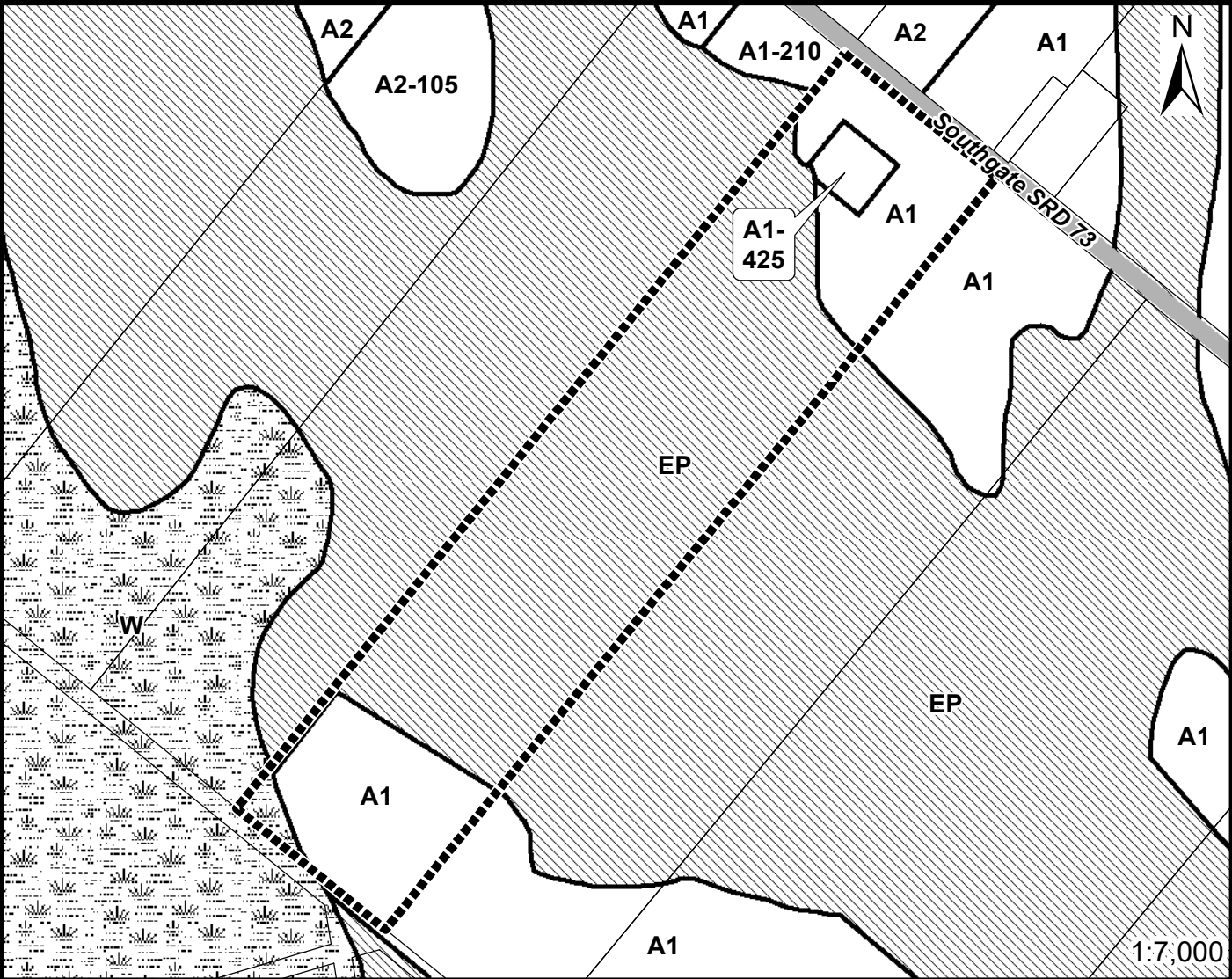
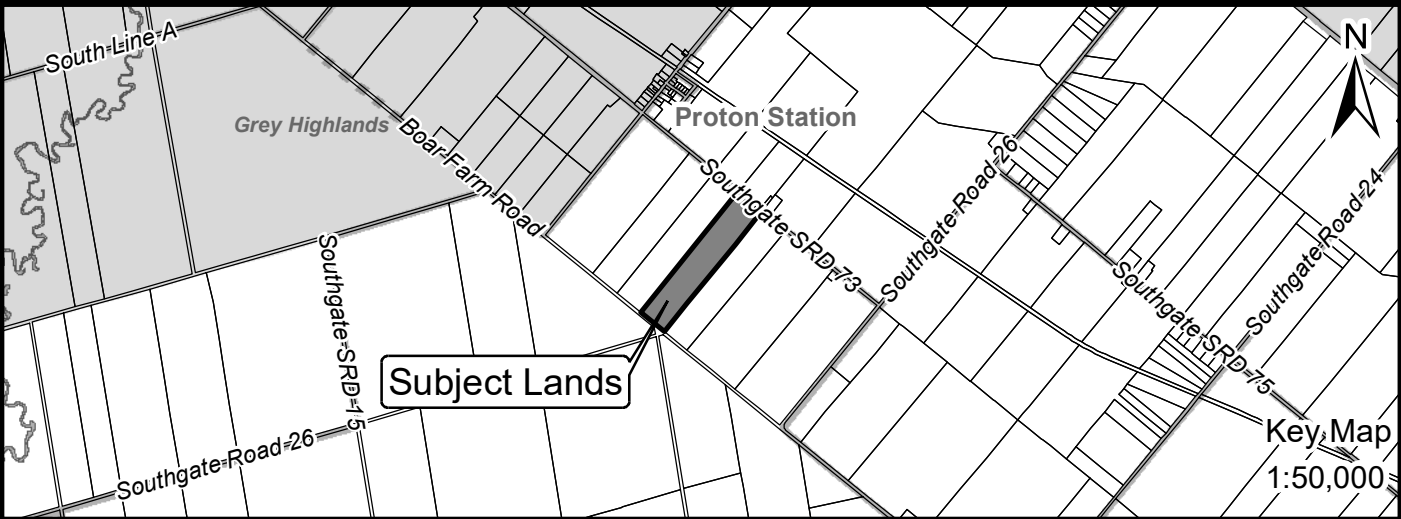
Township of Southgate

Date Passed: _____

Signed: _____

Anna-Marie Fosbrooke, Mayor

Joanne Hyde, Clerk



Legend

Lands subject to amendment

A1

Agricultural

A2

Restricted Agricultural

EP

Environmental Protection

W

Wetland Protection