

The Corporation of the Township of Southgate
By-law Number 2021-137

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:

- That** Schedule "3" to Zoning By-law No. 19-2002 is hereby amended by changing the zone symbol on a portion of the lands described as Part of Lots 2, 3 & 4, Concession 21, Township of Southgate, geographic Township of Egremont, in the Township of Southgate, as shown on Schedule "A", affixed hereto, from:

Recreational Commercial Zone 5 (C5-45) and Environmental Protection (EP) to the Residential Type 5 Exception-497 (R5-497-H) Zone, Residential Type 5 Exception-498 (R5-498-H) Zone, Open Space Zone (OS), Open Space Exception –503 (OS-503) Zone and Environmental Protection Exception-502 (EP-502).
- That** Section 33 to By-law No. 19-2002 is hereby amended by adding the following subsections:

"33-497 Con 21, Pt lots 2,3 & 4(Egremont)	R5-497- H	Notwithstanding the provisions of Sections 12 or any other provisions to the contrary, the land zoned R5-497-H shall be subject to the following regulations. a) The minimum frontage shall be 20m. b) The following uses are prohibited: Short Term Accommodation rentals, Bed and Breakfasts and Air BnB's. Short term accommodation is defined as a rental of any residential unit for a period of less then 30 days. c) Secondary suite units will only be permitted where it has been demonstrated that the additional private servicing can be accommodated without negatively impacting neighbouring wells and the environment. d) All lighting shall be dark sky compliant and be directed downward and internal to the site to avoid light trespass. e) The Holding Symbol (H) shall be removed following registration of a subdivision agreement and application to remove the hold has been received."
"33-498	R5-498- H	Notwithstanding the provision of Section 12 or any other provisions to the contrary, the lands zone R5-498-H

**Con 21,Pt
lots 2,3 & 4
(Egremont)**

shall be subject to the following additional regulations.

- a) The following uses are prohibited: Short Term Accommodation rentals, Bed and Breakfasts and Air BnB's. Short term accommodation is defined as a rental of any residential unit for a period of less then 30 days.
- b) Secondary suite units will only be permitted where it has been demonstrated that the additional private servicing can be accommodated without negatively impacting neighbouring wells and the environment.
- c) All lighting shall be dark sky compliant and be directed downward and internal to the site to avoid light trespass.
- d) The Holding Symbol (H) shall be removed following registration of a subdivision agreement and application to remove the hold has been received."

**"33-502
Con 21,Pt
lots 2,3 & 4
(Egremont)**

EP-502-H

Notwithstanding the provision of Section 29 or any other provisions to the contrary, the lands zone EP-502-H shall be subject to the following additional regulations.

- a) The lands and all uses including residential and accessory uses shall be under site plan control.
- b) Small accessory structures may be permitted subject to the site plan control process where it has been demonstrated that the structures, and site plan adhere to the recommendations of the visual impact study , Environmental Impact Study and Environmental Management Plans that are outlined in the subdivision agreement which is registered on title.
- c) The Holding Symbol (H) shall be removed following registration of a subdivision agreement and application to remove the hold has been received."

**33-502
Con 21,Pt
lots 2,3 & 4
(Egremont)**

OS-503

Notwithstanding the provision of Section 27 or any other provisions to the contrary, the lands zone OS-503 shall be subject to the following additional regulations.

- a) No overnight accommodation shall be permitted within the OS-503 zone.
- b) All toilets and restroom facilities shall be temporary in nature and are not permitted year round.

- c) All existing structures as of the date of this bylaw shall be legal and deemed to comply with the provisions of this bylaw.
- d) All lighting shall be dark sky compliant and be directed downward and internal to the site to avoid light trespass

3. **That** Section 33 to By-law No. 19-2002 is hereby amended by replacing subsection 33.45 with the following:

**33-502
Con 21,
Pt lots 2,3 & 4
(Egremont)**

C5-45 Lands within the Recreational Commercial (C5-45) Zone shall be subject to the following additional regulations:

- a) A Golf Course, the existing restaurant and a Retail Store accessory to a Golf Course shall be permitted uses.
- b) Golf Course resort accommodations may be permitted without amendment to this by-law subject to demonstrating the units can be accommodated on private servicing without negatively impacting adjacent wells or the environment.
- c) A separate residence for accommodation of a caretaker or maintenance staff shall be permitted provided has been demonstrated that it can be accommodated on private servicing without negatively impacting adjacent wells or the environment.
- d) All lighting for the existing clubhouse and restaurant shall be dark sky compliant and be directed downward and internal to the site to avoid light trespass.
- e) All new development shall be required to be dark sky compliant and be directed downward and internal to the site to avoid light trespass.
- f) All new development will be required to undertake the site plan control process.

4. **That** Schedule "A" and all other notations thereon are hereby declared to form part of this by-law; and
5. **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 20th day of October 2021.

John Woodbury – Mayor

Lindsey Green – Clerk

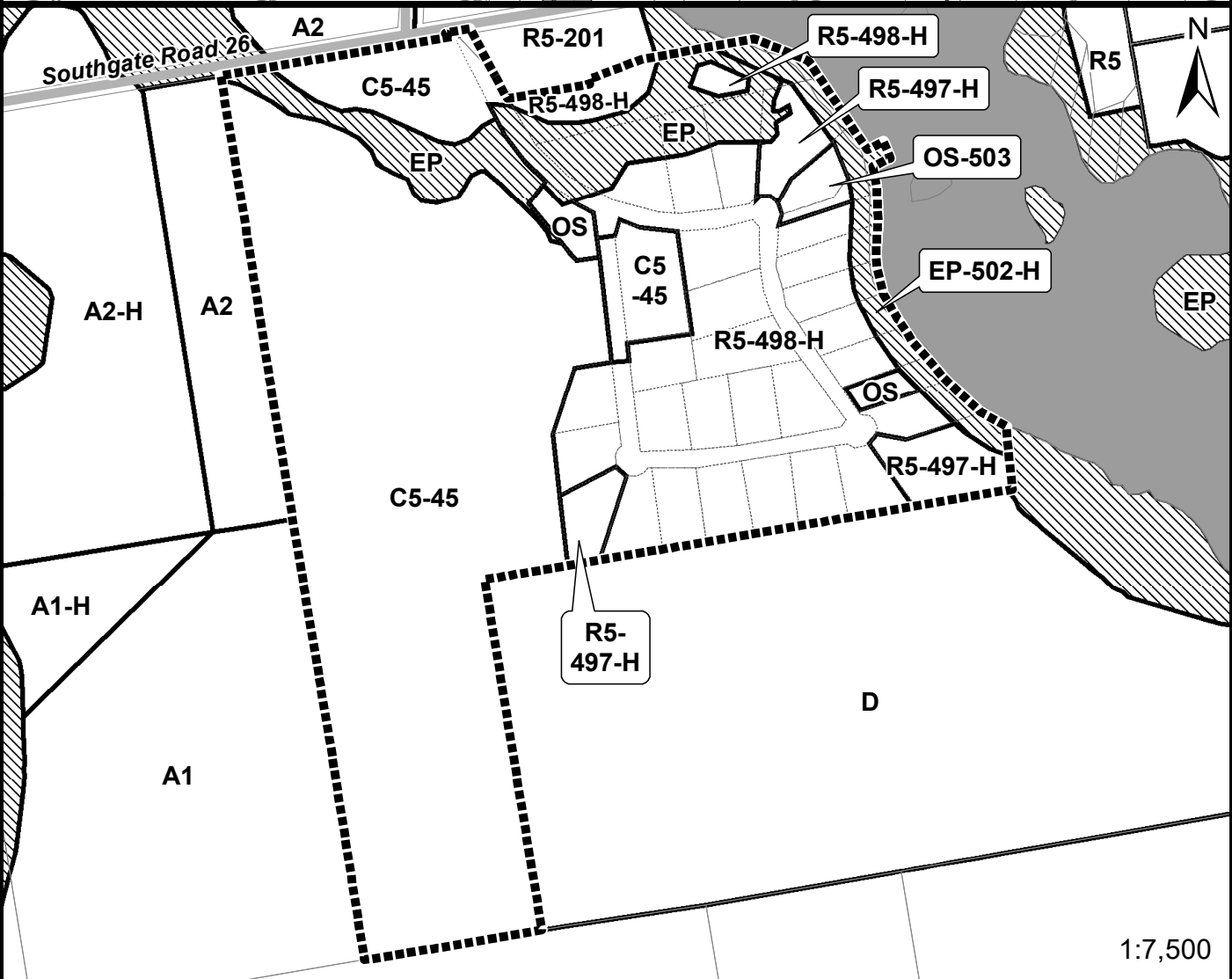
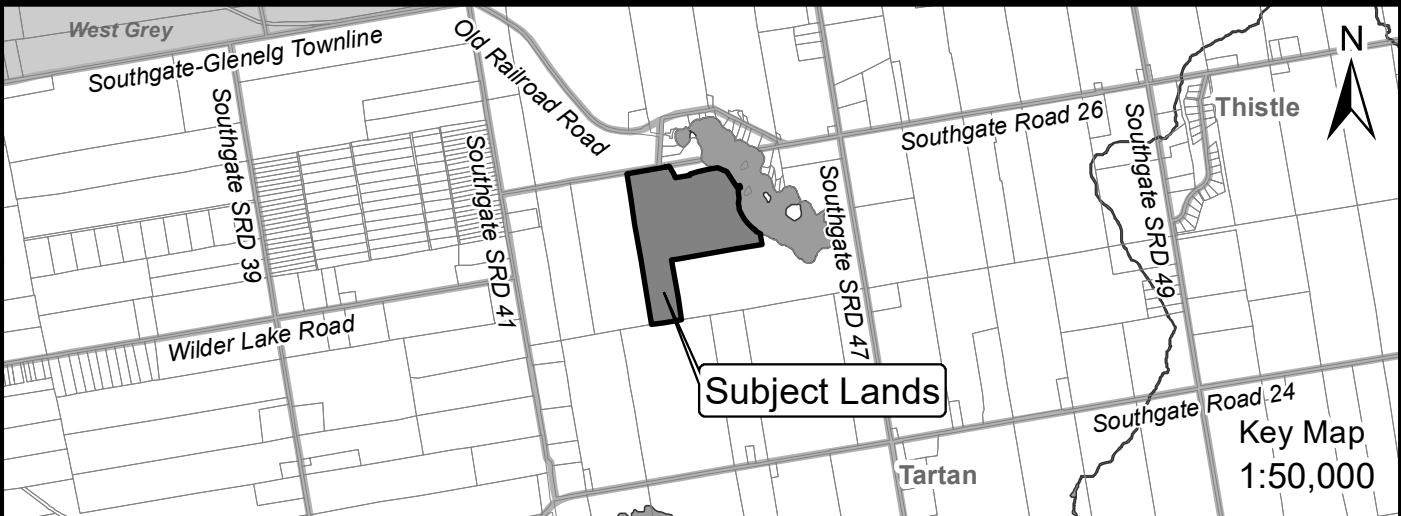
Explanatory Note



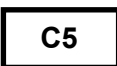



This by-law applies only to those lands described as Part Lots 2, 3 & 4, Concession 21, geographic Township of Dundalk, in the Township of Southgate. The purpose of the zoning by-law amendment is to rezone portions of the aforementioned lands to implement the conditions of a draft plan of subdivision on the subject lands. All other provisions of the by-law shall apply.

Schedule "A"
By-Law No. 2021-137
Amending By-Law No. 19-2002
Township of Southgate
(Geographic Township of Egremont)

Date Passed: October 20, 2021

Signed: _____
John Woodbury, Mayor
Lindsey Green, Clerk



Legend	
	Subject Lands
	Residential Type 5
	Recreational Commercial
	Open Space
	Deferred Development
	Environmental Protection