

The Corporation of the Township of Southgate By-law Number 2022-006

being a by-law to amend the 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 has reviewed a recommendation to amend the Zoning By-law and has approved the recommendation; and

WHEREAS the Council of the Corporation of the Township of Southgate wishes to implement uses of Official Plan Amendment 30 to facilitate the development of a medical center; and

WHEREAS authority is granted pursuant to section 34 of the Planning Act, R.S.O. 1990 to enact such amendments;

NOW THEREFORE Zoning By-law No. 19-2002, is hereby amendment as follows:

1. **"That** Schedule "20" 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 WTSR, PT Lots 229 and 230 and RP 16 R9712 Pt 2 (3.69 acres), and Con 2 WTSR Lots 229 and 230 Plan 480 Pt Station Grounds RP 16R9721 Pt 1(2.2 acres) Village of Dundalk, in the Township of Southgate and shown on Schedule "A", affixed hereto, from:

- **Public Utility (PU) and Open Space (OS) to General Commercial Exception (C2-500)**

2. **That** section 33 is hereby amended by adding the following:

C2-500 That in addition to the provisions of Section 16, the following additional provisions shall apply on lands zoned C2-500

- a) A community health center which included medical officers and other supportive and ancillary uses
- b) A residential Hospital
- c) The minimum front yard setback shall be 5m
- d) The minimum interior side setback shall be 2.5m
- e) The minimum exterior side setback shall be 3m
- f) The required parking for the permitted uses within this zone shall be 80 spaces. A loading space is not required
- g) Accessory structures shall be permitted 1.5m from the rear lot line

3. **That** this By-law shall take force and come into effect upon approval of the Official Plan Amendment #30, to the Township of Southgate Official Plan, by the County of Grey.

Read a first, second, and third time and finally passed this 2nd day of February 2022.

John Woodbury – Mayor

Lindsey Green - Clerk

Explanatory Note

This by-law applies only to those lands described as Con 2 WTSR, Pt Lots 229 and 230 and RP 16R9712 Pt 2(3.69acres), Con 2 WTSR Pt lots 229 and 230 Plan 480 Pt Station Grounds RP 16R9721 Pt 1(2.2 acres) geographic village of Dundalk, in the Township of Southgate. The purpose of the zoning bylaw amendment is to prescribe commercial uses appropriate to the site and specifically a medical clinic and hospice. Adjustments to certain site specific zone standards are required to accommodate setbacks and parking.

The effect of the zoning by-law amendment is to change the zone symbols on the subject property from Public Utility (PU) and Open Space (OS) to Commercial Exception (C2-500) to provide specific commercial uses, and site specific provisions for certain zone standards.

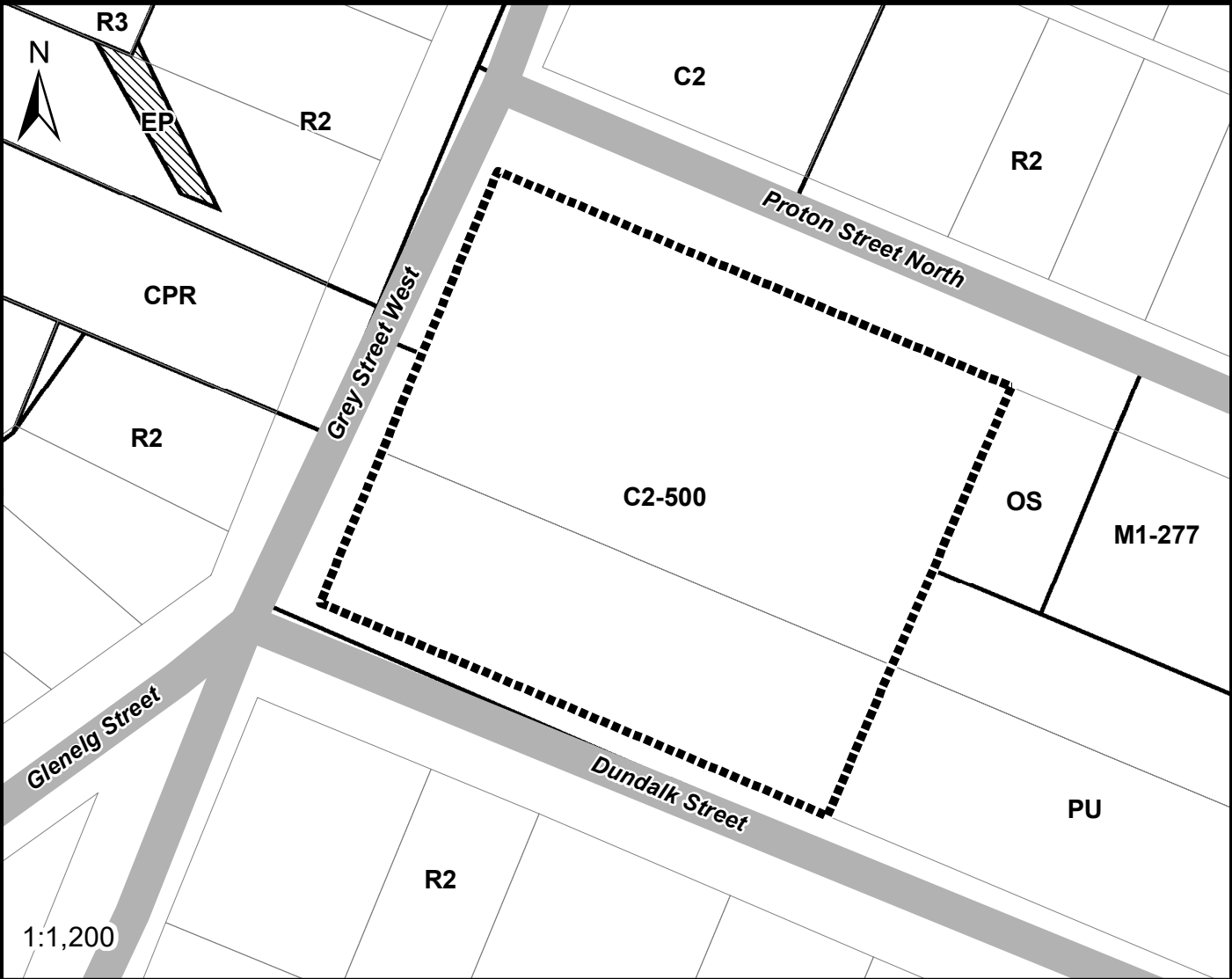
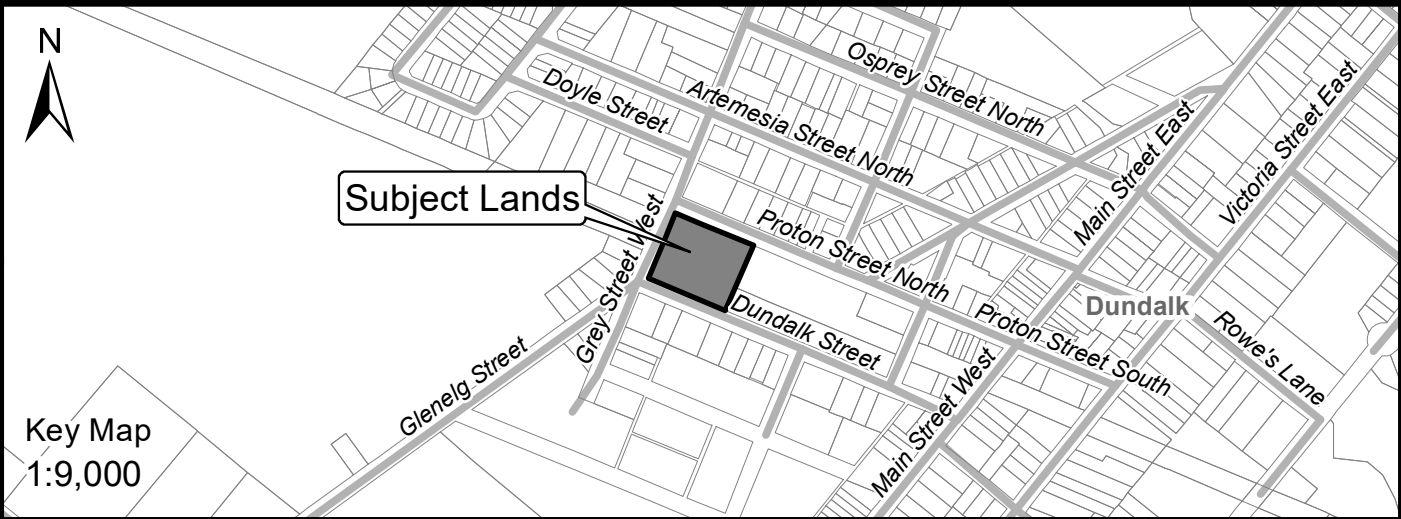
Schedule "A"
By-Law No. 2022-006
Amending By-Law No. 19-2002





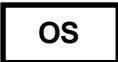

Township of Southgate
Geographic Village of Dundalk

Date Passed: February 22, 2022

Signed: _____
John Woodbury, Mayor

Lindsey Green, Clerk



Legend	
	Subject Lands
	General Commercial
	Public Utility
	Residential Type 2
	Open Space
	Environmental Protection