

The Corporation of the Township of Southgate
By-law Number 2022-026

**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 "17" to Zoning By-law No. 19-2002 is hereby amended by changing the zone symbols on a portion of the lands described as Part of Lot 227, Concession 2, in the Township of Southgate and shown on Schedule "A", affixed hereto, from Restricted Agricultural (A2) Zone to:

- **Residential Type 1 Zone exception 510 hold (R1-510-H);**
- **Residential Type 1 Zone exception 511 hold (R1-511-H);**
- **Residential Type 1 Zone exception 512 hold (R1-512-H);**
- **Residential Type 3 Zone exception 513 hold (R3-513-H);**
- **Open Space Zone (OS)**
- **Environmental Protection (EP) Zone exception 514 (EP-514); and**
- **Environmental Protection (EP) Zone.**

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

"33-510 R1-510-H

Notwithstanding the provisions of Section 8.1, or any other provisions to the contrary, a stormwater management facility may be a permitted use in addition to other uses permitted in an R1 zone.

Notwithstanding the provisions of Section 8.2 (d), (e), (g), or any other provisions to the contrary, the land zoned R1-510 shall be subject to the following regulations:

- d) Maximum Lot Coverage*
- *Interior Lot: 45%*
 - *Corner Lot: 45%*

e) Minimum Front Yard

- *Interior Lot: 6.0 m. (20 ft.)*
- *Corner Lot: 6.0 m. (20 ft.)*

g) Minimum Exterior Side Yard

- *Corner Lot: 4.0 m. (13 ft.)*

k) Maximum Drive Way Width

- *50% of the front yard be permitted to be used as a driveway.*

Removal of the Holding (H) Symbol, in accordance with the provisions of Section 36 of the Planning Act, R.S.O. 1990, as amended, shall be conditional upon the execution of a Subdivision Agreement and confirmation by the Township that water and sewer services are available by way of the passage of a water and sewer allocation by-law.

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

"33-511 R1-511-H

Notwithstanding the provisions of Section 8.2 (b), (c), (d), (e), (f), (g), (h) or any other provisions to the contrary, the land zoned R1-511 shall be subject to the following regulations:

b) Minimum Lot Frontage

- *Interior Lot: 10 m. (33 ft.)*
- *Corner Lot: 13 m. (43 ft.)*

c) Minimum Lot Area

- *Interior Lot: 300 m² (3229 ft²)*

d) Maximum Lot Coverage

- *Interior Lot: 45%*
- *Corner Lot: 45%*

e) Minimum Front Yard

- *Interior Lot: 6 m. (20 ft.)*
- *Corner Lot: 6 m. (20 ft.)*

f) Minimum Interior Side Yard

- *Interior Lot: 1.2 m. (4 ft.)*
- *Corner Lot: 1.2 m. (4 ft.)*

g) Minimum Exterior Side Yard

- *Corner Lot: 3.5 m. (11.5 ft.)*

h) Minimum Rear Yard

- *Interior Lot: 7 m. (23 ft.)*
- *Corner Lot: 7 m. (23 ft.)*

k) Maximum Driveway Width

- *50% of the front yard be permitted to be used as a driveway.*

Removal of the Holding (H) Symbol, in accordance with the provisions of Section 36 of the Planning Act, R.S.O. 1990, as amended, shall be conditional upon the execution of a Subdivision Agreement and confirmation by the Township that water and sewer services are available by way of the passage of a water and sewer allocation by-law.

4. **That** Section 33 to By-law No. 19-2002 is hereby amended by adding the following subsection:

"33-512 R1-512-H

Notwithstanding the provisions of Section 8.2 (b), (c), (d), (e), (f), (g), (h) or any other provisions to the contrary, the land zoned R1-512 shall be subject to the following regulations:

b) Minimum Lot Frontage

- *Interior Lot: 10 m. (33 ft.)*
- *Corner Lot: 13 m. (43 ft.)*

c) Minimum Lot Area

- *Interior Lot: 300 m² (3229 ft²)*

d) Maximum Lot Coverage

- *Interior Lot: 45%*
- *Corner Lot: 45%*

e) Minimum Front Yard

- *Interior Lot: 6 m. (20 ft.)*
- *Corner Lot: 6 m. (20 ft.)*

f) Minimum Interior Side Yard

- *Interior Lot: 1.2 m. (4 ft.)*
- *Corner Lot: 1.2 m. (4 ft.)*

g) Minimum Exterior Side Yard

- *Corner Lot: 3.5 m. (11.5 ft.)*

h) Minimum Rear Yard

- *Interior Lot: 6.0 m. (21.7 ft.)*
- *Corner Lot: 6.0 m. (21.7 ft.)*

K) Maximum Driveway Width

- *50% of the front yard be permitted to be used as a driveway.*

Removal of the Holding (H) Symbol, in accordance with the provisions of Section 36 of the Planning Act, R.S.O. 1990, as amended, shall be conditional upon the execution of a Subdivision Agreement and confirmation by the Township that water and sewer services are available by way of the passage of a water and sewer allocation by-law.

5. **That** Section 33 to By-law No. 19-2002 is hereby amended by adding the following subsection:

"33-513 R3-513-H

Notwithstanding the provisions of Section 10.7 (a), (b), (c), (d), (e), (f), (g), (h) or any other provisions to the contrary, the land zoned R3-513 shall be subject to the following regulations:

- a) *Minimum Lot frontage*
 - *Interior Unit Lot: 6 m. (20 ft.)*
 - *End Unit Lot: 7.5 m. (25 ft.)*
 - *End Unit Corner Lot: 10 m (33 ft.)*
- b) *Minimum Lot Area (per block)*
 - *1,000 m² (10,764 ft²)*
- c) *Maximum Lot Coverage*
 - *50%*
- d) *Maximum Number of Dwelling Units (per block):*
 - *6*
- e) *Minimum Front Yard (per unit)*
 - *6 m. (20 ft.)*
- f) *Minimum Interior Side Yard*
 - *0 m. (0 ft.)*

Minimum Separation between Buildings:

- i. *The minimum separation distance between end walls of separate main buildings shall be 3.0 m (9.8 ft)*
- ii. *Notwithstanding provision (i) above, the minimum separation distance between end walls of separate main buildings may be reduced to 2.3 m for wall projections screening or enclosing equipment such as air conditions, heat exchangers and utility metres.*

- g) *Minimum Exterior Side Yard*

- 3.5 m. (11.5 ft.)
- h) *Minimum Rear Yard*
 - 6 m. (20 ft.)
- k) *Minimum Play Space*
 - (i) to (iv) *Shall not apply.*
- l) *Minimum Amenity Area*
 - 30 m²
- m) *Maximum Driveway Width*
 - 50% of the front yard be permitted to be used as a driveway .

Removal of the Holding (H) Symbol, in accordance with the provisions of Section 36 of the Planning Act, R.S.O. 1990, as amended, shall be conditional upon the execution of a Subdivision Agreement and confirmation by the Township that water and sewer services are available by way of the passage of a water and sewer allocation by-law.

6. **That** Section 33 to By-law No. 19-2002 is hereby amended by adding the following subsection:

"33-514 EP-514

Notwithstanding the provisions of Section 29.1, or any other provisions to the contrary, soak away pits may be a permitted use in addition to other uses permitted in an EP zone.

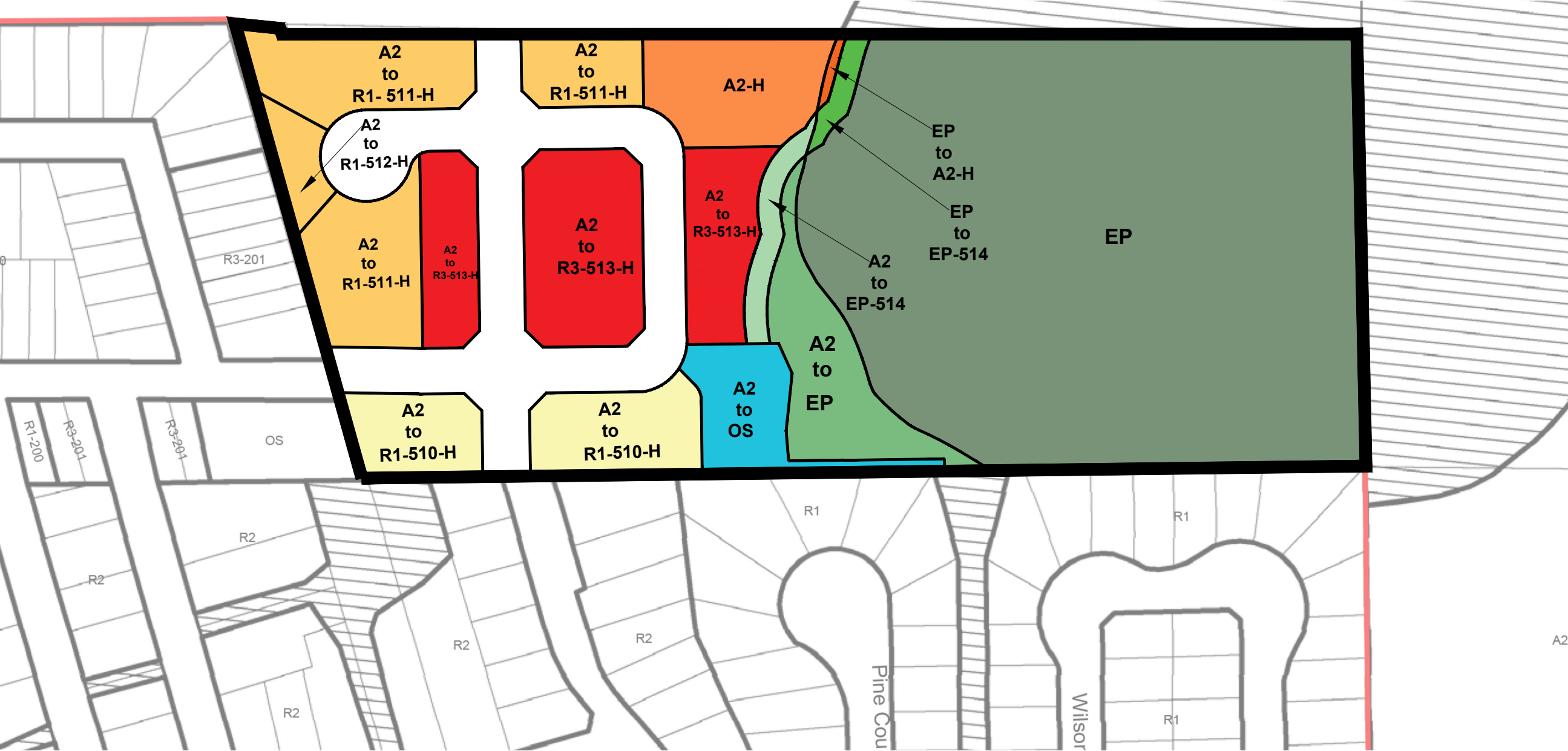
7. Notwithstanding the definition of "**Lot**" in Section 3.0, the provisions of Zoning By-law 19-2002, as amended, shall continue to apply to each Unit Lot and Block as shown on **Schedule B** to this By-law.
8. **That** Schedules "A" and "B" and all other notations thereon are hereby declared to form part of this by-law; and
9. **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 16th day of Feb. 2022.

John Woodbury – Mayor

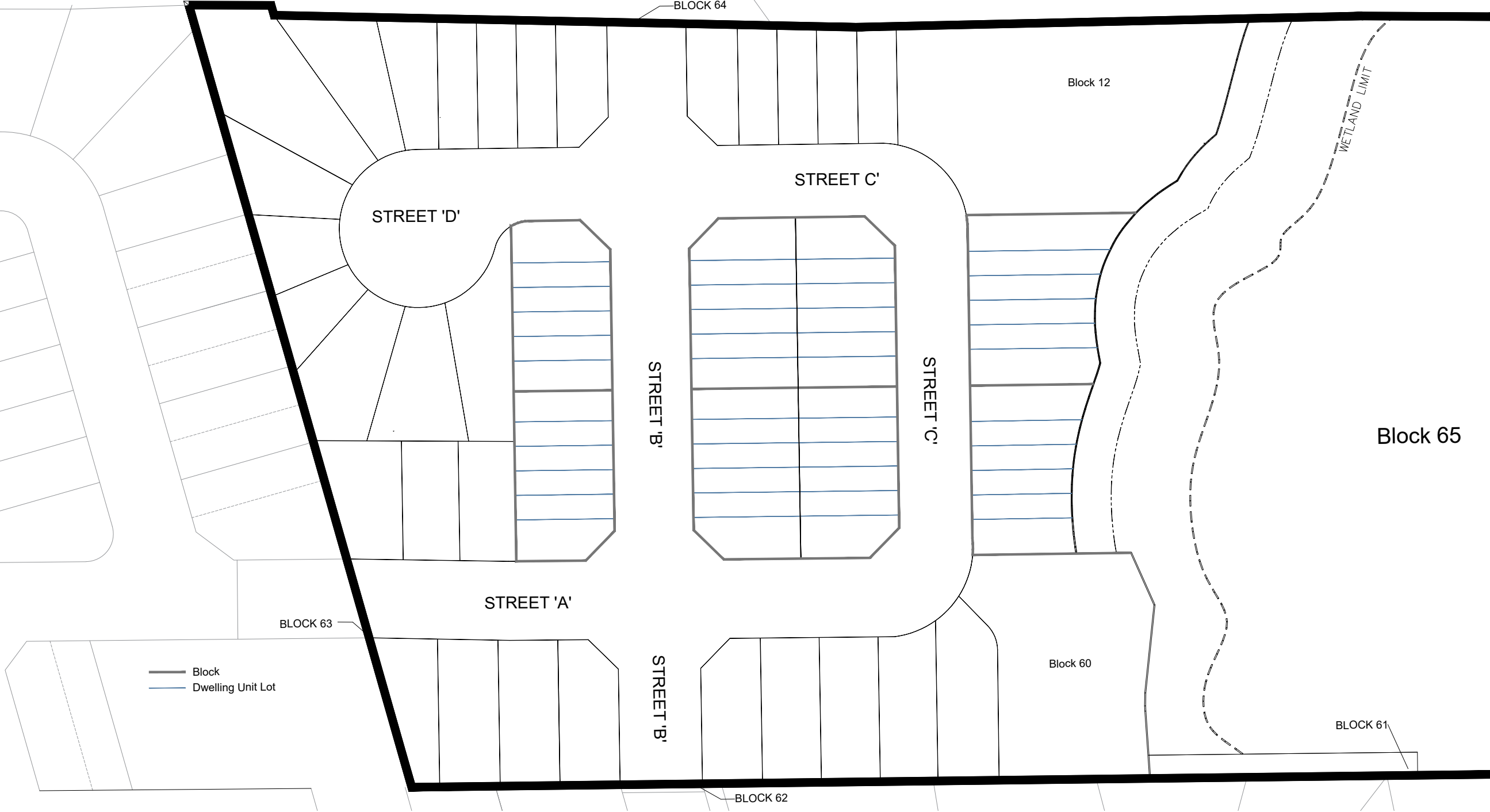
Lindsey Green – Clerk

Township of Southgate Zoning By-Law No. 2022-026



Schedule A
For By-Law No. 19-2002
Part of Lot 227, Concession 2

Township of Southgate Zoning By-Law No. 2022-026



Schedule B
For By-Law No. 19-2002
Part of Lot 227, Concession 2


Not to Scale
02/02/22