

The Corporation of the Township of Southgate
By-law Number 2022-129

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 "20" to Zoning By-law No. 19-2002 is hereby amended by changing the zone symbols on the lands described as Plan 480 BLK F Lot 4 geographic Village of Dundalk, in the Township of Southgate, as shown on Schedule "A", affixed hereto, from:

- **Residential Type two (R2) to Residential Type Three Exception-529 (R3-529)**

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

"33-529 Plan 480 BLK F, Lot 4 (Dundalk)	R3-529	Notwithstanding the provisions of Section 5.7(a), 10.4 (a),(d)&(e), or any other provisions to the contrary, the land zoned R2-529 shall be subject to the following regulations. All other provisions of the by-law shall apply. a) The existing frontage of 15m is recognized as the new minimum lot frontage for the proposed duplex. b) The required number of parking spaces shall be 3 c) The interior side yard setback shall be 1.5m. d) The front yard setback shall be 7m.
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3. **That** Schedule "A" and all other notations thereon are hereby declared to form part of this by-law.

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 7th day of September, 2022.

John Woodbury, Mayor

Lindsey Green, Clerk

Explanatory Note

This by-law applies only to those lands described as Plan 480 BLK F Lot 4 geographic Village of Dundalk, in the Township of Southgate. The purpose of the zoning by-law amendment is to zone the property to be used for a duplex residential building and recognizing a reduction in the required lot front yard setback from 9m to 7m and the required interior side yard setback from 2m to 1.5m. The parking requirement will also be reduced from 4 to three. The existing lot frontage is also recognized as well. All other provisions of the bylaw shall apply.

The effect of the proposed zoning by-law amendment would be to change the zoning symbol on the property from Residential Type Two (R2) to Residential Type Three Exception-529 (R3-529) to recognize a reduced setbacks and parking provision to allow for a duplex dwelling to be erected on the property.

The Township of Southgate Official Plan designates the subject lands Neighbourhood Area.

By-Law No. 2022-129

Amending By-Law No. 19-2002

Township of Southgate

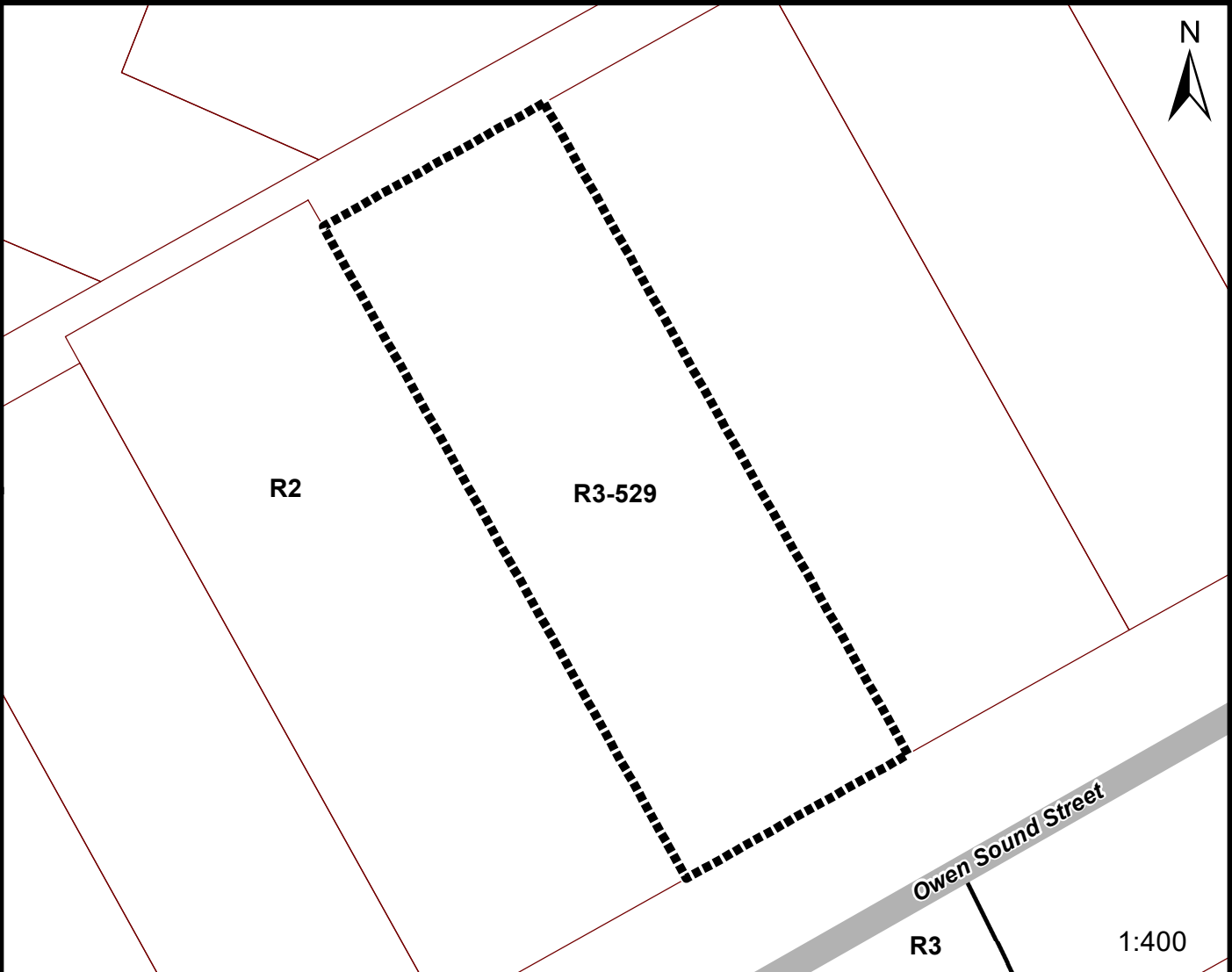
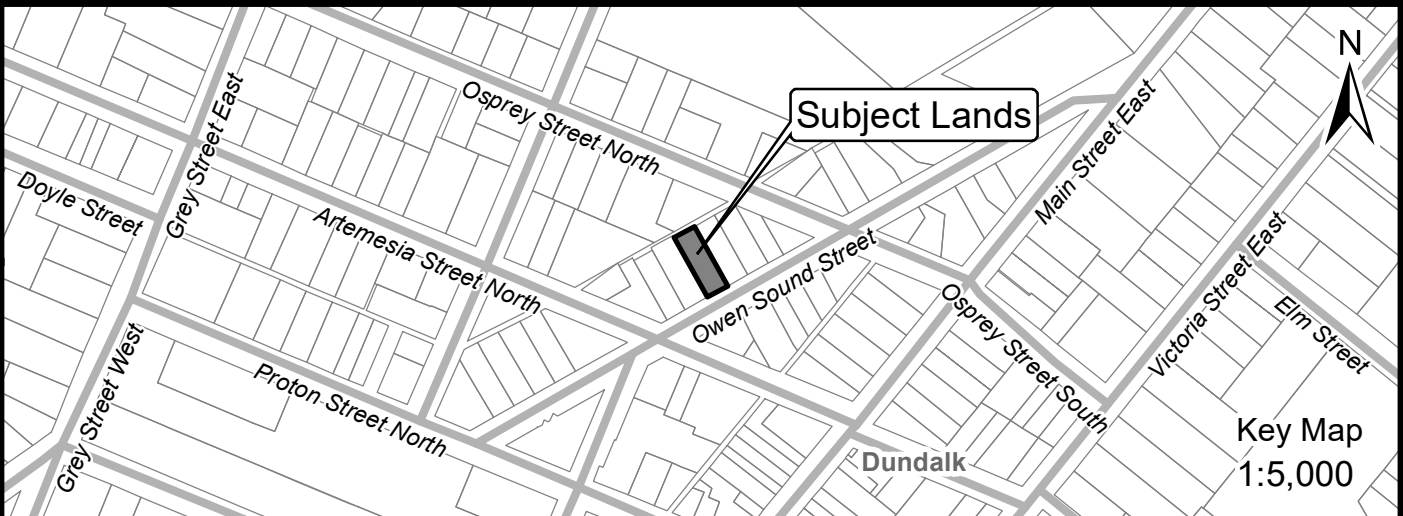
Geographic Village of Dundalk

Date Passed: September 7, 2022

Signed:

John Woodbury, Mayor

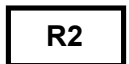
Lindsey Green, Clerk



Legend



Subject Lands



R2

Residential Type 2



R3

Residential Type 3