

The Corporation of the Township of Southgate  
By-law Number 2023-054

**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** the Council of the Corporation of the Township of Southgate enacts as follows:

1. Schedule “17” 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 233 and 234, Concession 1, geographic Township of Proton, in the Township of Southgate as shown on Schedule “A”, affixed hereto, from:

**Local Commercial Exception 465 (C1-465) and Open Space (OS) to Residential Type 1 Exception 378 (R1-378-H) and Open Space Exception 542 (OS-542).**

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

“**33.542**

**OS-542 Notwithstanding the provisions of Section 27 or any other provisions to the contrary, the lands zoned OS-542, being Part of Lots 233 and 234, Concession 1, Geographic Township of Proton, County of Grey, shall be subject to the following zone provisions:**

Permitted Use(s):	A hydro utility operation carried on by or behalf of a Utility agency
Maximum Lot Coverage:	N/A
Minimum Yard Setbacks:	Nil (0) metres”

3. **That** Schedule “A” and all other notations thereon are hereby declared to form part of this by-law.

3. **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 7th day of June, 2023.**

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Brian Milne – Mayor

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Lindsey Green – Clerk

### **Explanatory Note**

This by-law applies only to those lands described as Part of Lots 233 and 234, Concession 1, geographic Township of Proton, in the Township of Southgate.

The purpose of the zoning by-law amendment is to facilitate a redline revision to an approved draft plan of subdivision to provide additional residential lots along the western portion of an existing commercial block, as well as a hydro block on portion of an existing park block.

The effect of the zoning by-law amendment would be to change the zoning symbol on a portion of the property from Local Commercial Exception 465 (C1-465) and Open Space (OS) to Residential Type 1 Exception 378 (R1-378-H) and Open Space Exception 542 (OS-542).

The Township of Southgate Official Plan designates the subject lands as Neighbourhood Area - Special Policy Area No. 5.6.3.

# Schedule "A"

## By-Law No. 2023-054

Amending By-Law No. 19-2002

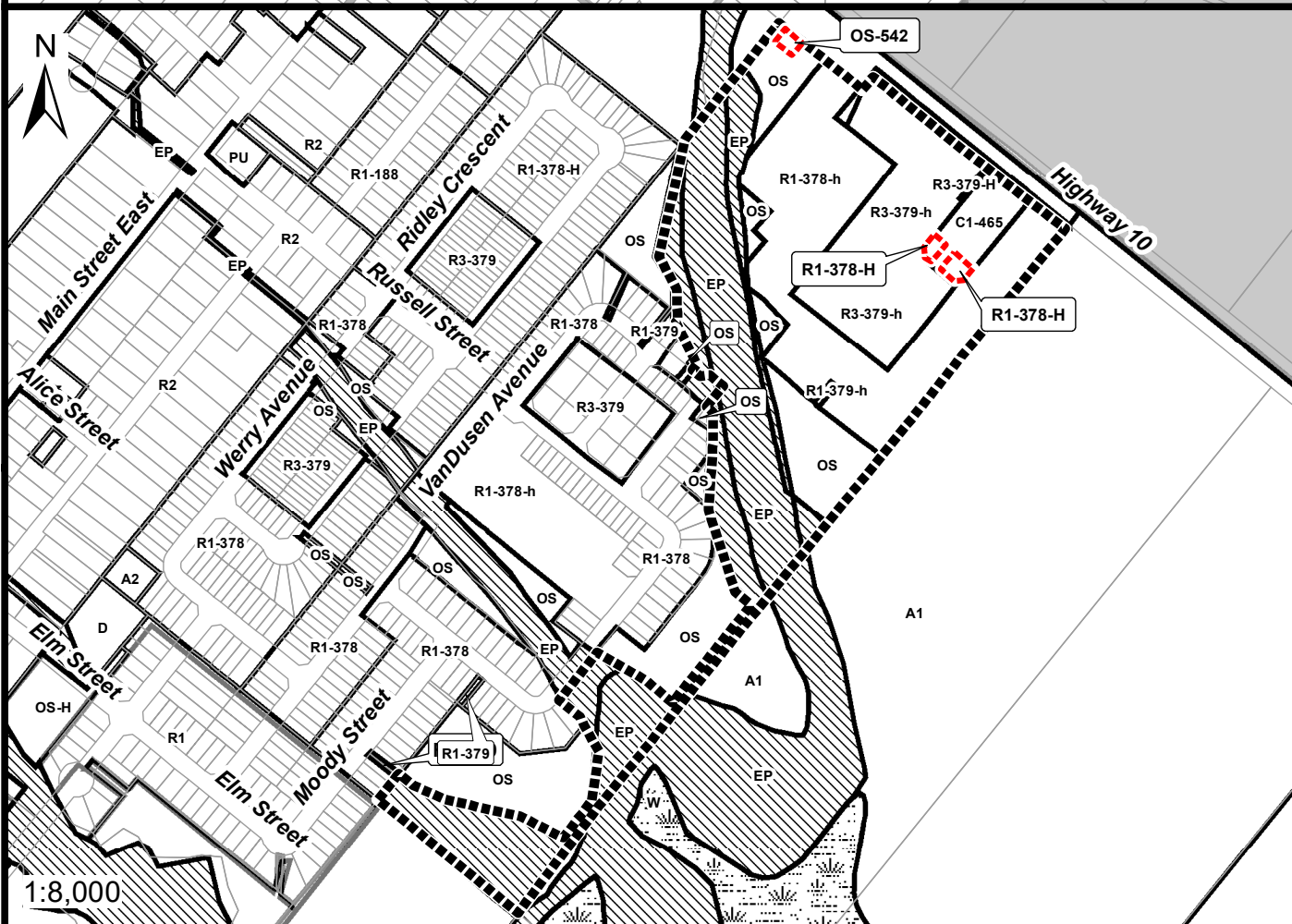
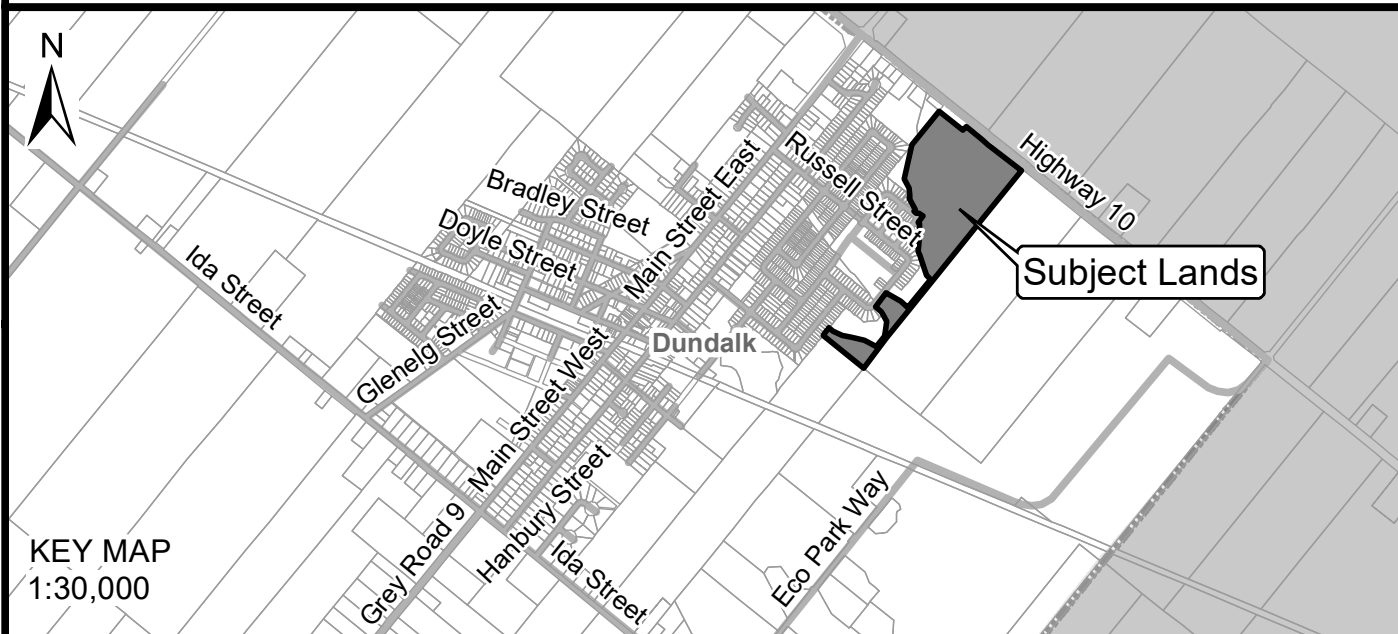
Township of Southgate  
(Geographic Village of Dundalk)

Date Passed: June 7, 2023

Signed: \_\_\_\_\_

Brian Milne, Mayor

Lindsey Green, Clerk



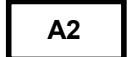
LEGEND



Subject Lands



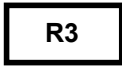
Lands subject to re-zoning



Restricted Agricultural



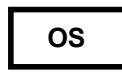
Residential Type 1



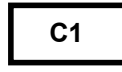
Residential Type 3



Environmental Protection



Open Space



Local Commercial



Wetland