The Corporation of the Township of Southgate
By-law Number 2019-131

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 and 19" 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 227 and 228 Concession 2 SWTSR, all of Lot Y and Part of the Unnamed Street, Lying North East of Part lot 3, Block S, Compiled Plan 480 geographic Village of Dundalk, in the Township of Southgate as shown on Schedule "A", affixed hereto, from:

   Environmental Protection (EP), Deferred Development (D) and Deferred Development exception 253 to Residential Type 1 exception-378 (R1-378-H), Residential Type 3 exception-253 (R3-253-H), and Open Space (OS) and Environmental Protection (EP).

2. That Section 33 (Exceptions) to By-law No. 19-2002 is hereby amended by deleting and replacing the following subsection 33.253 with the following subsections:

   "33.253 RI-378-H Notwithstanding the provisions of Section 8.2 or any other provisions to the contrary, the land zoned R1-378-H being part of as Part of Lots 227 and 228 Concession 2 SWTSR, all of Lot Y and Part of the Unnamed Street, Lying North East of Part lot 3, Block S, Compiled Plan 480, County of Grey, shall be subject to the following zone provisions:

   Min. Lot Frontage  9.75m(32ft)
   Min. Lot Area  300m² (3,330 ft²)
   Min. Lot Coverage  40%
   Min. Front yard  6m
   Min. Interior Side Yard  1.2m (4ft) on one side and 0.6m (2ft) on the other side.
   Min. Exterior Side Yard  4.0m (13ft)
   Min. Rear Yard  7.6m (25ft)
   Min. Gross Floor Area:
   1 storey (with basement or cellar)  90m²
   2 storey(no basement or cellar)  105m²
   1 ½ storey or split level  105m²
   2 or 2 ½ storey  130m²
   Maximum Height  2 ½ storeys

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. (note the R1-378-H exception provisions are being included in this exception for convenience.)

R3-253-H

Lands within the Residential Type 3 (R3-253-H) Zone, shall be subject to the following zone provisions for a semi-detached dwelling and townhouse dwelling unit:

Semi-detached dwelling zone provisions:
- Minimum Lot Frontage: 7.25 m (23.8 ft)
- Minimum Lot Area: 225 m² (738 ft²)
- Maximum Lot Coverage: 40%
- Minimum Front Yard: 6 m (19.7 ft)
- Minimum Interior Side Yard: 1.5 m (4.9 ft) – end wall
  0 m – common wall
- Minimum Exterior Side Yard: 4.0 m (13 ft)
- Minimum Rear Yard: 7.6 m (25 ft)
- Maximum Height: 3 storeys

Townhouse dwelling unit zone provisions:
- Minimum Lot Frontage: 5.75 m (19 ft)
- Minimum Lot Area: 180 m² (1,937 ft²)
- Maximum Lot Coverage
  2 Storey or less
  Interior unit     50%
  End Unit     45%
  3 storey town     40%
- Minimum Front Yard: 6 m (19.7 ft)
- Minimum Interior Side Yard: 1.5 m (4.9 ft) - end wall
  0 m - common wall
- Minimum Exterior Side Yard: 4.0 m (13 ft)
- Minimum Rear Yard: 7.6 m (25 ft)
- Maximum Height: 3 storeys
- Minimum Play Space: Nil
- Minimum Amenity Area: Nil
- Minimum Parking Space Requirement: 2 per dwelling unit.

Removal of the Holding (H) Symbol for all zones for all lands to which this by-law applies, 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 Schedule “A” and all other notations thereon are hereby declared to form part of this by-law; and

4. That this by-law shall come into force and take effect upon the Approval of Official Plan Amendment 23 to the Township of Southgate Official Plan 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 18, day of September, 2019.

John Woodbury, Mayor

Joanne Hyde, Clerk

Explanatory Note
This by-law applies only to those lands described as Part of Lots 227 and 228 Concession 2 SWTSR, all of Lot Y and Part of the Unnamed Street, Lying North East of Part lot 3, Block S, Compiled Plan 480 geographic Village of Dundalk, in the Township of Southgate. The purpose of the zoning by-law amendment is to implement a draft plan of subdivision and provide new zoning provisions for Residential Type one and three uses. All other provisions of the By-law shall apply.
Schedule "A"

By-Law No. ___________

Amending By-Law No. 19-2002

Township of Southgate
(Formerly in the Village of Dundalk)

Date Passed: ________________________

Signed: ______________________________  ______________________________

John Woodbury, Mayor                           Joanne Hyde, Clerk

LEGEND

- Lands subject to amendment
- Residential Type 1
- Residential Type 2
- Residential Type 3
- Open Space
- Environmental Protection
- Restricted Agricultural
- Deferred Development