

The diagram shows a residential development site with two semi-detached dwelling units. The site is bounded by Gold St. to the west and Hagan St. to the east. The total width is 45.7m and the total depth is 15.3m. Each unit is 12.35m wide and 7.65m deep, with a 3m x 6.5m garage. The units are separated by a 4m x 7.65m outdoor living area. The site is divided into a Holding Zone and two Driveway areas.

The Corporation of the Township of Southgate
By-law Number 2024-028

Being a By-law to amend Zoning By-law No. 19-2002, of the Township of Southgate

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. Schedule "22" to Zoning By-law No. 19-2002 is hereby amended by changing the zone symbol on a portion of the lands described as Lot 28, Plan 480 BLK T, Geographic Village of Dundalk, in the Township of Southgate and shown on Schedule "A", affixed hereto, from Residential Type 2 Zone (R2) to a Residential Type 3 Exception 557 Zone (R3-557), except that on the northwesterly half of the lot fronting on Gold Street shall have a holding symbol (H) affixed to the Residential Type 3 Exception 557 Zone (H-R3-557).
2. That By-law No. 19-2002 is hereby further amended by adding the following to the end of Section 33:

33.557 Permitted Uses in the Residential Type 3 Exception-557 Zone (R3-557) shall be as follows:

- (a) One semi-detached dwelling connected to municipal water and sanitary sewer services

Regulations for One semi-detached dwelling shall be as follows:

- (a) All semi-detached dwelling units shall include an attached garage with minimum interior dimensions of 3 meters by 6.5 meters.
- (b) Lot Frontage 7.6 meters minimum per dwelling unit
- (c) Lot Area 173.2 square meters minimum per dwelling unit
- (d) Lot Coverage 47% maximum per dwelling unit
- (e) Front Yard 6.5 meters minimum
- (f) Side Yard 1.2 meters minimum
- (g) Rear Yard 4.0 meters minimum
- (h) Gross Floor Area 80 square meters minimum
- (i) Height 2.5 storeys maximum
- (j) Parking: 1 space per dwelling unit minimum within the attached garage plus 1 space per dwelling unit minimum in front of the attached garage.

Requirements for removing the holding symbol on a Holding Residential Type 3 Exception-557 shall be as follows:

- (a) Execution of an agreement with the Township to provide water, sanitary sewer, storm water drainage and roadway access to the portion of the lot fronting on Gold Street.
3. Schedule "A" and all other notations thereon are hereby declared to form part of this by-law; and
 4. 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 20th day of March 2023.

Brian Milne – Mayor

Lindsey Green – Clerk

DRAFT

Explanatory Note

This by-law applies only to those lands described as Lot 28, Plan 480 BLK T, Geographic Village of Dundalk, in the Township of Southgate. The zoning bylaw amendment is to allow for development of four semi-detached dwelling units on the subject lands, two semi-detached dwelling units fronting on Hagan Street and two semi-detached dwelling units fronting on Gold Street. All semi-detached dwelling units shall have an attached garage. A holding symbol (H) will apply to half of the subject lot facing Gold Street until an agreement is with the Township to provide water, sanitary sewer, storm water drainage and roadway access to the portion of the lot fronting on Gold Street.

The effect of the zoning by-law amendment is to change the zoning symbol on the subject property from a Residential Type 2 Zone to a Residential Type 3 Exception-557 Zone (R3-557) Zone.

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

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Schedule "A"

By-Law No. _____

Amending By-Law No. 19-2002

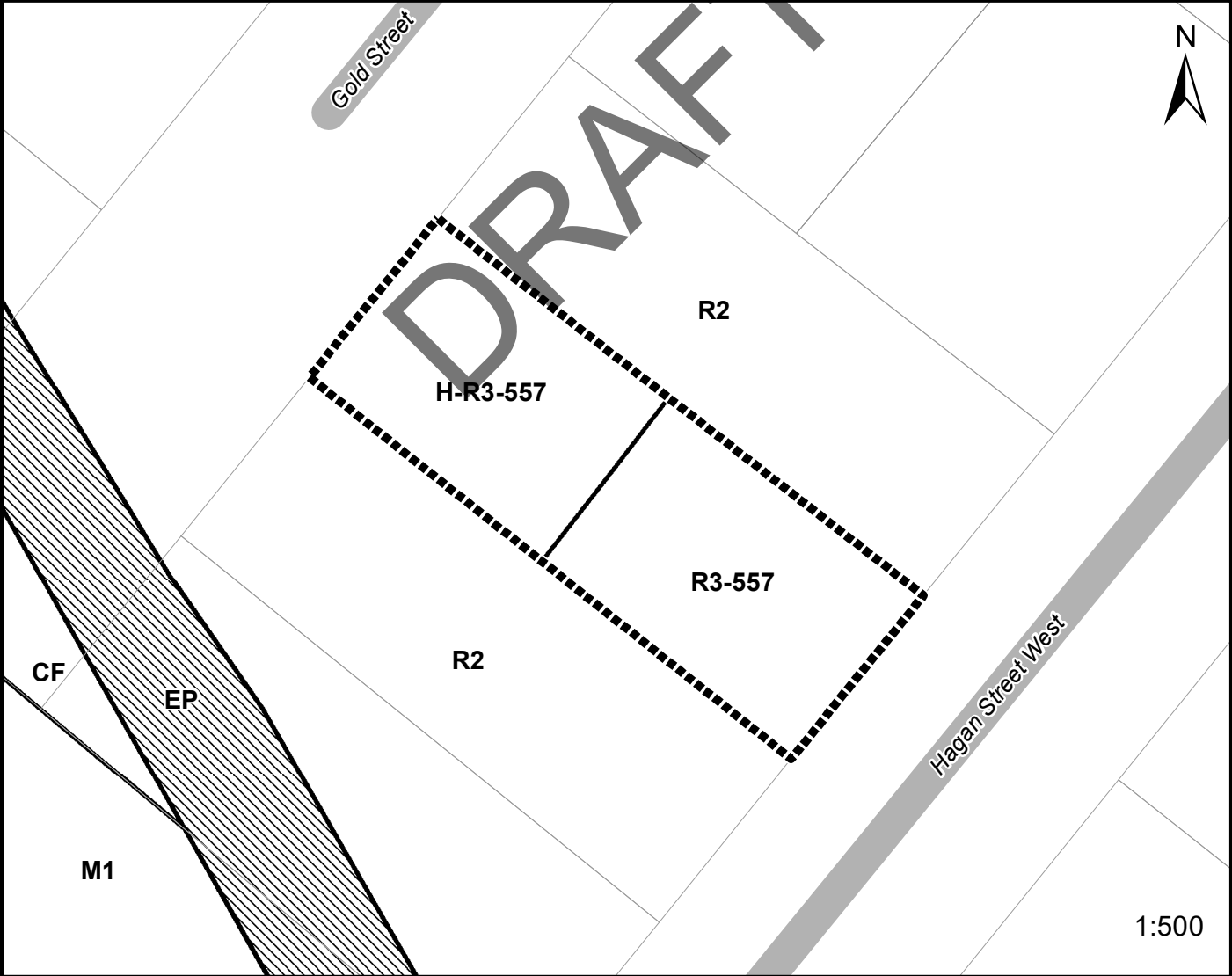
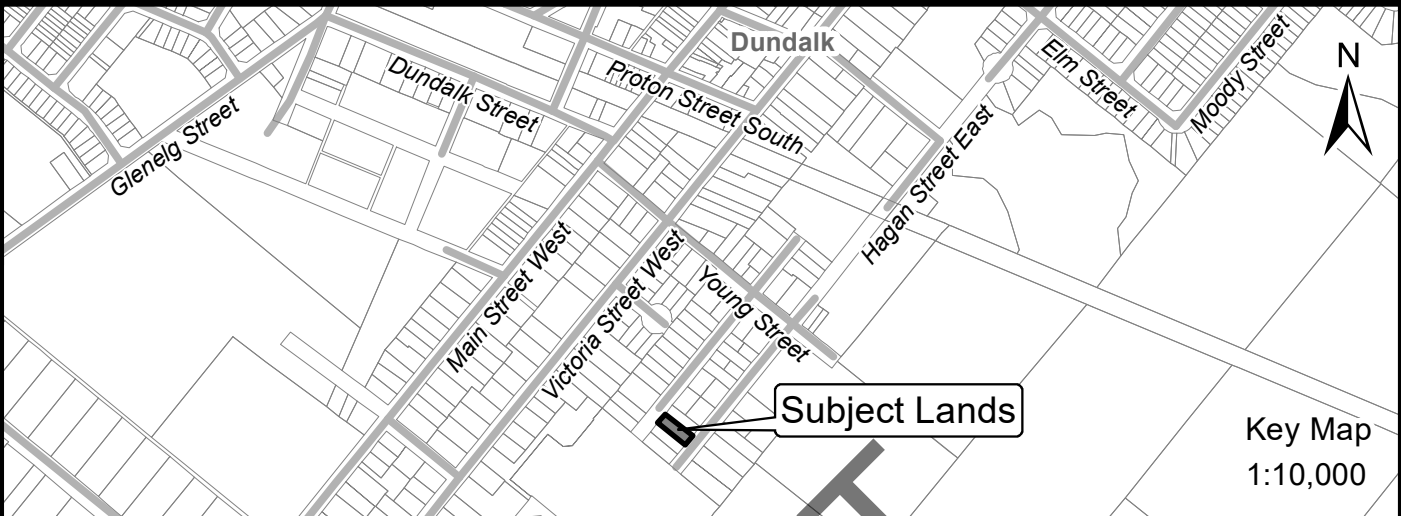
Township of Southgate

Date Passed: _____

Signed: _____

Brian Milne, Mayor

Lindsey Green, Clerk



Legend	
<div><div></div></div>	Subject Lands
<div><div>R2</div></div>	Residential Type 2
<div><div>R3</div></div>	Residential Type 3
<div><div>CF</div></div>	Community Facility
<div><div>M1</div></div>	General Industrial
<div><div>EP</div></div>	Environmental Protection