

## The Corporation of the Township of Southgate Considerations Concerning a Proposed Zoning By-law Amendment (File C17-23)

Council will consider a proposed zoning bylaw amendment at its March 20, 2024, Council meeting. A copy of the draft amendment and a sketch illustrating the general form of development to be considered is included with this notice.

As a public meeting has been held on this matter as required by the Planning Act and notice of deferrals provided to those who participated in the public meeting, under Section 34(17) of the Planning Act, Council can consider the proposed zoning bylaw amendment and determine that no further notice shall be given.

Notice of Council's decision regarding the proposed zoning bylaw amendment will be provided to members of the public and agencies as required by the Planning Act.

Additional information is available on the Township website at the below link: <a href="https://www.southgate.ca/en/municipal-services/planning-applications-public-notices.aspx#C17-23-1000124408-Ontario-Inc-B14-B15-B16-23-">https://www.southgate.ca/en/municipal-services/planning-applications-public-notices.aspx#C17-23-1000124408-Ontario-Inc-B14-B15-B16-23-</a>

## To join the meeting electronically, please register in advance by contacting the Clerk, Lindsey Green using the contact information below:

Lindsey Green, Clerk

Igreen@southgate.ca

Township of Southgate

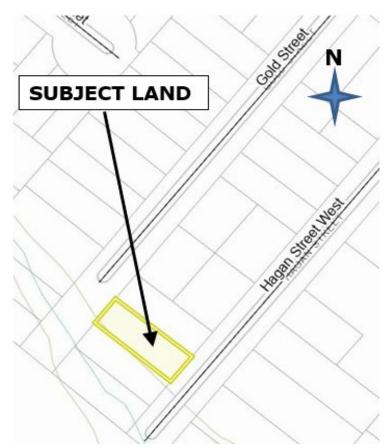
185667 Grey Rd 9,

Dundalk, ON NOC 1B0

Phone: (510) 023 2110

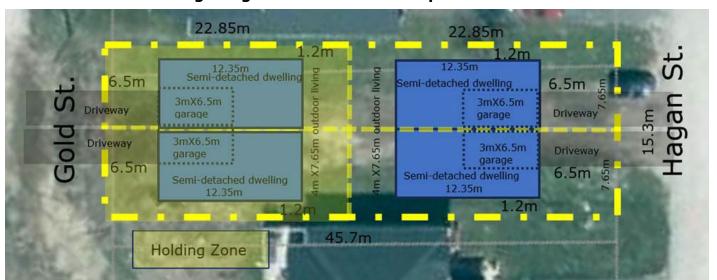
Phone: (519) 923-2110 ext. 230

Dated at the Township of Southgate, this 13<sup>th</sup> day of March 2024.



The meeting will be livestreamed on the Township YouTube Channel: <a href="https://www.youtube.com/user/SouthgateTownship">https://www.youtube.com/user/SouthgateTownship</a>

#### Sketch illustrating the general form of development:



### 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 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 20<sup>th</sup> day of March 2023.

Brian	Milne –	Mayor
 Lindsey	Green -	 - Clerk



#### **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



# Schedule "A" By-Law No. Amending By-Law No. 19-2002 Township of Southgate Date Passed: Signed: Brian Milne, Mayor Lindsey Green, Clerk Dundalk Proton Street South Dundalk Street Subject Lands Key Map 1:10,000 R2 H-R3-557 R3-557 R2 CF **M1** 1:500 Legend Subject Lands Community Facility CF General Industrial Residential Type 2 **M1** R2 R3 Residential Type 3 EP **Environmental Protection**