

The Corporation of the Township of Southgate
By-law Number 2025-130

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. That Section 16.2 (w) Permitted Use in C2 Zone be repealed and replaced with the following:

“Dwelling units with the majority of the residential floor space located above the first storey or at the rear of the main building containing a non-residential use permitted in the C2 zone.”

2. That Section 16.4 Off Street Parking be repealed and replaced with the following:

“The provisions of Section 5.7 shall apply to permitted uses in Section 16.2 except for dwelling units combined with permitted non-residential uses under 16.2(w) which shall be subject to the parking requirements set out in Section 16.5 (a), (b), (c) and (d).”

3. That Sections 16.5 (a) and (b) be repealed and replaced with the following:

Additional Regulations for Dwelling Units Permitted in Clause (w) of Subsection 16.2

- (a) Dwelling units permitted in Section 16.2(w) constructed within existing floor space of an existing building containing a permitted non-residential use on lands zoned C2 with municipal sewer and water shall not be subject to regulations in Section 16.3 (a) through (h) and minimum parking requirements in Section 5.7 of this By-law.
- (b) No additions containing Dwelling units permitted in Section 16.2(w) to an existing building containing a permitted non-residential use on lands zoned C2 with municipal sewer and water shall be permitted except in accordance with the following provisions:
 - (i) The existing yard and lot coverage for the existing building shall be maintained.
 - (ii) Maximum Building Height: 11 metres.
 - (iii) Minimum parking spaces: 1 additional space per dwelling unit or part thereof located within any addition to the existing building.
- (c) Dwelling units permitted in Section 16.2(w) constructed within existing floor space located above the first storey of an existing building or at the rear of a building containing a permitted non-residential use on lands zoned C2 with private sewer and water shall not be subject to regulations in Section 16.3 (a) through (h) except the following shall apply:
 - (i) Minimum parking spaces: 1 space per dwelling unit.
- (d) No additions containing Dwelling units permitted in Section 16.2(w) to an existing building containing a permitted non-residential use on lands zoned C2 with private sewer and water shall be permitted except in accordance with the following provisions:
 - (i) The existing yard and lot coverage for the existing building shall be maintained.

General Commercial (C2) Dwelling Unit, Parking, Setback change

- (ii) Maximum Building Height: 11 metres.
- (iii) Minimum parking spaces: 1 space per dwelling unit.

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 17th day of December 2025.

Lindsey Green – Clerk

Brian Milne – Mayor

Explanatory Note

By-law 2025-130 changes the General Commercial (C2) Zone to remove the one dwelling unit limit and minimum floor space for sites with municipal or private services. The amendment eliminates the minimum gross floor area for apartments on upper floors or at the rear of existing commercial buildings. No new parking spaces are needed to convert upper floor space to apartments where municipal services are available, while only one space per unit to convert upper floor space to apartments on private well & septic. Additions to upper floors containing apartments to existing building setback distances would now be permitted.

The effect the zoning by-law amendment is permit more than one apartment above or at the rear of a permitted use in the C2 zone in the Dundalk Settlement and Rural Settlements

The Township Official Plan encourages residential development and intensification. The Ontario Building Code will regulate health and safety requirements for new apartment units in the C2 zone.