



The Corporation of the Township of Southgate Notice of Virtual Public Meeting Concerning a Proposed Zoning By-law Amendment

What: The Township seeks input on proposed changes to building and parking regulations in the General Commercial 2 (C2) regarding residential dwelling units located above the first floor or behind a permitted non-residential use.

Public Meeting Date: November 26, 2025, at 10:30 AM

Location of the Public Meeting: Council Chambers located at 123273 Southgate Road 12, Holstein Ontario N0G 2A0 **and** electronically via Zoom.

Please join the electronic public meeting from your computer, tablet, or smartphone

<https://zoom.us/j/93016816575?pwd=YLHCA6NxNh2CAbI1QTsbT3Qg1F8o1b.1>

You can also dial in using your phone. Phone: +1 647 374 4685 Meeting ID: 930 1681 6575 Passcode: 510279

How can I participate in the Public Meeting? Public participation is encouraged. To speak at the meeting or join electronically, please register in advance by contacting the Clerk, Lindsey Green using the contact information below:

lgreen@southgate.ca or **519-923-2110 ext. 230**

The meeting will be livestreamed on the Township YouTube Channel:

<https://www.youtube.com/user/SouthgateTownship>

What is being proposed through the application?

The proposed changes to parking and building regulations for dwelling units located above the first storey of a permitted non-residential use applies to all properties zoned C2 with municipal sewer and water located within the Downtown and other areas of Dundalk, as well as to properties in various rural Settlement Areas throughout the Township that are on private sewer.

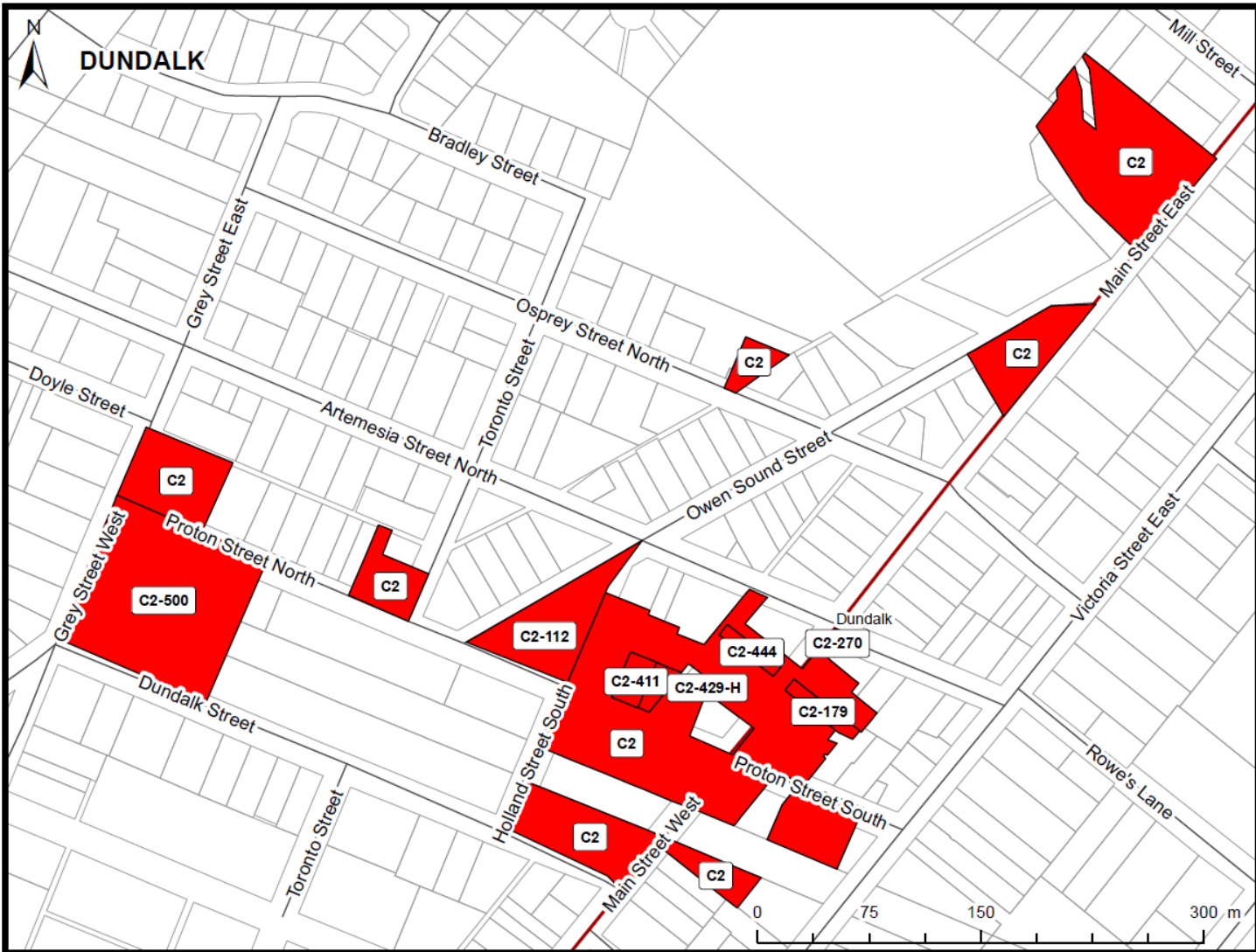
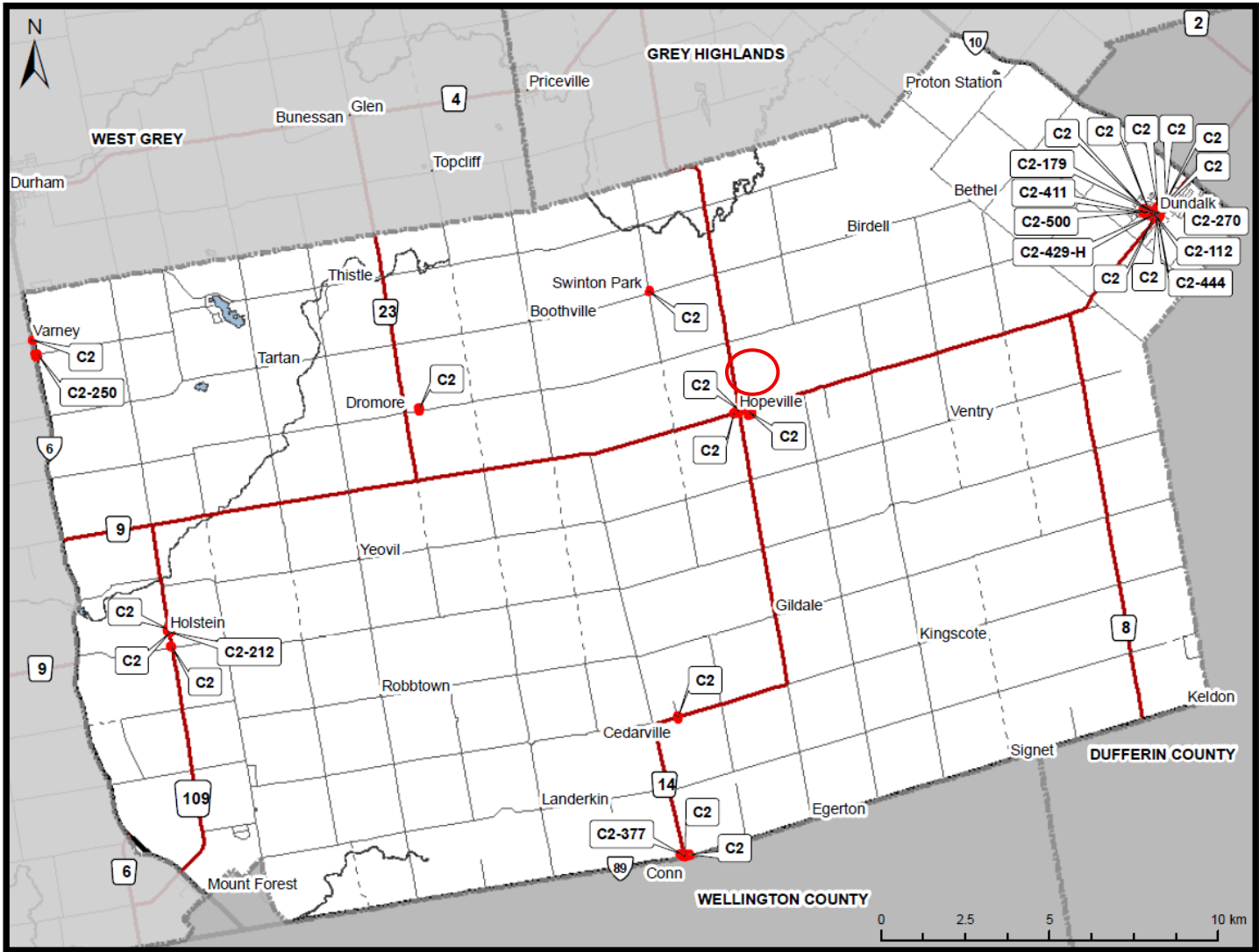
The proposed changes to C2 regulations include:

1. Amending section 16.2(w) to clarify the permitted use of Dwelling units with floor space being located above the first storey of a main building.
2. Change Section 16.4 to clarify current parking rules in Section 5.7 do not apply to Dwelling units located above or behind the first storey of a main building
3. Repeal Section 16.5 and replace it with new general regulations for Dwelling units located above the first storey of a main building or behind a main building summarized below:
 - a. Eliminate the maximum of one dwelling unit per lot zoned C2 and remove minimum floor area for dwelling units.
 - b. For buildings with Municipal Water and Sewer allow existing floor space above the main floor to be converted to dwelling units without requiring additional parking.
 - c. For buildings with Private Sewer and Water allow existing floor space above the main floor to be converted to dwelling units with a required parking of One (1) space per dwelling unit.
 - d. Allow additional floor space to contain dwelling units to be added above the first storey of a main building if the existing yard and lot coverage for the building is maintained with One (1) parking space per dwelling unit required for any residential unit in the new floor space.

The key maps on the following pages show the general area affected by the C2 zone amendment in Dundalk and many of the Rural Settlements with C2 zoned areas.



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If you wish to view the full Notice and project details, please visit the **2025 Planning Application and Public Notices** section on our website, www.southgate.ca and if you have questions, please do not hesitate to contact Township Planning Staff at **519-923-2110 ext. 235** or planning@southgate.ca , who can answer questions on the proposed changes, or the planning process. Please quote File **C24-25**.