

The Corporation of the Township of Southgate
By-law Number 2025-106

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 Part Lot 5, Lot 6 and Lot 7 Registered Plan 480, 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 589 Zone (R3-589).
2. That By-law No. 19-2002 is hereby further amended by adding the following to the end of Section 33:

33.589 Permitted Uses in the Residential Type 3 Exception-589 Zone (R3-589) shall be as follows:

- (a) Semi-detached dwellings
- (b) Uses buildings and structures accessory to a permitted use.

Regulations for Semi-detached dwellings permitted in Section 33.589 (a) shall be as follows:

- (a) All semi-detached dwelling units shall have separate municipal water and sewer service connections
- (b) All semi-detached dwelling units shall include an attached garage with minimum interior dimensions of 2.88 meters by 6.10 meters.
- (c) Lot Frontage 6.4 meters minimum per dwelling unit except that one dwelling unit on Part Lot 7 Plan 480 may have 3.4 meters minimum lot frontage
- (d) Lot Area 230 square meters minimum per dwelling unit
- (e) Lot Coverage 45% maximum
- (f) Front Yard 7.5 meters minimum from the Doyle Street Lot Line
- (g) Side Yard 1.25 metres minimum from an interior lot line that does not constitute a common interior lot line shared between two semi-detached dwelling units
0 metres for any main building from a common interior lot line shared between two semi-detached dwelling units
- (h) Rear Yard 10.0 meters minimum from the Artemesia Street Lot Line
- (i) Gross Floor Area 80 square meters minimum
- (j) Height 2.5 storeys maximum
- (k) Parking: Notwithstanding the requirements in Section 5.7 of this By-law one space per dwelling unit minimum within the attached garage plus 1 space per dwelling unit minimum in front of the attached garage.

Regulations for Accessory Uses, Buildings and Structures permitted in Section 33.589 (b) shall be as follows:

- (a) Shall be the yard, setback, lot coverage and other regulations set out in Section 5.1 of this By-law except that detached accessory buildings or structures shall be setback minimum 1.0 metres minimum from an

interior side lot line and a lot line that constitutes a common interior lot line shared between two semi-detached dwelling units.

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 15th day of October 2025.

Brian Milne – Mayor

Lindsey Green – Clerk

Explanatory Note

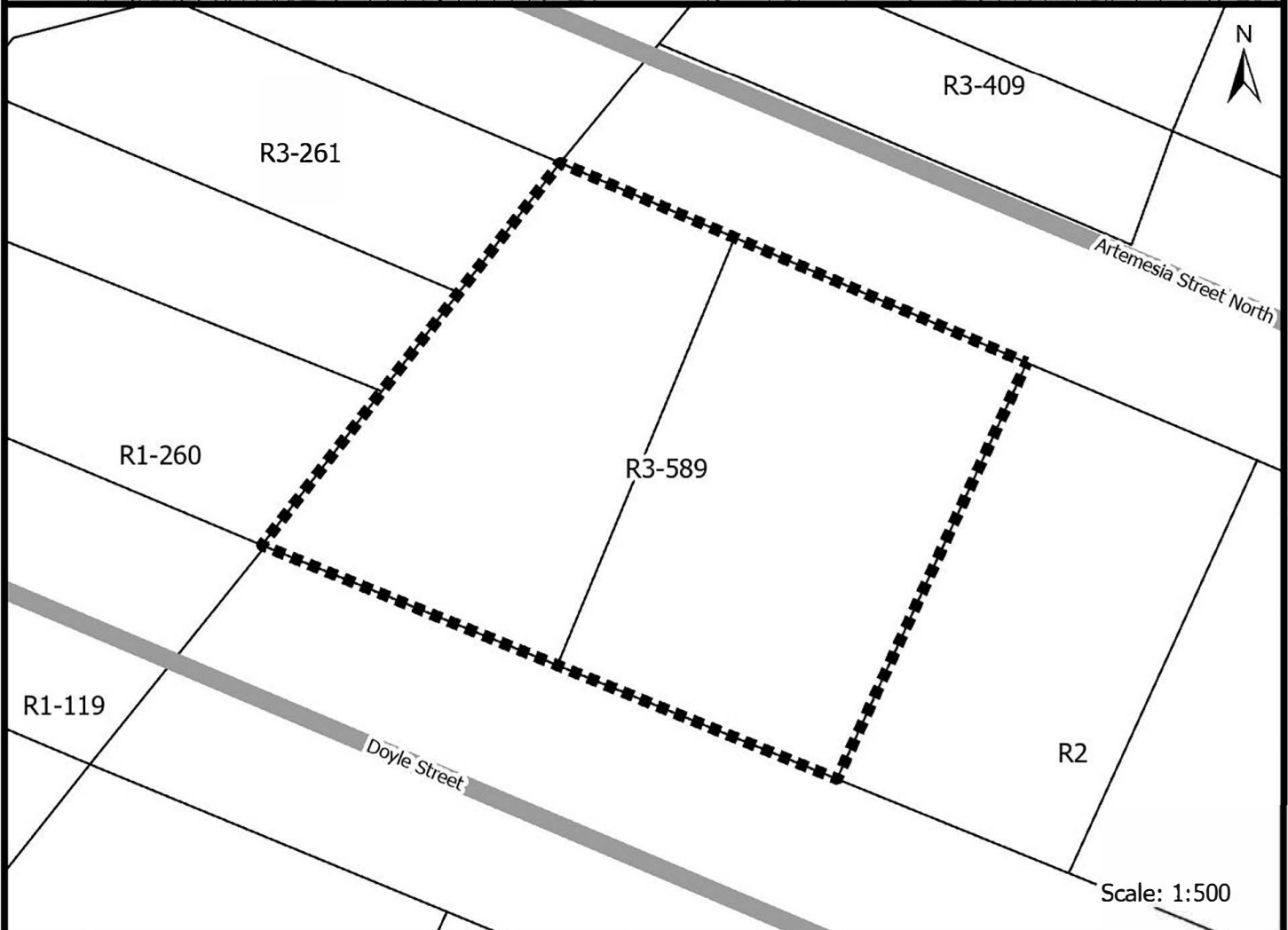
This by-law applies only to those lands described as Part Lot 5, Lots 6 and 7 Plan 480 Geographic Village of Dundalk, in the Township of Southgate. The zoning bylaw amendment is to allow for development of six semi-detached dwelling units with attached garages with driveway access to Doyle Street. The three parcels to created under file B3-25 and B4-25 are zoned to permit two semi-detached dwellings per lot with the regulations for permitted uses allowing future separation into six separate lots with municipal water and sanitary sewer connections. Other site specific regulations are included in the by-law which also permits accessory uses, buildings, and structures.

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-589 Zone (R3-589) Zone.

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

By-law No. 2025-106
Amending By-law No. 19-2002

Date Passed: October 15, 2025



Residential Type 3