

The Corporation of the Township of Southgate
By-law Number XX-2016

Being a by-law to amend Zoning By-law No. 19-2002, entitled the “Township of Southgate Zoning By-law”;

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 the Council of the Corporation of the Township of Southgate enacts as follows:

1. Schedule “21” to Zoning By-law No. 19-2002 is hereby amended by changing the zone symbol on a portion of the lands described as Part of Lot 232, Concession 1, Southwest of the Toronto and Sydenham Road, Geographic Township of Proton, in the Township of Southgate as shown on Schedule “A”, affixed hereto, from:

Restricted Agricultural (A2) to Residential Type 1 exception-XX (R1-XX-H), Residential Type 3 exception-XX (R3-XX-H), and Open Space (OS) and Environmental Protection (EP).

2. Section 33 (Exceptions) to By-law No. 19-2002 is hereby amended by adding the following Subsections:

“33.XXX R1-XX Lands within the Residential Type 1 (R1-XX) Zone, being Part of Lot 232, Concession 1, Township of Proton, County of Grey, shall be subject to the following zone provisions:

Minimum Lot Frontage	9.75 m (32 ft)
Minimum Lot Area	300 m ² (3,330 ft ²)
Maximum Lot Coverage	40 %
Minimum Front Yard	6 m (19.7 ft)
Minimum Interior Side Yard	1.2 m (4 ft) on one side and 0.6 m (2 ft) on the other side.
Minimum Exterior Side Yard	4.0 m (13 ft)
Minimum Rear Yard	7.6 m (25 ft)

Minimum Gross Floor Area:

1 storey (with basement or cellar)	90 m ²
1 storey (no basement or cellar)	105 m ²
1 ½ storey or split level	105 m ²
2 or 2 ½ storey	130 m ²

Maximum Height 2 ½ storeys

Removal of the Holding (H) Symbol, in accordance with the provisions of Section 36 of the Planning Act, R.S.O. 1990, as amended, shall be conditional upon the execution of a Development and/or Service Finance Agreement.

"33. XXX R3-XX Lands within the Residential Type 3 (R3-XX) Zone, being Part of Lot 232, Concession 1, Township of Proton, County of Grey, shall be subject to the following zone provisions for a semi-detached dwelling and townhouse dwelling unit:

Semi-detached dwelling zone provisions:

Minimum Lot Frontage:	7.25 m (23.8 ft)
Minimum Lot Area:	225 m ² (738 ft ²)
Maximum Lot Coverage:	40%
Minimum Front Yard:	6 m (19.7 ft)
Minimum Interior Side Yard:	1.5 m (4.9 ft) – end wall 0 m – common wall
Minimum Exterior Side Yard:	4.0 m (13 ft)
Minimum Rear Yard:	7.6 m (25 ft)
Maximum Height:	3 storeys

Townhouse dwelling unit zone provisions:

Minimum Lot Frontage	5.75 m (19 ft)
Minimum Lot Area:	180 m ² (1,937 ft ²)
Maximum Lot Coverage	40%
Minimum Front Yard	6 m (19.7 ft)
Minimum Interior Side Yard	1.5 m (4.9 ft) - end wall 0 m - common wall
Minimum Exterior Side Yard	4.0 m (13 ft)
Minimum Rear Yard	7.6 m (25 ft)
Maximum Height	3 storeys
Minimum Play Space	Nil

Minimum Amenity Area Nil
Minimum Parking Space Requirement 2 per dwelling unit

Removal of the Holding (H) Symbol, in accordance with the provisions of Section 36 of the Planning Act, R.S.O. 1990, as amended, shall be conditional upon the execution of a Development and/or Service Finance Agreement.

3. Schedule "A" and all other notations thereon are hereby declared to form part of this by-law.
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.

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Read a first, second, and third time and finally passed this XX day of XXXX, 2016.

Anna-Marie Fosbrooke, Mayor

Raylene Martell, Clerk