

ONTARIO REGULATION XXX/22

made under the

PLANNING ACT

Made: February XX, 2022

Filed: February XX, 2022

Published on e-Laws: February XX, 2022

Printed in *The Ontario Gazette*: February XX, 2022

**ZONING ORDER – TOWNSHIP OF SOUTHGATE,
COUNTY OF GREY**

Definition

1. In this Order,
“Zoning By-law” means the Township of Southgate Zoning By-law 19-2002, as amended.

Application

2. This Order applies to lands in the Township of Southgate in the County of County of Grey, in the Province of Ontario, being the lands identified on a map numbered XX and filed at the Toronto office of the Ministry of Municipal Affairs and Housing located at 777 Bay Street; and

Permitted Uses

3. (1) Every use of land and every erection, location or use of any building or structure is prohibited on those lands identified on the map referred to in Section 2, except for:
 1. The uses identified in Section 8.1 of the Zoning By-law in the Residential Type 1 (R1) Zone in the area shown as “R7-X” on the map referred to in Section 2.
 2. The uses identified in Section 10.1 of the Zoning By-law in the Residential Type 3 (R3) Zone in the area shown as “R7-X” on the map referred to in Section 2.
 3. The uses identified in Section 11.1 of the Zoning By-law in the Residential Type 4 (R4) Zone in the area shown as “R7-X” on the map referred to in Section 2.
 4. The uses identified in Section 26.1 of the Zoning By-law in the Community Facility (CF) Zone in the area shown as “R7-X” on the map referred to in Section 2.
 5. The uses identified in Section 29.1 of the Zoning By-law in the Environmental Protection (EP) Zone in the area shown as “EP” on the map referred to in Section 2.

(2) Despite Subsection (1), the following uses are also permitted in the R7-X Zone shown on the map referred to in Section 2:

- (a) Parks.
- (b) Stormwater Management Ponds.
- (c) Walkways.

(3) Despite Subsection (1), the following uses are also permitted in all zones shown on the map referred to in Section 2:

- (a) Public uses.
- (b) Public infrastructure.
- (c) Pedestrian and Bicycle Trails.
- (d) A Road Connection to Provincial Highway 10.

Zoning Requirements

4. The zoning requirements set out in the Zoning By-law apply to the permitted uses on the lands on the map referred to in Section 2, with the following exceptions:

(1) For the uses set out in Section 8.1 of Zoning By-law, which apply to the lands in the Residential Type 7 Exception X (R7-X) Zone:

- i. The minimum required lot frontage shall be 9.75 metres.
- ii. The minimum required lot area shall be 300 square metres.
- iii. The maximum permitted lot coverage shall be 40 percent.
- iv. The minimum required front yard setback shall be 6 metres.
- v. The minimum required interior side yard setback shall be 1.2 metres on one side and 0.6 metres on the other side.
- vi. The minimum required exterior side yard setback shall be 4 metres.
- vii. The minimum required rear yard setback shall be 7.6 metres.
- viii. The maximum permitted height shall be 3 storeys.

(2) For the uses set out in Section 10.1 of the Zoning By-law, which apply to the lands in the Residential Type 7 Exception X (R7-X) Zone:

- i. The minimum required lot frontage for a Semi-Detached Dwelling Unit shall be 7.25 metres.
- ii. The minimum required lot area for a Semi-Detached Dwelling Unit shall be 225 square metres.
- iii. The maximum permitted lot coverage for a Semi-Detached Dwelling Unit shall be 40 percent.
- iv. The minimum required front yard setback for a Semi-Detached Dwelling Unit shall be 6 metres.
- v. The minimum required interior side yard setback for a Semi-Detached Dwelling Unit shall be 1.5 metres for the Units containing an end wall and 0 metres for the Units containing a common wall.
- vi. The minimum required exterior side yard setback for a Semi-Detached Dwelling Unit shall be 4 metres.
- vii. The minimum required rear yard setback for a Semi-Detached Dwelling Unit shall be 7.6 metres.

viii. The maximum permitted height for a Semi-Detached Dwelling Unit shall be 3 storeys.

(3) For the uses set out in Section 10.1 of the Zoning By-law, which apply to the lands in the Residential Type 7 Exception X (R7-X) Zone:

- i. The minimum required lot frontage for a Townhouse Dwelling Unit shall be 5.75 metres.
- ii. The minimum required lot area for a Townhouse Dwelling Unit shall be 180 square metres.
- iii. The maximum permitted lot coverage for a 2 storey or less Townhouse Dwelling Interior Unit shall be 50 percent, a 2 storey or less Townhouse Dwelling End Unit shall be 45 percent, and a 3 storey Townhouse Dwelling Unit shall be 40 percent.
- iv. The minimum required front yard setback for a Townhouse Dwelling Unit shall be 6 metres.
- v. The minimum required interior side yard setback for a Townhouse Dwelling Unit shall be 1.5 metres for the Units containing an end wall and 0 metres for the Units containing a common wall.
- vi. The minimum required exterior side yard setback for a Townhouse Dwelling Unit shall be 4 metres.
- vii. The minimum required rear yard setback for a Townhouse Dwelling Unit shall be 7.6 metres.
- viii. The maximum permitted height for a Townhouse Dwelling Unit shall be 3 storeys.
- ix. The minimum required play space for a Townhouse Dwelling Unit shall be nil.
- x. The minimum required amenity area for a Townhouse Dwelling Unit shall be nil.
- xi. The minimum required parking space requirement for a Townhouse Dwelling Unit shall be 2 spaces per dwelling unit.

(4) For the uses set out in Section 11.1 of the Zoning By-law, which apply to the lands in the Residential Type 7 Exception X (R7-X) Zone:

- i. The minimum required floor area per dwelling unit shall be 41 square metres for a Bachelor Unit.
- ii. The maximum permitted building height shall be 15 metres.
- iii. The maximum permitted density shall be 88 units per hectare.
- iv. The minimum required play space shall be nil.
- v. The minimum required parking space requirement, including visitor parking, shall be 1.5 spaces per dwelling unit.

Terms of use

5. (1) Every use of land and every erection, location or use of any building or structure shall be in accordance with this Order.

(2) Nothing in this Order prevents the use of any land, building or structure for any use prohibited by this Order if the land, building or structure is lawfully so used on the day this Order comes into force.

(3) Nothing in this Order prevents the reconstruction of any building or structure that is damaged or destroyed by causes beyond the control of the owner if the dimensions of the original building or structure are not increased or its original use altered.

(4) Nothing in this Order prevents the strengthening or restoration to a safe condition of any building or structure.

Commencement

6. This Regulation comes into force on the day it is filed.

Made by:

STEVE CLARK
Minister of Municipal Affairs and Housing

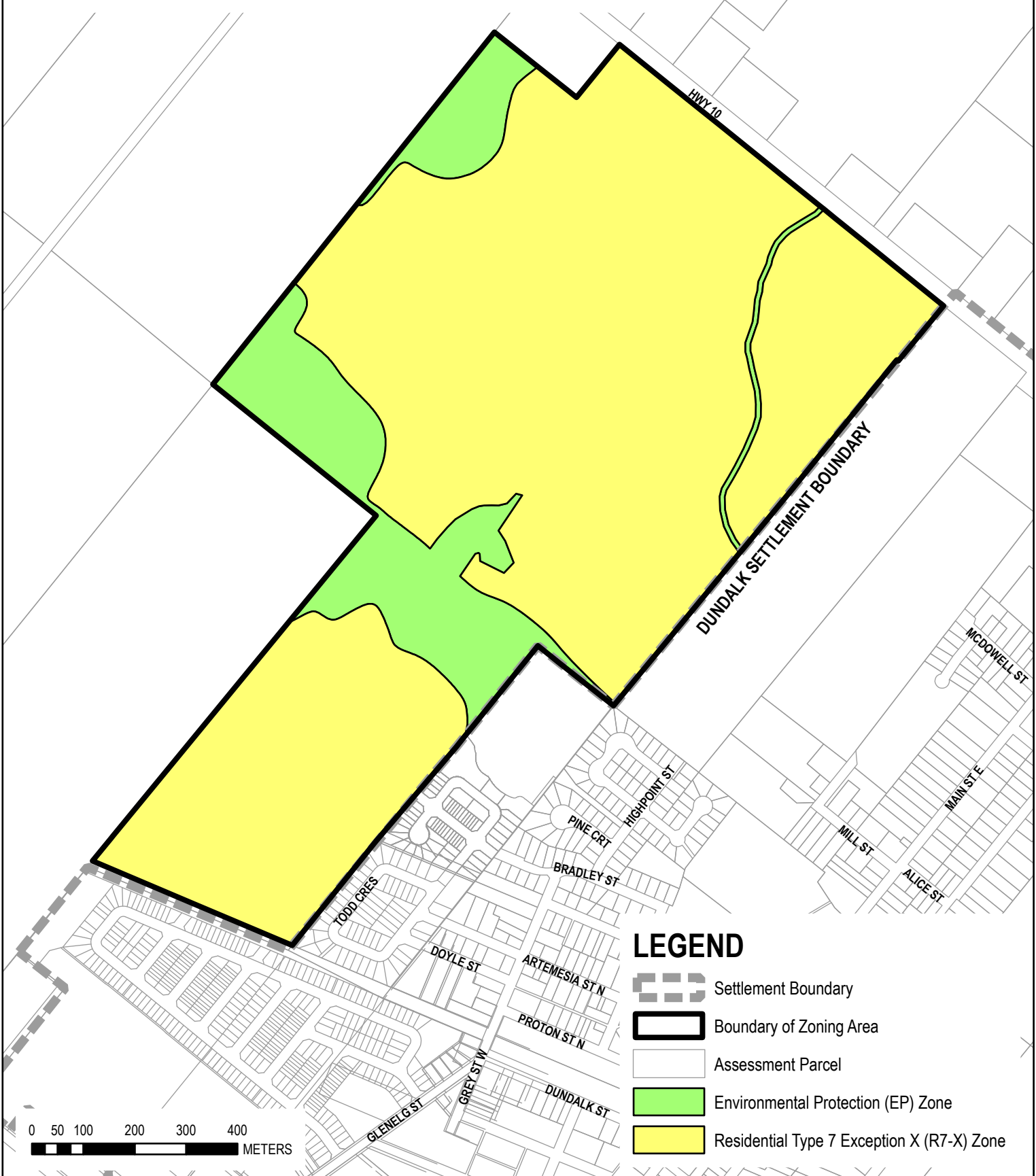
Date made: February XX, 2022

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DUNDALK NORTHEAST



LT 225 CON 1 SWTSR PROTON EXCEPT PT 19 R144;
AND PT LT 225-226 CON 2 SWTSR PROTON PT 1 16R7565;
AND PT LT 223-224 CON 1 SWTSR PROTON AS IN R416214; S/T GS141547;
AND PT LT 226-227 CON 1 SWTSR PROTON AS IN R509714;
SOUTHGATE



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COUNTY OF GREY**

Definition

1. In this Order,

“Zoning By-law” means the Township of Southgate Zoning By-law 19-2002, as amended.

Application

2. This Order applies to lands in the Township of Southgate in the County of County of Grey, in the Province of Ontario, being the lands identified on a map numbered XX and filed at the Toronto office of the Ministry of Municipal Affairs and Housing located at 777 Bay Street.

Permitted Uses

3. (1) Every use of land and every erection, location or use of any building or structure is prohibited on those lands identified on the map referred to in Section 2, except for:
 1. The uses identified in Section 8.1 of the Zoning By-law in the Residential Type 1 (R1) Zone in the area shown as “R7-Y” on the map referred to in Section 2.
 2. The uses identified in Section 10.1 of the Zoning By-law in the Residential Type 3 (R3) Zone the area shown as “R7-Y” on the map referred to in Section 2.
 3. The uses identified in Section 11.1 of the Zoning By-law in the Residential Type 4 (R4) Zone in the area shown as “R7-Y” on the map referred to in Section 2.
 4. The uses identified in Section 26.1 of the Zoning By-law in the Community Facility (CF) Zone in the area shown as “R7-Y” on the map referred to in Section 2.
 5. The uses identified in Section 29.1 of the Zoning By-law in the Environmental Protection (EP) Zone in the area shown as “EP” on the map referred to in Section 2.

(2) Despite Subsection (1), the following uses are also permitted in the R7-Y Zone shown on the map referred to in Section 2:

- (a) Parks.
- (b) Stormwater Management Ponds.
- (c) Walkways.

(3) Despite Subsection (1), the following uses are also permitted in all zones shown on the map referred to in Section 2:

- (a) Public uses.
- (b) Public infrastructure.
- (c) Pedestrian and Bicycle Trails.

Zoning Requirements

4. The zoning requirements set out in the Zoning By-law apply to the permitted uses on the lands on the map referred to in Section 2, with the following exceptions:

(1) For the uses set out in Section 8.1 of the Zoning By-law, which apply to the lands in the Residential Type 7 Exception Y (R7-Y) Zone:

- i. The minimum required lot frontage shall be 9.75 metres.
- ii. The minimum required lot area shall be 300 square metres.
- iii. The maximum permitted lot coverage shall be 40 percent.
- iv. The minimum required front yard setback shall be 6 metres.
- v. The minimum required interior side yard setback shall be 1.2 metres on one side and 0.6 metres on the other side.
- vi. The minimum required exterior side yard setback shall be 4 metres.
- vii. The minimum required rear yard setback shall be 7.6 metres.
- viii. The maximum permitted height shall be 3 storeys.

(2) For the uses set out in Section 10.1 of the Zoning By-law, which apply to the lands in the Residential Type 7 Exception Y (R7-Y) Zone:

- i. The minimum required lot frontage for a Semi-Detached Dwelling Unit shall be 7.25 metres.
- ii. The minimum required lot area for a Semi-Detached Dwelling Unit shall be 225 square metres.
- iii. The maximum permitted lot coverage for a Semi-Detached Dwelling Unit shall be 40 percent.
- iv. The minimum required front yard setback for a Semi-Detached Dwelling Unit shall be 6 metres.
- v. The minimum required interior side yard setback for a Semi-Detached Dwelling Unit shall be 1.5 metres for the Units containing an end wall and 0 metres for the Units containing a common wall.
- vi. The minimum required exterior side yard setback for a Semi-Detached Dwelling Unit shall be 4 metres.
- vii. The minimum required rear yard setback for a Semi-Detached Dwelling Unit shall be 7.6 metres.
- viii. The maximum permitted height for a Semi-Detached Dwelling Unit shall be 3 storeys.

(3) For the uses set out in Section 10.1 of the Zoning By-law, which apply to the lands in the Residential Type 7 Exception Y (R7-Y) Zone:

- i. The minimum required lot frontage for a Townhouse Dwelling Unit shall be 5.75 metres.
- ii. The minimum required lot area for a Townhouse Dwelling Unit shall be 180 square metres.
- iii. The maximum permitted lot coverage for a 2 storey or less Townhouse Dwelling Interior Unit shall be 50 percent, a 2 storey or less Townhouse Dwelling End Unit shall be 45 percent, and a 3 storey Townhouse Dwelling Unit shall be 40 percent.
- iv. The minimum required front yard setback for a Townhouse Dwelling Unit shall be 6 metres.
- v. The minimum required interior side yard setback for a Townhouse Dwelling Unit shall be 1.5 metres for the Units containing an end wall and 0 metres for the Units containing a common wall.
- vi. The minimum required exterior side yard setback for a Townhouse Dwelling Unit shall be 4 metres.
- vii. The minimum required rear yard setback for a Townhouse Dwelling Unit shall be 7.6 metres.
- viii. The maximum permitted height for a Townhouse Dwelling Unit shall be 3 storeys.
- ix. The minimum required play space for a Townhouse Dwelling Unit shall be nil.
- x. The minimum required amenity area for a Townhouse Dwelling Unit shall be nil.
- xi. The minimum required parking space requirement for a Townhouse Dwelling Unit shall be 2 spaces per dwelling unit.

(4) For the uses set out in Section 11.1 of the Zoning By-law, which apply to the lands in the Residential Type 7 Exception Y (R7-Y) Zone:

- ix. The minimum required floor area per dwelling unit shall be 41 square metres for a Bachelor Unit.
- x. The maximum permitted building height shall be 15 metres.
- xi. The maximum permitted density shall be 88 units per hectare.
- xii. The minimum required play space shall be nil.
- xiii. The minimum required parking space requirement, including visitor parking, shall be 1.5 spaces per dwelling unit.

Terms of use

5. (1) Every use of land and every erection, location or use of any building or structure shall be in accordance with this Order.

(2) Nothing in this Order prevents the use of any land, building or structure for any use prohibited by this Order if the land, building or structure is lawfully so used on the day this Order comes into force.

(3) Nothing in this Order prevents the reconstruction of any building or structure that is damaged or destroyed by causes beyond the control of the owner if the dimensions of the original building or structure are not increased or its original use altered.

(4) Nothing in this Order prevents the strengthening or restoration to a safe condition of any building or structure.

Commencement

6. This Regulation comes into force on the day it is filed.

Made by:

STEVE CLARK
Minister of Municipal Affairs and Housing

Date made: February XX, 2022

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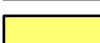

DRAFT

DUNDALK NORTHWEST

PT LT 229 CON 3 SWTSR
PROTON AS IN R547329;
AND PART OF PT LT 229 CON 3 SWTSR PROTON
PT 1 16R8057;
AND PT LT 230 CON 3 SWTSR PROTON PT 1 & 2
17R2073
AND PT LT 230 CON 3 SWTSR PROTON PT 1
16R9094; SOUTHGATE



LEGEND

-  Settlement Boundary
-  Boundary of Zoning Area
-  Assessment Parcel
-  Residential Type 7 Exception Y (R7-Y) Zone
-  Environmental Protection (EP) Zone

0 30 60 120 180 240
METERS

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 1. The uses identified in Section 8.1 of the Zoning By-law in the Residential Type 1 (R1) Zone in the area shown as “R7-Z” on the map referred to in Section 2.
 2. The uses identified in Section 10.1 of the Zoning By-law in the Residential Type 3 (R3) Zone the area shown as “R7-Z” on the map referred to in Section 2.
 3. The uses identified in Section 11.1 of the Zoning By-law in the Residential Type 4 (R4) Zone in the area shown as “R7-Z” on the map referred to in Section 2.
 4. The uses identified in Section 16.1 of the Zoning By-law in the General Commercial (C2) Zone in the area shown as “C8-Z” on the map referred to in Section 2.
 5. The uses identified in Section 22.1 of the Zoning By-law in the General Industrial (M1) Zone in the area shown as “M5-Z” on the map referred to in Section 2.
 6. The uses identified in Section 26.1 of the Zoning By-law in the Community Facility (CF) Zone in the area shown as “R7-Z”, “C8-Z” and “M5-Z” on the map referred to in Section 2.
 7. The uses identified in Section 29.1 of the Zoning By-law in the Environmental Protection (EP) Zone in the area shown as “EP” on the map referred to in Section 2.

(2) Despite Subsection (1), the following uses are also permitted in the R7-Z Zone shown on the map referred to in Section 2:

- (a) Back-to-Back Townhouse Dwellings.
- (b) Live-Work Townhouse Dwellings.
- (c) Lanes.

(3) Despite Subsection (1), the following uses are also permitted in the R7-Z, C8-Z and M5-Z Zones shown on the map referred to in Section 2:

- (a) Parks.
- (b) Stormwater Management Ponds.
- (c) Walkways.

(4) Despite Subsection (1), the following uses are also permitted in all zones shown on the map referred to in Section 2:

- (a) Public uses.
- (b) Public infrastructure.
- (c) Pedestrian and Bicycle Trails.
- (d) A Road Connection to Provincial Highway 10.

(5) Despite Subsection (1), a Back-to-Back Townhouse Dwelling shall be defined as:

A Residential Building other than a Triplex, Townhouse or Apartment Building, that is vertically divided, with each of the dwelling units having an independent entrance at grade, and each of which shares a common wall, including a side and rear wall, with adjoining dwelling units above grade.

(6) Despite Subsection (1), a Live-Work Townhouse Dwelling shall be defined as:

A Townhouse Dwelling where a Home Based Business use within the ground floor of the dwelling unit is permitted.

(7) Despite Subsection (1), a Home Based Business shall be defined as:

A Business, Professional or Administrative Office use, a Home Occupation use, or a Personal Service Shop use conducted for gain or profit in a dwelling unit by a resident of that dwelling unit which is clearly subordinate to the primary residential use of that unit, and which does not create a public nuisance or adverse affect on the abutting lands and/or surrounding community.

(8) Despite Subsection (1), the following uses are also permitted in the Special Commercial Exception Z (C8-Z) Zone:

- i. Clinic, Medical.
- ii. Clinic, Veterinary.
- iii. Drive-Through Facility.

- iv. Eating Establishment, Take Out.
- v. Fitness/Health Club.
- vi. Gas Bar.
- vii. Nursery and Garden Store.
- viii. Open Storage Area.
- ix. Open Display Area.
- x. Shopping Centre.
- xi. Supermarket.

(9) Despite Subsection (1), a Drive Through Facility shall be defined as:

An establishment that provides or dispenses products or services, through an attendant or an automated machine, to persons remaining in vehicles that are in designated stacking aisles. A Drive-Through Facility may be in combination with other uses, such as, but not limited to a Financial Institution/Bank, Personal Service Shop, Retail Store, Eating Establishment or Gas Bar.

(10) Despite Subsection (1), a Fitness/Health Club shall be defined as:

A building in which facilities and equipment are available for individuals to participate in physical fitness activities and shall include, but not be limited to, such activities as body building and exercise classes.

(11) Despite Subsection (1), a Nursery and Garden Store shall be defined as:

A retail store or business where trees, shrubs and plants are grown, stored and sold, together with soil, planting materials, fertilizers and similar gardening materials.

(12) Despite Subsection (1), a Supermarket shall be defined as:

A retail store for which no less than 50 percent of the gross floor area is used exclusively for the sale and storage of food.

Zoning Requirements

- 4.** The zoning set out in the Zoning By-law apply to the permitted uses on the lands on the map referred to in Section 2, with the following exceptions:

(1) For the uses set out in Section 8.1 of the Zoning By-law, which apply to the lands in the Residential Type 7 Exception Z (R7-Z) Zone:

- i. The minimum required lot frontage shall be 9.75 metres.
- ii. The minimum required lot area shall be 300 square metres.
- iii. The maximum permitted lot coverage shall be 40 percent.
- iv. The minimum required front yard setback shall be 6 metres.
- v. The minimum required interior side yard setback shall be 1.2 metres on one side and 0.6 metres on the other side.

- vi. The minimum required exterior side yard setback shall be 4 metres.
- vii. The minimum required rear yard setback shall be 7.6 metres.
- viii. The maximum permitted height shall be 3 storeys.

(2) For the uses set out in Section 3 (2) of this Order and Section 10.1 of the Zoning By-law, which apply to the lands in the Residential Type 7 Exception Z (R7-Z) Zone:

- i. The minimum required lot frontage for a Townhouse Dwelling Unit or Live-Work Townhouse Dwelling Unit shall be 5.75 metres.
- ii. The minimum required lot area for a Townhouse Dwelling Unit or Live-Work Townhouse Dwelling Unit shall be 180 square metres.
- iii. The maximum permitted lot coverage for a 2 storey or less Townhouse Dwelling Interior Unit or Live-Work Townhouse Interior Dwelling Unit shall be 50 percent, a 2 storey or less Townhouse Dwelling End Unit or Live-Work Townhouse Dwelling Unit shall be 45 percent, and a 3 storey Townhouse Dwelling Unit or Live-Work Townhouse Dwelling Unit shall be 40 percent.
- iv. The minimum required front yard setback for a Townhouse Dwelling Unit or Live-Work Townhouse Dwelling Unit shall be 6 metres.
- v. The minimum required interior side yard setback for a Townhouse Dwelling Unit or Live-Work Townhouse Dwelling Unit shall be 1.5 metres for the Units containing an end wall and 0 metres for the Units containing a common wall.
- vi. The minimum required exterior side yard setback for a Townhouse Dwelling Unit or Live-Work Townhouse Dwelling Unit shall be 4 metres.
- vii. The minimum required rear yard setback for a Townhouse Dwelling Unit or Live-Work Townhouse Dwelling Unit shall be 7.6 metres.
- viii. The maximum permitted height for a Townhouse Dwelling Unit or Live-Work Townhouse Dwelling Unit shall be 3 storeys.
- ix. The minimum required play space for a Townhouse Dwelling Unit or Live-Work Townhouse Dwelling Unit shall be nil.
- x. The minimum required amenity area for a Townhouse Dwelling Unit or Live-Work Townhouse Dwelling Unit shall be nil.
- xi. The minimum required parking space requirement for a Townhouse Dwelling Unit or Live-Work Townhouse Dwelling Unit shall be 2 spaces per dwelling unit.

(3) For the uses set out in Section 3 (2) of this Order, which apply to the lands in the Residential Type 7 Exception Z (R7-Z) Zone:

- i. The minimum required lot frontage for a Back-to-Back Townhouse Dwelling Unit shall be 6.4 metres.
- ii. The minimum required lot area for a Back-to-Back Townhouse Dwelling Unit shall be 100 square metres.
- iii. The maximum permitted lot coverage for a Back-to-Back Townhouse Dwelling shall be 65 percent.

- iv. The minimum required front yard setback for a Back-to-Back Townhouse Dwelling Unit shall be 6 metres.
- v. The minimum required interior side yard setback for a Back-to-Back Townhouse Dwelling Unit shall be 1.5 metres for the Units containing an end wall and 0 metres for the Units containing a common wall.
- vi. The minimum required exterior side yard setback for a Back-to-Back Townhouse Dwelling Unit shall be 4 metres.
- vii. The minimum required rear yard setback for a Back-to-Back Townhouse Dwelling Unit shall be 0 metres.
- viii. The maximum permitted height for a Back-to-Back Townhouse Dwelling Unit shall be 3 storeys.
- ix. The minimum required play space for a Back-to-Back Townhouse Dwelling Unit shall be nil.
- x. The minimum required amenity area for a Back-to-Back Townhouse Dwelling Unit shall be nil.
- xi. The minimum required parking space requirement for a Back-to-Back Townhouse Dwelling Unit shall be 2 spaces per dwelling unit.

(4) For the uses set out in Section 11.1 of the Zoning By-law, which apply to the lands in the Residential Type 7 Exception Z (R7-Z) Zone:

- i. The minimum required floor area per dwelling unit shall be 41 square metres for a Bachelor Unit.
- ii. The maximum permitted building height shall be 15 metres.
- iii. The maximum permitted density shall be 88 units per hectare.
- iv. The minimum required play space shall be nil.
- v. The minimum required parking space requirement, including visitor parking, shall be 1.5 spaces per dwelling unit.

Terms of use

5. (1) Every use of land and every erection, location or use of any building or structure shall be in accordance with this Order.
- (2) Nothing in this Order prevents the use of any land, building or structure for any use prohibited by this Order if the land, building or structure is lawfully so used on the day this Order comes into force.
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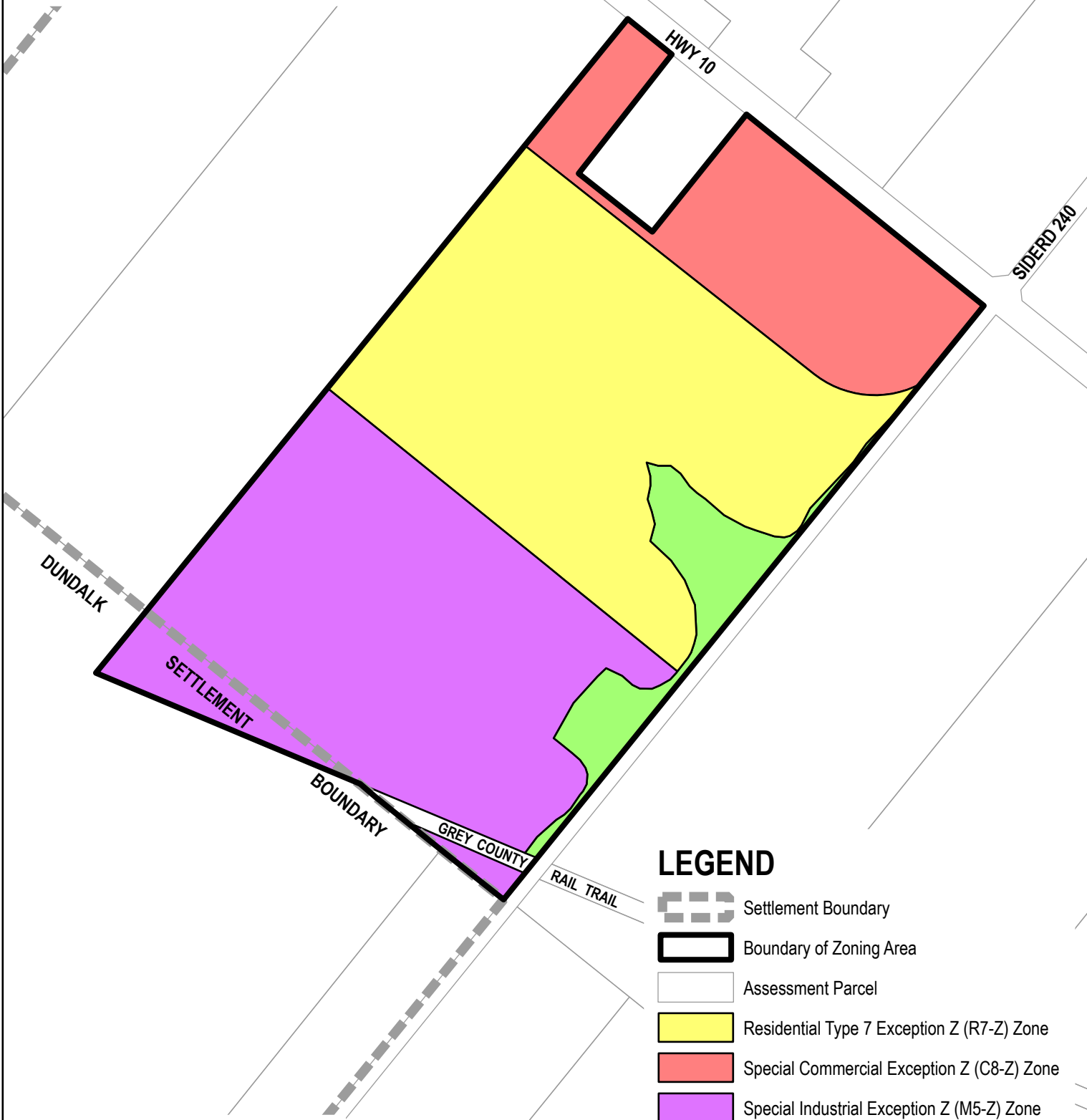
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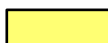



DRAFT

DUNDALK SOUTHEAST

PT LT 238-240 CON 1 SWTSR PROTON;
PT LT 238 CON 2 SWTSR PROTON AS IN
GS61405 EXCEPT PT 1-2 16R6077, GS76867,
R492286 & LYING NE OF R492286; AND
LT 239 CON 2 SWTSR PROTON NE
OF R492286 SOUTHGATE



LEGEND

-  Settlement Boundary
-  Boundary of Zoning Area
-  Assessment Parcel
-  Residential Type 7 Exception Z (R7-Z) Zone
-  Special Commercial Exception Z (C8-Z) Zone
-  Special Industrial Exception Z (M5-Z) Zone
-  Environmental Protection (EP) Zone

