

The Corporation of the Township of Southgate
By-law Number 2024-050

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 Lot 1, Plan 480 BLK T, Geographic Village of Dundalk, in the Township of Southgate and shown on Schedule "A", affixed hereto, from Residential Type 2 Zone (R2) and a Residential Type 3 -Exception 390 to a Holding Residential Type 3 Exception 559 Zone (HR3-559) Zone.
2. That By-law No. 19-2002 is hereby further amended by adding the following to the end of Section 33:

33.559 That the following definition be added to Section 3 of the Zoning Bylaw at the end of the definition of "**Dwelling, Townhouse**":

"Townhouse Rental, Back-to-Back" shall mean a group of three or more attached rental dwelling units each with attached garage facing a public street joined vertically by a common party wall between the units as well as sharing a common back wall with a building containing the same number of three or more attached rental dwelling units each with attached garage facing a public street joined vertically by a common party wall between the units.

"Townhouse Rental, with Amenity Space" shall mean a group of three or more attached rental dwelling units each with attached garage facing a public street joined vertically by a common party wall between the units as well as a minimum four meters amenity space between a building on the same lot containing the same number of three or more attached rental dwelling units each with attached garage facing a public street joined vertically by a common party wall between the units.

That the following be added to the end of Section 10 of the zoning bylaw

Permitted Uses in the Residential Type 3 Exception-559 Zone (R3-559) Zone shall be as follows:

- (a) Maximum Eight Back-to-Back Rental Townhouses or Eight Rental Townhouses with Amenity Space.

Regulations for a use permitted in the R3-559 zone shall be as follows:

- (a) **Lot Frontage:** 35 meters minimum
- (b) **Lot Area:** 1210 square meters minimum
- (c) **Front yard:** 7.5m minimum to each street lot line (Doyle Street lot line and Artemesia Street lot line) for each four-unit back-to-back rental townhouse building sharing a common rear wall, or 5.75m minimum to a street lot line (Doyle Street lot line and Artemesia Street lot line) for each four-unit rental townhouse with amenity space with minimum 4.0-meter distance between rear walls of each proposed rental townhouse building.

- (d) **Front Porch projection:** 1.2 meters by 1.2-meter maximum projection from the front face of the main floor of the building into a required front yard provided access to tandem parking spaces is maintained behind each attached garage.
- (e) **Interior side yard:** 4.0 meters minimum each side
- (f) **Lot Coverage:** 44% maximum
- (g) **Building height:** 8.75 meters maximum to the finished ceiling of the highest storey, and 11 metres maximum to any part of the roof peak or ridge.
- (h) **Amenity Space:** 16 square meters minimum per unit applicable only where the alternative front yard of 5.75 meters is required.
- (i) **Buffering and screening:** 1.5-meter-high minimum solid privacy fence or vegetative buffering along each interior lot line, setback from the street line the minimum front yard required by this bylaw.
- (j) **Parking:** Notwithstanding the provisions of Section 5.7 one space minimum per rental townhouse unit is required in an attached garage, plus one tandem parking space located on a paved, concrete, or hard surface driveway between the attached garage and the travelled portion of the adjacent street.

Requirements for removing the holding symbol on a Holding Residential Type 3 Exception-559 (R3-559) shall be as follows:

- (a) Execution of an agreement with the Township to provide water, sanitary sewer, storm water drainage and roadway access to the lands subject to the lands zoned Residential Type 3 Exception 559 Zone (R3-559).
- (b) Consolidation of the lands zoned Residential Type 3 Exception 559 Zone (R3-559) into one parcel.

- 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 May 2024.

Brian Milne – Mayor

Lindsey Green – Clerk

Explanatory Note

The proposed bylaw rezones the lands to a site-specific Holding Residential 3 Zone with exceptions to allow Eight Back-to-Back Rental Townhouses or Eight Rental Townhouses with Amenity Space. The bylaw defines Townhouse Rental, Back-to-Back and Townhouse Rental, with Amenity Space. Building regulations for the rental townhouse uses include 44% maximum lot coverage, 5.75-meter front yard if amenity space is provided between rental buildings, required parking in an attached garage and in tandem on a hard surface driveway, a minimum 1.5-meter-high solid privacy fence or vegetative barrier along interior side lots lines, and others. Holding provisions are removed when a servicing agreement is signed to provide water, sanitary, storm and roadway access to the site, and lots combined into a one parcel.

The effect of the zoning by-law amendment is to change the zoning symbol on the subject lands from Residential Type 2 Zone (R2) and a Residential Type 3 -Exception 290 to a Residential Type 3 Exception 559 Zone (R3-559) to permit Eight Back-to-Back Rental Townhouses or Eight Rental Townhouses with Amenity Space. Holding provisions and site-specific regulations and definitions are also proposed.

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

Schedule "A"

By-Law No. 2024-050

Amending By-Law No. 19-2002

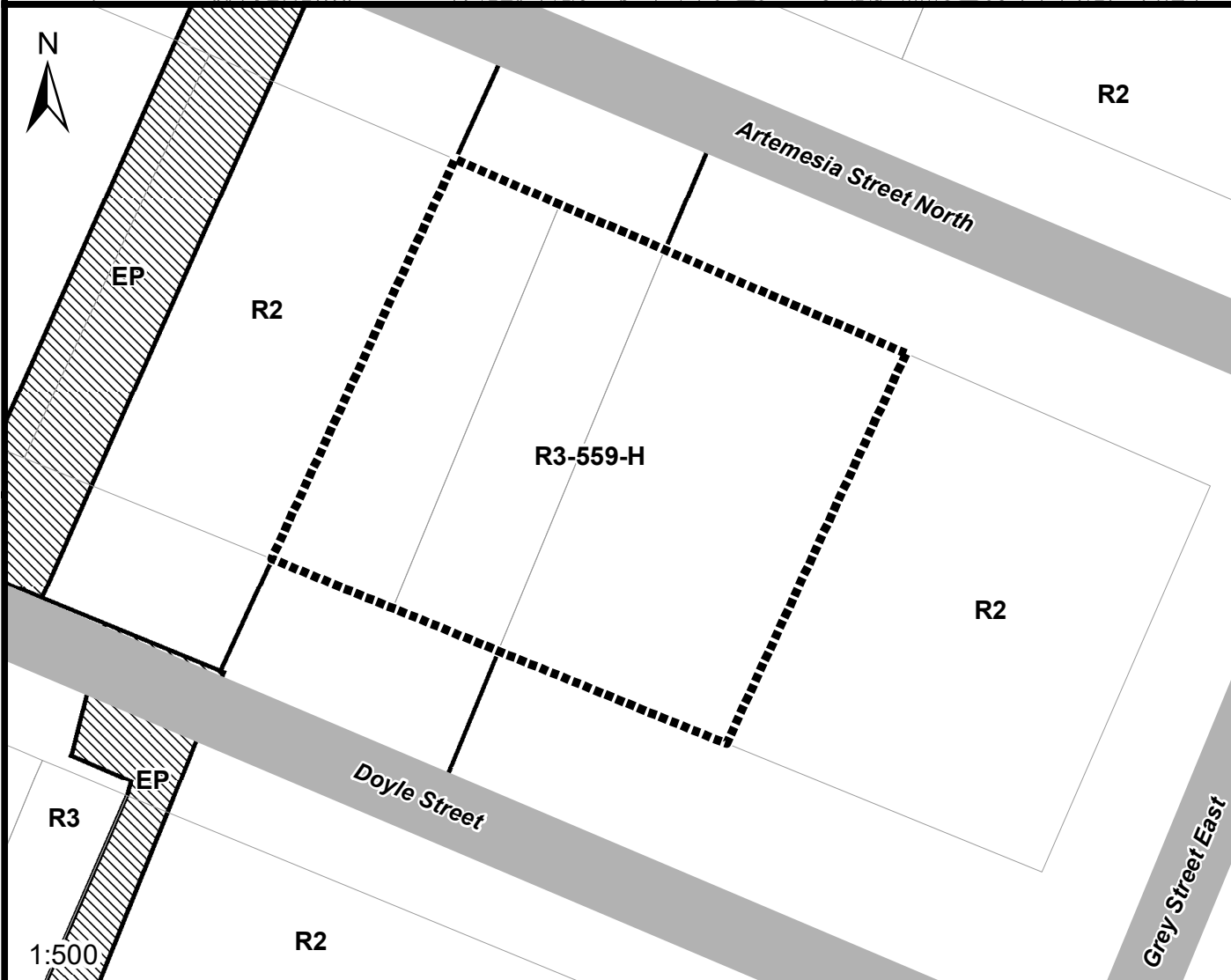
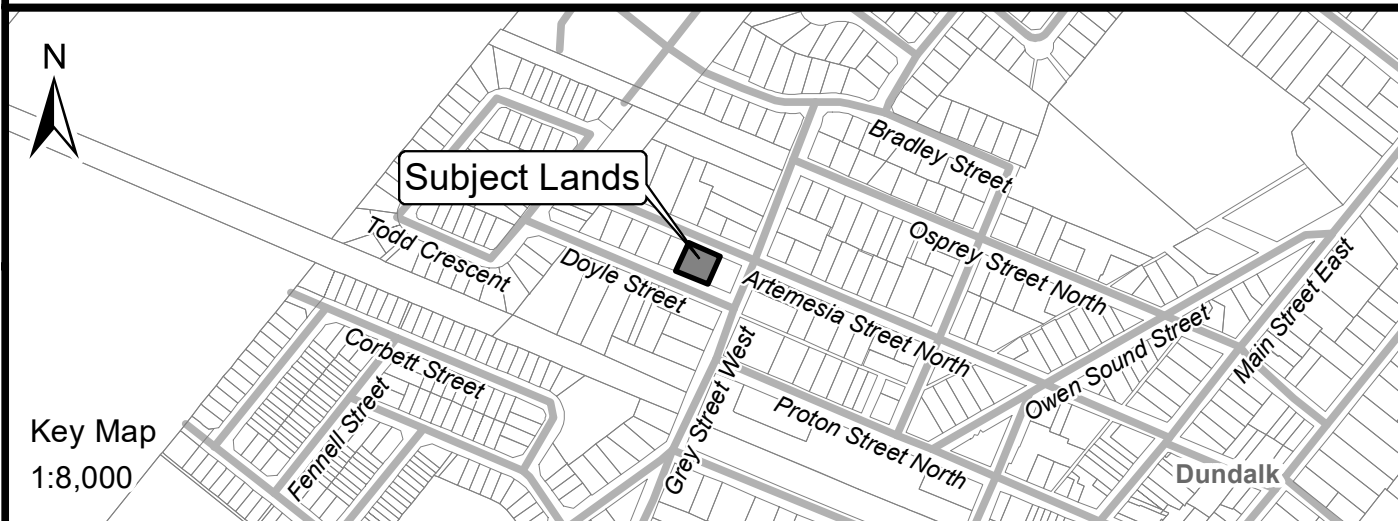
Township of Southgate

Date Passed: May 15, 2024

Signed: _____

Brian Milne, Mayor

Lindsey Green, Clerk



Legend



Subject Lands



Residential Type 2



Residential Type 3



Environmental Protection