

TOWNSHIP OF SOUTH FRONTENAC

BY-LAW NUMBER 2010-52

BEING A BY-LAW TO AMEND BY-LAW NUMBER 2003-75, AS AMENDED, TO REZONE LANDS FROM SPECIAL URBAN RESIDENTIAL-FIRST DENSITY (UR1-2) ZONE AND ENVIRONMENTAL PROTECTION (EP-5) ZONE TO SPECIAL URBAN COMMERCIAL (UC-21) ZONE; SPECIAL URBAN INDUSTRIAL (UI-5) ZONE AND ENVIRONMENTAL PROTECTION (EP) ZONE; PART LOTS 18 & 19, CONCESSION II, DISTRICT OF STORRINGTON: MATIAS

WHEREAS, the Municipal Council of the Township of South Frontenac deems it expedient to amend By-law Number 2003-75 as amended, as it relates to a parcel of land located in Part of Lots 18 & 19, Concession II of the District of Storrington.

NOW THEREFORE THE CORPORATION OF THE TOWNSHIP OF SOUTH FRONTENAC BY ITS COUNCIL, HEREBY ENACTS AS FOLLOWS:

1. **THAT** Schedule 'G' to Zoning By-law Number 2003-75 as amended, is hereby further amended by changing the zoning from Special Urban Residential-First Density (UR1-2) Zone and Special Environmental Protection (EP-5) Zone to Special Urban Commercial (UC-21) Zone, Special Urban Industrial (UI-5) Zone and Environmental Protection (EP) Zone for those lands shown on the attached map designated as Schedule "1".
2. **THAT** Zoning By-law number 2003-75 as amended is hereby further amended by adding a new section UC-21 (Lots 18 & 19, Concession II, Storrington – Matias), immediately after section UC-20 (Lot 6, Concession VI, Portland District – Kerr/Dee), to read as follows:

UC-21 (Part Lots 18 & 19, Concession II, Storrington District – Matias)

Notwithstanding the permitted uses in section 19.2 or any other provision of this By-law to the contrary, on the lands zoned Special Urban Commercial (UC-21) Zone, the following uses only are permitted.

Permitted Uses

- a retail store,
- a convenience retail store,
- a service shop including a personal service shop,
- a lawn, garden, nursery and farm equipment and supplies sales outlet,
- a laundry and/or dry cleaning shop,
- an eating establishment including a banquet hall,
- a bank and/or trust company,
- a business and/or professional office,
- a theatre, cinema or other place of entertainment,
- a commercial recreational establishment such as a bowling or billiard establishment or other similar use,
- a funeral home,
- a medical clinic,
- a post office,
- a bake shop,
- a private or commercial club,
- a restaurant, take-out,
- a gift shop,
- a nursery school,
- a veterinary establishment,
- a public or private parking area, including parking facilities associated with the principal use(s) permitted under this section,
- an automobile service station,
- an automobile sales agency,
- one dwelling unit in the form of an apartment as an accessory use in buildings in which commercial uses are permitted, except automobile service stations or other uses involving the sale of gasoline or other similar

- petroleum products, in accordance with the provisions of Sections 5.19 and 5.20,
- accessory buildings or uses to the above uses.

Notwithstanding the zone regulations of section 19.3 or any other provision of this By-law to the contrary, on the lands zoned Special Urban Commercial (UC-21) Zone, no building shall be located within 30 metres of any wetland, watercourse or drainage ditch.

All other provisions of this by-law shall apply.

3. **THAT** Zoning By-law number 2003-75 as amended is hereby further amended by adding a new section UI-5 (Lots 18 & 19, Concession II, Storrington – Matias), immediately after section UI-4 (Lot 7, Concession III, Loughborough District – Roy), to read as follows:

UI-5 (Part Lots 18 & 19, Concession II, Storrington District – Matias)

Notwithstanding the permitted uses in section 21.2 or any other provision of this By-law to the contrary, on the lands zoned Special Urban Industrial (UI-5) Zone, the following uses only are permitted.

Permitted Uses

- manufacturing, processing or warehousing;
- food processing, bakery and sales outlet;
- an accessory dwelling unit;
- accessory uses including open storage;
- building supply outlet;
- construction yard;
- workshop for the repair, processing or treatment of small goods and wares and any other service industry;
- feed supply outlet;
- garden centre/nursery;
- machine and metal working shop;
- produce grading station or storage facility;
- farm machinery and equipment sales and service outlet;
- veterinary establishment;
- wood products manufacturing shop;
- retail sales outlet;
- business and professional offices
- food services industry.

Notwithstanding the zone regulations of section 21.3 or any other provision of this By-law to the contrary, on the lands zoned Special Urban Commercial (UI-5) Zone, no building shall be located within 30 metres of any wetland, watercourse or drainage ditch.

All other provisions of this by-law shall apply.

4. **THAT** the uses permitted in the UC-21 zone and the UI-5 zone be subject to a site plan agreement specific to each individual lot/block to be entered into between the owner and the municipality and registered on the title of the property specifying, among other things, locations of all buildings and structures; well; septic system; stormwater treatment; lighting; garbage areas; landscaped buffers; parking and manoeuvring areas and aisles and entrance locations and design.
5. **THAT THIS BY-LAW** shall come into force in accordance with section 34 of the Planning Act, 1990, either on the date of passage or as otherwise provided by sections 34.

Dated at the Township of South Frontenac this sixth day of July, 2010.

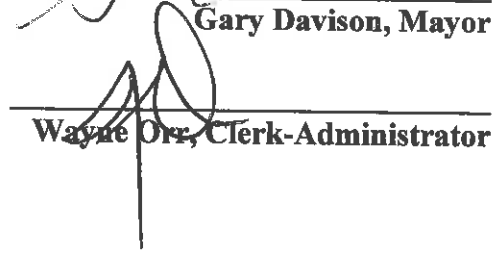
Read a first and second time this sixth day of July, 2010.

Read a third time and finally passed this sixth day of July, 2010.

**THE CORPORATION OF THE
TOWNSHIP OF SOUTH FRONTENAC**






Gary Davison, Mayor

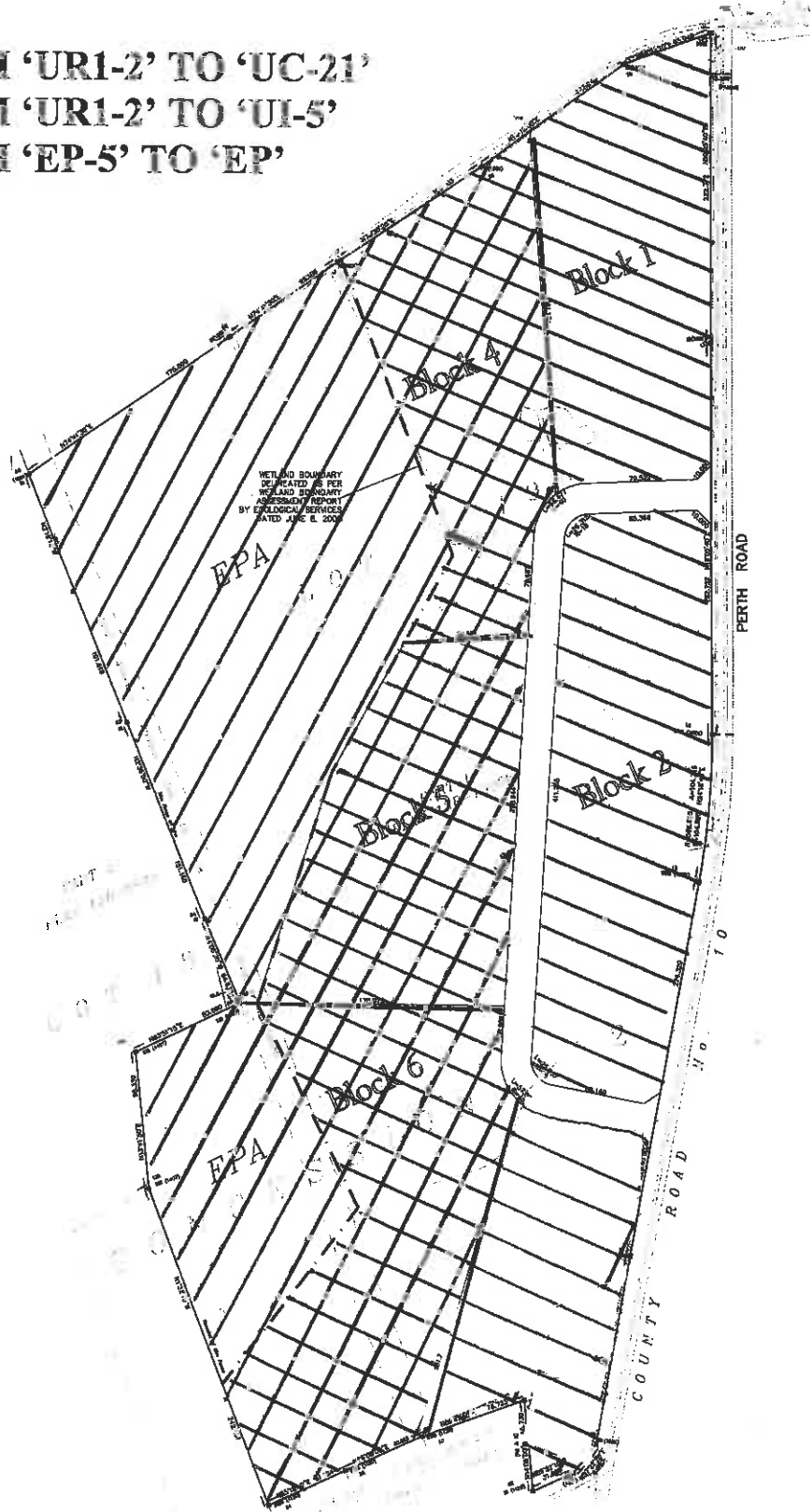


Wayne Orr, Clerk-Administrator

**TOWNSHIP OF SOUTH FRONTENAC
STORRINGTON DISTRICT**

**ATTACHMENT #1
BY-LAW NO. 2010-52**

-  **REZONED FROM 'UR1-2' TO 'UC-21'**
-  **REZONED FROM 'UR1-2' TO 'UI-5'**
-  **REZONED FROM 'EP-5' TO 'EP'**



**THIS IS ATTACHMENT #1 TO BY-LAW NO. 2010-52
PASSED THIS 6TH DAY OF JULY, 2010.**

MAYOR _____

CLERK _____

