

**TOWNSHIP OF SOUTH FRONTENAC
BY-LAW NUMBER 2012-46**

**BEING A BY-LAW TO AMEND BY-LAW NUMBER 2003-75, AS AMENDED,
TO REZONE LANDS FROM COMMUNITY FACILITY ZONE (CF) TO
SPECIAL URBAN COMMERCIAL ZONE (UC-23): PART LOT 20,
CONCESSION III, DISTRICT OF STORRINGTON: P.M. SNELGROVE**

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 Lot 20, Concession III 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 'C' to Zoning By-law Number 2003-75 as amended, is hereby further amended by changing the zoning from Community Facility Zone (CF) to Special Urban Commercial Zone (UC-23) for those lands shown on the attached map designated as Schedule "1".
2. **THAT** a new section UC-23 (Part Lot 20, Concession III, Storrington District – P.M. Snelgrove) be added immediately following section UC-22 (Part Lot 19, Concession II, Storrington District – Barr/Campbell) to read as follows:

UC-23 (Part Lot 20, Concession III, Storrington District –P.M. Snelgrove)

Notwithstanding the permitted uses in section 19.2 of this By-law or any other provision of this By-law to the contrary, on the lands zoned Special Urban Commercial Zone (UC-23), only the following uses are permitted:

Permitted Uses

- a business or professional office
- one dwelling unit in the form of an apartment as an accessory use in buildings in which the commercial use is permitted
- an accessory home occupation
- accessory uses to the above uses.

All other provisions of this By-law shall apply.

3. **THAT** the uses permitted in the RC-23 zone be subject to a site plan agreement to be entered into between the owner and the municipality and registered on the title of the property, specifying the general location of all buildings and structures; septic system, parking and manoeuvring areas; access aisle and landscaped buffers.
4. **THIS BY-LAW** shall come into force in accordance with sections 34 and 41 of the Planning Act, 1990, either on the date of passage or as otherwise provided by sections 34 and 41.

Dated at the Township of South Frontenac this seventh day of August, 2012.

Read a first and second time this seventh day of August, 2012.

Read a third time and finally passed this seventh day of August, 2012.

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



Gary Davison, Mayor



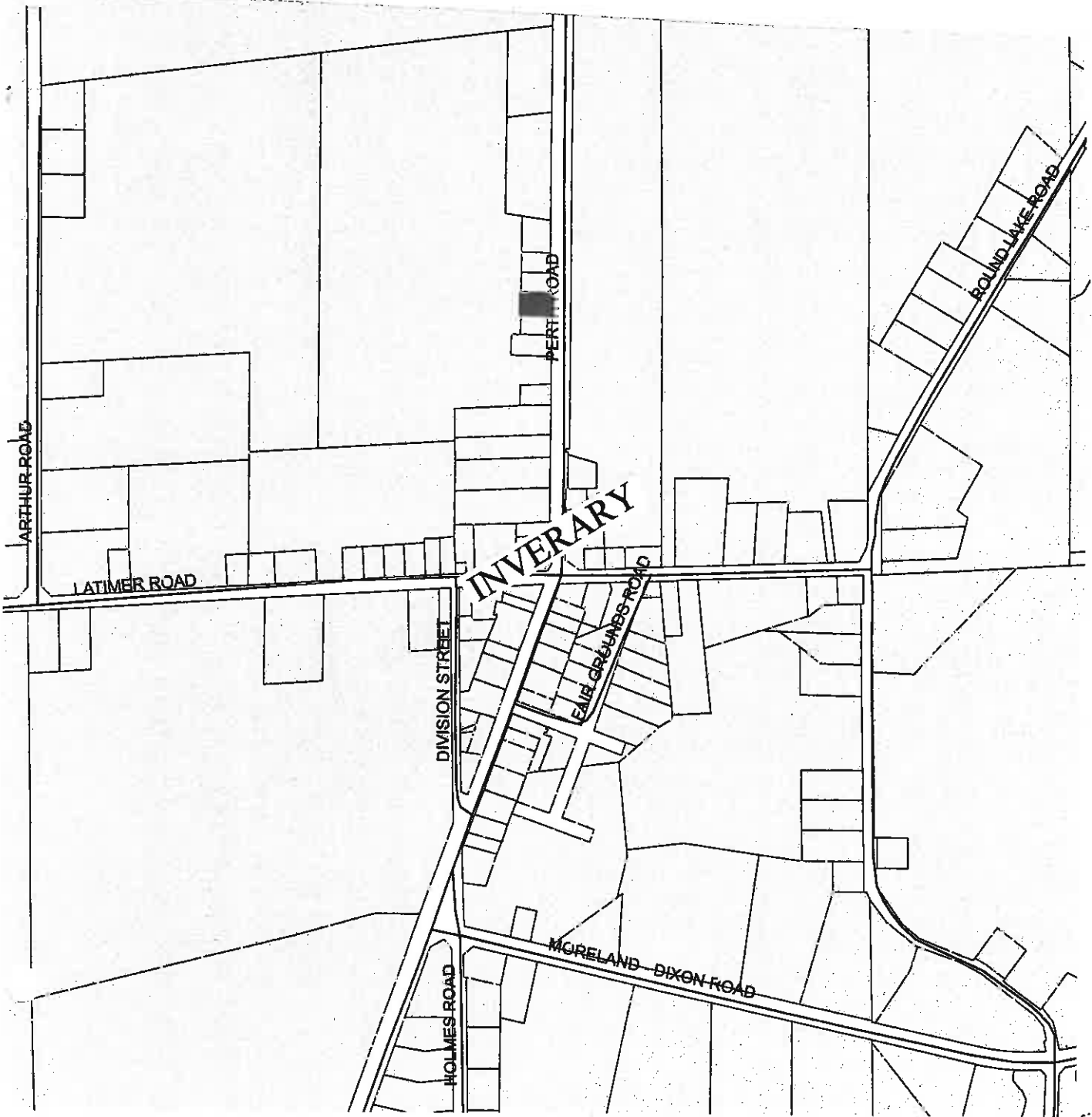
Wayne Orr, Clerk-Administrator

**TOWNSHIP OF SOUTH FRONTENAC
(STORRINGTON DISTRICT)**

**SCHEDULE '1'
BY-LAW NO. 2012-46**



AREA REZONED FROM 'CF' TO 'UC-23'



**THIS IS SCHEDULE "1" TO BY-LAW NO. 2012-46
PASSED THIS 7TH DAY OF AUGUST, 2012.**

MAYOR _____

CLERK _____

