

Township of South Frontenac
By-Law Number 2018-62

Being a by-law to amend By-Law Number 2003-75, as amended, to add a permitted use to the property zoned Urban Commercial Exception Zone (UC-22) on the lands known as Part Lot 19, Concession 1, District of Storrington, Township of South Frontenac, municipally known as 3832 Davidson Road: Campbell

WHEREAS pursuant to the provisions of the Section 34 of the *Planning Act*, RSO 1990 as amended, the Council of a Municipality may enact by-laws regulating the use of land and the erection, location and use of buildings and structures thereon;

AND WHEREAS By-law 2003-75 being the Zoning By-law regulates the use of land and the erection, location and use of buildings and structures within the Township of South Frontenac;

AND WHEREAS the Council of the Corporation of the Township of South Frontenac considered all written and oral submissions received on this application, the effect of which helped Council make an informed decision;

NOW THEREFORE, the Council of 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 adding a permitted use to the Urban Commercial Exemption Zone (UC-22) for those lands shown on the attached map designated as Schedule "1".
2. THAT By-law 2012-21 is hereby be repealed and replaced with By-law 2018-62.
3. THAT Zoning By-law Number 2003-75 as amended, is hereby further amended by deleting the existing UC-22 zone on the property described as Part Lot 19, Concession 1, Storrington District – 3832 Davidson Road and replacing it with a new UC-22 zone that adds an automotive service station as an additional permitted use, to read as follows:

UC-22 (Part Lot 19, Concession 1, Storrington District – Campbell)

Notwithstanding the permitted uses in section 19.2, or any other provision of this By-law to the contrary, on lands zoned Special Urban Commercial (UC-22), the following uses are permitted:

- *Permitted Uses*
 - a. *Concealed warehousing/mini storage,*
 - b. *Concealed equipment storage garage with accessory office and two accessory dwellings in the form of apartments within one building,*
 - c. *A service shop including a personal service shop,*
 - d. *A bank and/or trust company,*
 - e. *A business and/or professional office,*
 - f. *A funeral home*
 - g. *A medical clinic,*
 - h. *A post office,*
 - i. *A bake shop,*
 - j. *A private or commercial club,*
 - k. *A gift shop*
 - l. *A nursery school*
 - m. *A veterinary establishment,*
 - n. *An automotive service station, excluding the sale of fuels including gasoline and diesel,*
 - o. *Accessory buildings or uses to the above uses,*

Signage – electronic freestanding signage shall not be permitted on the property zoned UC-22. All other types of signage shall comply with Township by-laws.

All other provisions of this by-law shall apply.

4. THIS BY-LAW shall come into force in accordance with Section 34 of the Planning Act, 1990, as amended, either upon the date of passage or as otherwise provided by said section 34.

Dated at the Township of South Frontenac this 18th day of September, 2018.

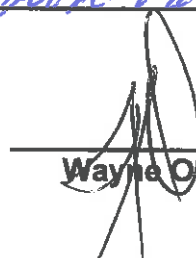
Read a first and second time this 2nd day of October, 2018.

Read a third time and finally passed this 2nd day of October, 2018.

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



Ron Vandewal, Mayor



Wayne Orr, Clerk-Administrator

Schedule 1

This is Schedule "1" to By-law No. 2018-62



Passed this 2nd DAY OF OCTOBER, 2018

MAYOR *Ross Vandewal*

CLERK-ADMINISTRATOR *[Signature]*