

**TOWNSHIP OF SOUTH FRONTENAC
BY-LAW 2020-14**

Being a by-law to amend By-law 2003-75, as amended, to rezone land from Rural – Temporary Zone (RU-42) to Rural – Special Provision Zone (RU-58) on lands described as 4462 Wilmer Road, Lot 5, Concession 13 being part 1 on Plan 13R17400, District of Loughborough: McGibbon

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 "B", to Zoning By-law Number 2003-75 as amended, is hereby further amended by changing the zoning from Rural Exception Zone (RU-42) to Rural Exception Zone (RU-58) for the lands shown on Schedule "1".
2. THAT Rural Exception Zone (RU-42) be hereby deleted
3. THAT Zoning By-law Number 2003-75 as amended, is hereby further amended by adding a new section RU-58 (Lot 5, Concession 13 being part 1 on Plan 13R17400, District of Loughborough), to read as follows:

RU-58 (Lot 5, Concession 13 being part 1 on Plan 13R17400, District of Loughborough – McGibbon)

Notwithstanding any provision of this by-law to the contrary, the lands zoned Special Rural Commercial (RU-58) shall be permitted a second residential unit with a maximum gross floor area of 59 square metres (640 sq.feet) in a detached accessory structure.

For the purpose of this subsection a second residential unit shall mean an accessory building which contains one or more habitable rooms designed and occupied as an independent dwelling in which living, kitchen and bathroom facilities are provided and which is located on the same lot as a single detached dwelling.

The second dwelling unit or second dwelling shall share the driveway entrance to the lot with the principal dwelling.

The second residential unit shall share a well and septic system with the principal dwelling.

The detached accessory structure containing the second residential unit shall be setback a minimum of 54m from the front lot line and a minimum of 16m from the side lot line.

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 17th day of March, 2020.

Read a first and second time this 17th day of March, 2020.

Read a third time and finally passed this 17th day of March, 2020.

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



Ron Vandewal, Mayor



Angela Maddocks, Clerk

