

**TOWNSHIP OF SOUTH FRONTENAC
BY-LAW 2021-40**

BEING A BY-LAW TO AMEND BY-LAW 2003-75, AS AMENDED, TO REZONE LAND FROM RURAL (RU) TO RURAL – SPECIAL PROVISION (RU-63) ON LANDS DESCRIBED AS DEYOS ROAD, PART 3 ON REFERENCE PLAN 13R-1068, PART OF LOT 3, CONCESSION 3, DISTRICT OF BEDFORD: CRAIG

WHEREAS pursuant to the provisions of 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, hereby enacts as follows:

1. **THAT** Schedule "D", to Zoning By-law Number 2003-75 as amended, is hereby further amended by changing the zoning from Rural (RU) to Rural – Special Provision (RU-63) for the lands shown on Schedule "1".
2. **THAT** Zoning By-law number 2003-75 as amended is hereby further amended by adding a new section RU-63 (Deyos Road, Part 3 on Reference Plan 13R-1068, Part of Lot 3, Concession 3, District of Bedford – Craig) immediately after Section RU-62 (984 Leland Road, Part of Lot 22, Concession 9, District of Loughborough – Green) to read as follows:

RU-63 (Deyos Road, Part 3 on Reference Plan 13R-1068, Part of Lot 3, Concession 3, District of Bedford – Craig)

Notwithstanding the provisions of Section 7 or any other provision of this By-law to the contrary, on the lands zoned Special Rural (RU-63), the following provisions apply:

- *A second dwelling unit in an accessory building shall be permitted.*
- *A second dwelling 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 single detached dwelling and the second dwelling unit in an accessory building shall be established in close proximity to each other and shall be accessed by a shared driveway, and be serviced by a shared sewage system and well.*
- *The minimum setback from the front lot line for a single detached dwelling shall be 14.9 Metres (48.8 ft.)*
- *The minimum setback from the front lot line for a second dwelling unit in an accessory building shall be 11.7 Metres (38.3 ft.).*

All other provisions of this by-law shall apply.

3. **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 August, 2021.

Read a first and second time this 17th day of August, 2021.

Read a third time and finally passed this 17th day of August, 2021.

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

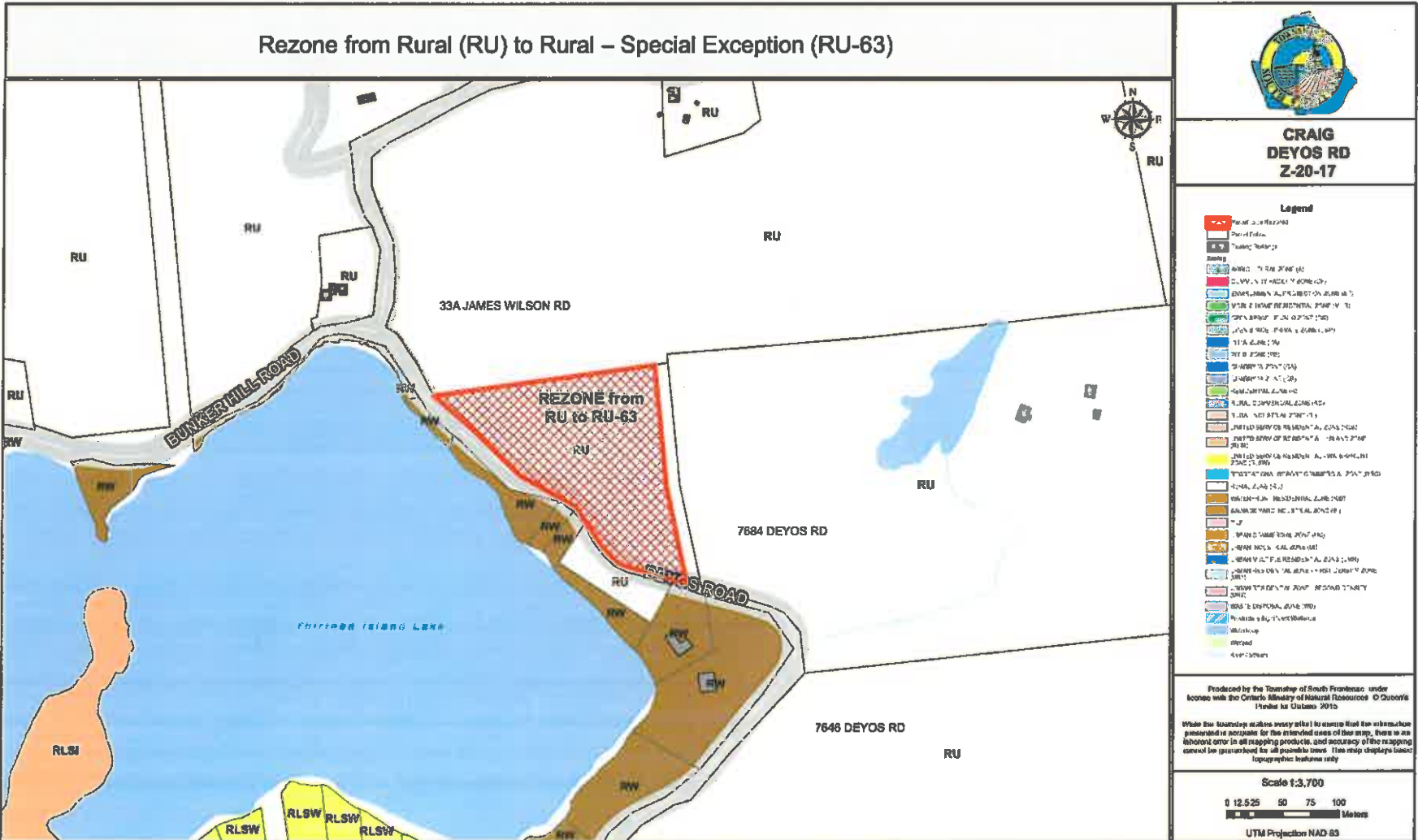
Ron Vandewal, Mayor

Angela Maddocks, Clerk

FIRST AND SECOND READING ONLY

Schedule 1

This is Schedule "1" to By-law No. 2021-40.



Passed this 17th day of August, 2021

Ron Vandewal, Mayor

Angela Maddocks, Clerk