

**TOWNSHIP OF SOUTH FRONTENAC  
BY-LAW 2022-14**

**BEING A BY-LAW TO AMEND BY-LAW 2003-75, AS AMENDED, TO REZONE LAND FROM URBAN COMMERCIAL (UC) TO URBAN COMMERCIAL – SPECIAL PROVISION (UC-30) ON LANDS DESCRIBED AS 4930 ROAD 38, PART OF LOT 6, CONCESSION 5, DISTRICT OF PORTLAND: 2749941 ONTARIO INC.**

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**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 "A" and Schedule "E", to Zoning By-law Number 2003-75 as amended, is hereby further amended by changing the zoning from Urban Commercial (UC) to Urban Commercial – Special Provision (UC-30) 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 UC-30 (4930 Road 38, Part of Lot 6, Concession 5, District of Portland – 2749941 Ontario Inc.) immediately after the last Urban Commercial – Special Provision section to read as follows:

***UC-30 (4930 Road 38, Part of Lot 6, Concession 5, District of Portland – 2749941 Ontario Inc.)***

*Notwithstanding the provisions of Section 19 or any other provision of this By-law to the contrary, on the lands zoned Special Urban Commercial (UC-30), the following provisions apply:*

- Additional Permitted Uses
  - a. A maximum of five accessory dwelling units

For the purpose of the UC-30 zone, an accessory dwelling unit shall mean a dwelling unit which is part of a building that is accessory to a permitted non-residential use.

**ZONE PROVISIONS**

- Minimum Parking Space Requirements
  - 1.8 spaces for each dwelling unit
  - Seven (7) spaces for any commercial use
- Lands Abutting a Residential Zone
  - A 0.4 metre wide strip shall be provided immediately adjacent to the rear and/or interior side lot line abutting a residential zone, and shall consist of landscaping, fencing, or any of a combination of the foregoing.

*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 15<sup>th</sup> day of February, 2022.**

**Read a first and second time this 15<sup>th</sup> day of February, 2022.**

**Read a third time and finally passed this 15<sup>th</sup> day of February, 2022.**

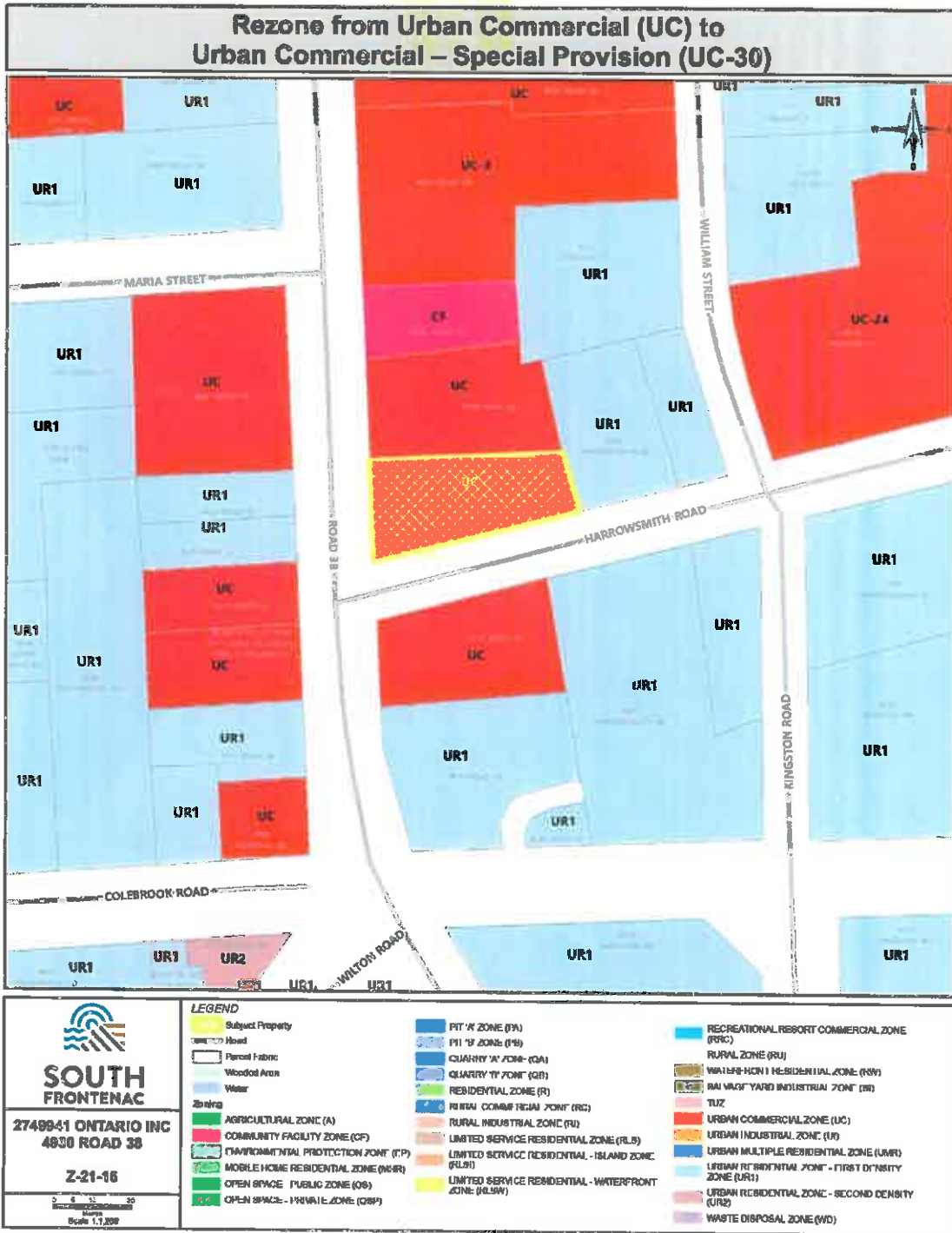
**THE CORPORATION OF THE  
TOWNSHIP OF SOUTH FRONTENAC**

  
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Ron Vandewal, Mayor

  
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Angela Maddocks, Clerk

Schedule 1

This is Schedule "1" to By-law No. 2022-14.



Passed this 15<sup>th</sup> day of February, 2022

*Ron Vandewal*  
 Ron Vandewal, Mayor

*Angela Maddocks*  
 Angela Maddocks, Clerk