

**TOWNSHIP OF SOUTH FRONTENAC  
BY-LAW 2022-22**

**BEING A BY-LAW TO AMEND BY-LAW 2003-75, AS AMENDED, TO REZONE LAND FROM RURAL (RU) TO RURAL – SPECIAL PROVISION (RU-66) ON LANDS DESCRIBED AS 2623 GREEN BAY ROAD, PART 3 ON REFERENCE PLAN 13R12293, PART OF LOT 20, CONCESSION 2, DISTRICT OF BEDFORD: POWIS**

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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;

**AND** that there be no further notice pursuant to Section 34 (17) of the *Planning Act*;

**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-66) 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-66 (2623 Green Bay Road, Part 3 on Reference Plan 13R12293, Part of Lot 20, Concession 2, District of Bedford – Powis) immediately after the last Rural – Special Provision section to read as follows:

***RU-66 (2623 Green Bay Road, Part 3 on Reference Plan 13R12293, Part of Lot 20, Concession 2, District of Bedford – Powis)***

*Notwithstanding the provisions of Section 7 or any other provision of this By-law to the contrary, on the lands zoned Special Rural (RU-66), 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.*
- *An single detached dwelling and a second dwelling unit 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/or well.*
- *A second dwelling unit shall be setback a minimum of 60 Metres (197 ft.) from the property line abutting the Fish Creek Waste Disposal Site.*

*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 March, 2022.**

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

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

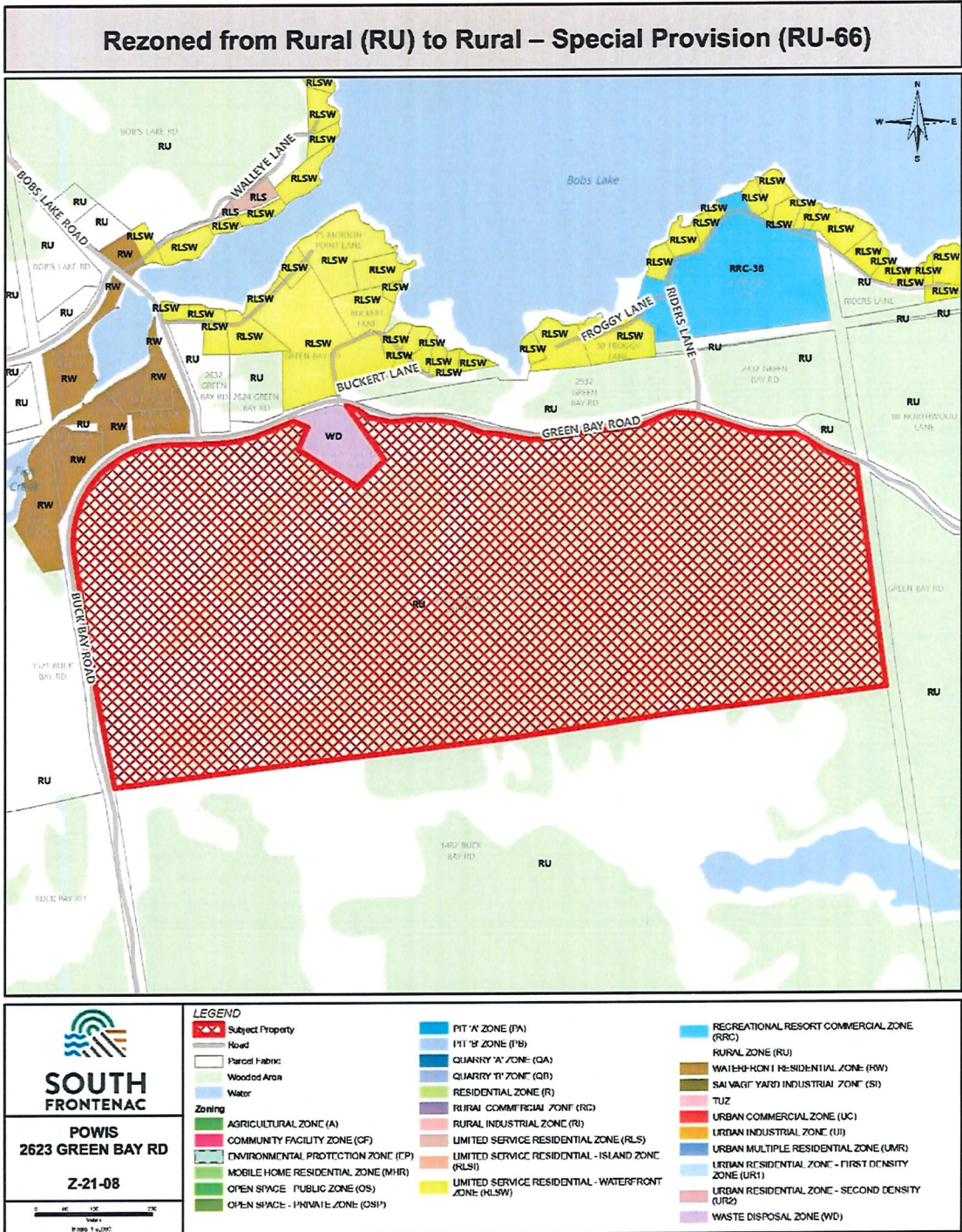
**THE CORPORATION OF THE  
TOWNSHIP OF SOUTH FRONTENAC**

  
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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- 22.



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

*Ron Vandewal*  
 Ron Vandewal, Mayor

*Angela Maddocks*  
 Angela Maddocks, Clerk