

**TOWNSHIP OF SOUTH FRONTENAC
BY-LAW 2022-57**

BEING A BY-LAW TO AMEND BY-LAW 2003-75, AS AMENDED, TO REZONE LAND FROM URBAN RESIDENTIAL – FIRST DENSITY (UR1) TO URBAN RESIDENTIAL – FIRST DENSITY – SPECIAL PROVISION (UR1-22) ON LANDS DESCRIBED AS 4989 ROAD 38, PART BLOCK D, PLAN 57, PART LOT 7, CONCESSION 5, DISTRICT OF PORTLAND: LEPP

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 “A” and Schedule “E”, to Zoning By-law Number 2003-75 as amended, is hereby further amended by changing the zoning from Urban Residential – First Density (UR1) to Urban Residential – First Density – Special Provision (UR1-22) 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 UR1-22 (4989 Road 38, Part Block D, Plan 57, Part Lot 7, Concession 5, District of Portland – Lepp) immediately after the last Urban Residential – First Density – Special Provision section to read as follows:

UR1-22 (4989 Road 38, Part Block D, Plan 57, Part Lot 7, Concession 5, District of Portland – Lepp)

Notwithstanding the provisions of Section 14 or any other provision of this By-law to the contrary, on the lands zoned Special Urban Residential – First Density (UR1-22), 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.*

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 21st day of June, 2022.

Read a first and second time this 21st day of June, 2022.

Read a third time and finally passed this 21st day of June, 2022.

THE CORPORATION OF THE
TOWNSHIP OF SOUTH FRONTENAC



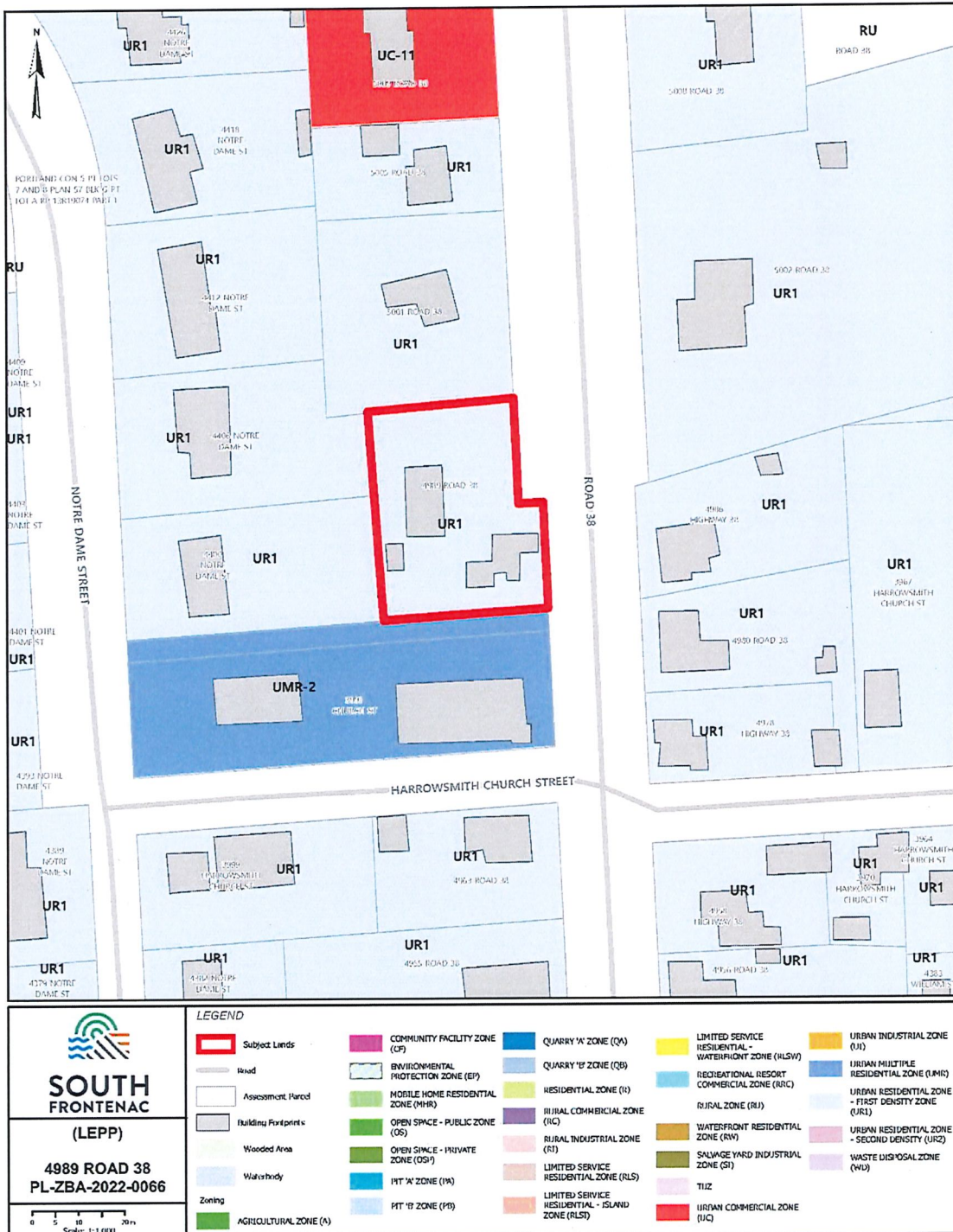
Ron Vandewal, Mayor



Angela Maddocks, Clerk

Schedule 1

This is Schedule "1" to By-law No. 2022-57.



Passed this 21st day of June, 2022

Ron Vandewal, Mayor

Angela Maddocks, Clerk