

**TOWNSHIP OF SOUTH FRONTENAC
BY-LAW 2023-87**

BEING A BY-LAW TO AMEND BY-LAW 2003-75, AS AMENDED, TO REZONE LANDS FROM URBAN COMMERCIAL (UC) AND URBAN RESIDENTIAL - FIRST DENSITY (UR1) TO URBAN COMMERCIAL SPECIAL EXCEPTION (UC-31) ON LANDS DESCRIBED AS 4231 AND 4143 PERTH ROAD, PART 1 PLAN 13R7751, PART 1 PLAN 13R9573, PART LOTS 19 AND 20 CONCESSION 3, DISTRICT OF STORRINGTON: TROUSDALE ENTERPRISES INC.

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 "G" to Zoning By-law Number 2003-75 as amended, is hereby further amended by changing the zoning from Urban Commercial (UC) and Urban Residential - First Density (UR1) to Urban Commercial Special Exception (UC-31) 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-31 (4231 and 4143 Perth Road, Part 1 Plan 13R7751, Part 1 Plan 13R9573, Part Lots 19 and 20 Concession 3, District of Storrington: Trousdale Enterprises Inc.) immediately after the last Urban Commercial Special Exception section to read as follows:

UC-31 - (4231 and 4143 Perth Road, Part 1 Plan 13R7751, Part 1 Plan 13R9573, Part Lots 19 and 20 Concession 3, District of Storrington: Trousdale Enterprises Inc.)

Notwithstanding the provisions of Section 5 and 19 or any other provision of this By-law to the contrary, on lands zoned Urban Commercial Special Exception (UC-31), the following provisions apply:

- Additional Permitted Uses
 - a. Appliance Service Shop
 - b. Building Supply Outlet
 - c. Butcher Shop and Retail Meat Establishment
 - d. Craft Shop
 - e. Factory Outlet
 - f. Health Spa
 - g. Merchandising Service Shop
 - h. Nursery or Garden Centre
 - i. Any yard for the open or concealed storage of goods or materials
 - j. Recreational Vehicle Sales and Service Outlet
 - k. Self Storage Facility
 - l. Small Engine Sales and Service Outlet
- Off-Street Parking Requirements
 - Minimum 1 space per 25 square metres of retail floor area

- Building Height (Maximum) 12.5 Metres (41 ft.)
- Definitions

For the purpose of the UC-31 zone, the following definitions shall apply:

- “Appliance Service Shop” shall mean a building or part of a building, whether conducted in conjunction with a retail store or not for the servicing or repairing of household or domestic articles and without limiting the generality of the foregoing shall include but shall not be limited to the following: the repair and servicing of radio and television receivers, vacuum cleaners, appliances, cameras, toys, watches, clocks, bicycles or other similar goods and appliances.
- “Recreational Vehicle Sales and Service Outlet” shall mean a building and/or lot which is used for the repair, display, storage and/or sale of recreational vehicles, travel trailers or other recreational equipment. Recreational vehicles shall also include snowmobiles and all-terrain vehicles (ATVs).
- “Self Storage Facility” shall mean the use of any lot or building for the purpose of providing individual secured storage units and other spaces to persons accessing such units or spaces for the purpose of storing and removing property.
- “Small Engine Sales and Service Outlet” shall mean a building or part of a building and land adjacent thereto, where snowmobile, motorcycles, lawn mowers and small engines or parts are displayed, for sale at retail, or rental and where mechanical repairs are completed.

All other provisions of this By-law shall apply.

- 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 7th day of November 2023.

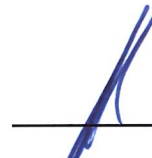
Read a first and second time this 7th day of November 2023.

Read a third time and finally passed this 7th day of November 2023.

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



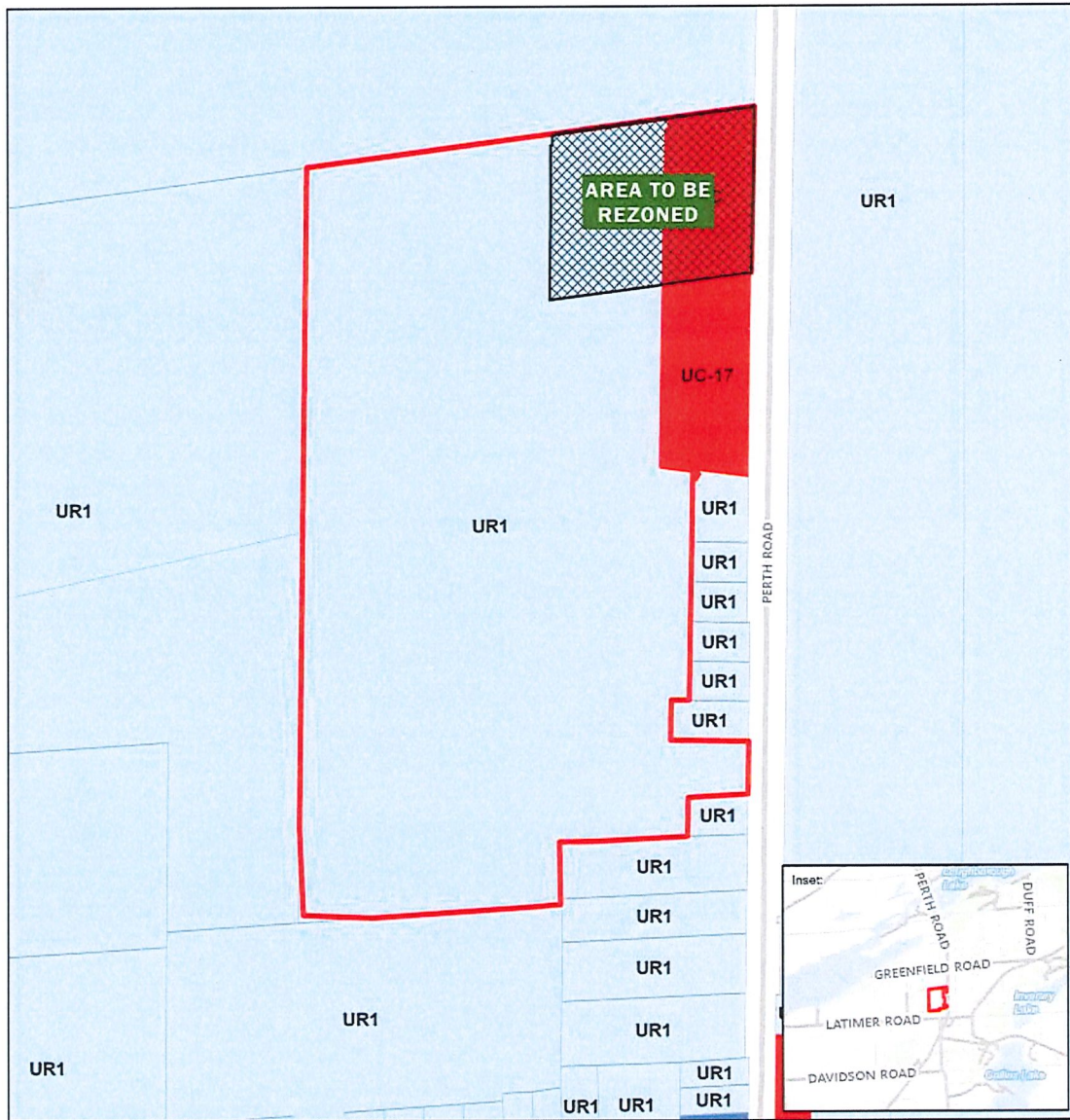
Ron Vandewal, Mayor



James Thompson, Clerk

Schedule 1

This is Schedule "1" to By-law No. 2023-87.



<p>SOUTH FRONTENAC (TROUSDALE) (BOULEVARD GROUP) 4231 PERTH ROAD PL-ZBA-2023-0099</p> <p>Scale: 1:4,000</p>	<p>LEGEND</p>		
	<p>Subject Lands</p> <ul style="list-style-type: none"> Subject Lands (Red outline) Area to be Rezoned (Green hatched) Township Boundaries (Dashed line) Parcels (Thin black line) Building Footprints (Grey) Wooded Area (Light green) Waterbody (Blue) Road (Grey line) 	<p>Zoning</p> <ul style="list-style-type: none"> AGRICULTURAL ZONE (A1) COMMUNITY FACILITY ZONE (CF) ENVIRONMENTAL PROTECTION ZONE (EP) MOBILE HOME RESIDENTIAL ZONE (MHR) OPEN SPACE - PUBLIC ZONE (OS) OPEN SPACE - PRIVATE ZONE (OSP) PIT 'W' ZONE (PA) 	<p>Zoning</p> <ul style="list-style-type: none"> PIT 'B' ZONE (PB) QUARRY 'A' ZONE (QA) QUARRY 'B' ZONE (QB) RESIDENTIAL ZONE (R) RURAL COMMERCIAL ZONE (RC) RURAL INDUSTRIAL ZONE (RI) LIMITED SERVICE RESIDENTIAL ZONE (RLS)

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Passed this 7th day of November 2023.

Ron Vandewal

 Ron Vandewal, Mayor

James Thompson

 James Thompson, Clerk