

**TOWNSHIP OF SOUTH FRONTENAC
BY-LAW 2023-88**

BEING A BY-LAW TO AMEND BY-LAW 2003-75, AS AMENDED, TO AMEND THE RURAL INDUSTRIAL – SPECIAL PROVISION (RI-1 AND RI-1-H) ZONES ON LANDS DESCRIBED AS 4153 AND 4155 ROAD 38, PARTS 1 TO 3 ON PLAN 13R17886, PART OF LOT 7, CONCESSION 2, DISTRICT OF PORTLAND

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” to Zoning By-law Number 2003-75 as amended, is hereby further amended by removing the holding symbol (-H) on the RI-1 zone for lands known as 4153 Road 38, as shown on Schedule “1”.
2. **THAT** Section RI-1 (Part Lot 7, Concession II, Portland District - Smith) of Zoning By-law Number 2003-75 as amended is hereby amended by deleting the existing text and adding the following text:

RI-1 (4153 and 4155 Road 38, Part Lot 7, Concession II, Portland District – Wemp and Smith)

Notwithstanding the provisions of Section 20 or any other provision of this By-law to the contrary, on the lands zoned Special Rural Industrial (RI-1), the following provisions apply:

Permitted Uses

- *storage of materials within an enclosed building*
- *any manufacturing, processing, or warehousing undertaking including storage warehousing, within an enclosed building only*
- *any cartage or express truck terminal*
- *a craft shop*
- *any yard for the open or concealed storage of goods or materials*
- *any business or professional office*
- *an agricultural equipment supply and repair outlet*
- *a contractor's yard*
- *a bulk storage yard*
- *a merchandising service shop*
- *a building supply outlet*
- *a factory outlet*
- *accessory buildings or uses to the above uses including a retail outlet for the purpose of selling goods manufactured, stored and/or assembled on the premises*
- *an automobile repair garage*
- *a self-storage facility*
- *a service shop*
- *recreational vehicle sales and service outlet*
- *small engine sales and service outlet*

Zone Provisions

- Any business or professional office shall occupy a maximum 25% of the gross floor area.
- Any recreational vehicle sales and service outlet shall occupy a maximum 25% of the gross floor area.
- An accessory retail outlet for the purpose of selling goods manufactured, stored and/or assembled on the premises, shall be part of the principal building, and shall occupy a maximum 25% of the gross floor area of the principal building.

All other provisions of this by-law shall apply.

For the purpose of the RI-1 zone:

“Manufacturing, processing or warehousing” shall mean the manufacturing from previously prepared materials or finished parts or finished products, or factory or assembly-line processes that involve manufacturing, processing, assembling or packaging of finished parts or products made from previously prepared materials.

“Automobile repair garage” shall mean an establishment for the servicing of motor vehicles and for the retail sale of products related thereto. Accessory uses may include maintenance and repair operations for such vehicles.

“Self-storage facility” shall mean a commercial building or part of a building wherein items are stored in separate, secured storage areas or lockers which are generally accessible by means of individual loading doors. Explosives, radioactive materials, flammable or hazardous chemicals or goods which produce noxious odours are prohibited.

“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).

“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.

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 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**



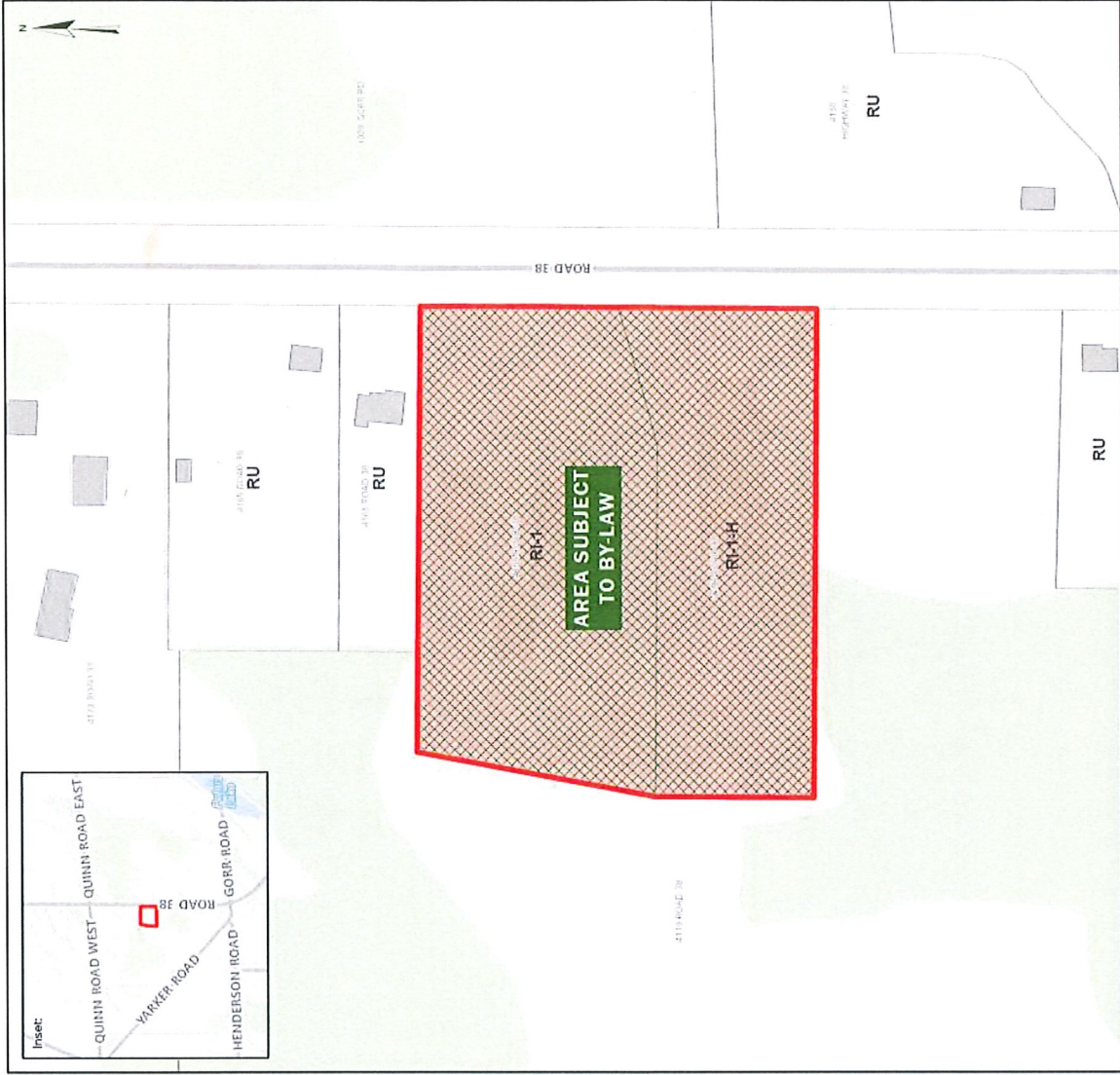
Ron Vandewal, Mayor



James Thompson, Clerk

Schedule 1

This is Schedule "1" to By-law No. 2023-88.



SOUTH FRONTENAC
(2311217 ONTARIO LTD & 2311215 ONTARIO LTD)
ROAD 38
Z-21-21

Scale: 1:20,000
0 12.5 25 50m

LEGEND

Road	Agricultural Zone (A)	Urban Residential Zone (UR)	Urban Residential Zone (UR)
Subject Land	Community Facility Zone (CF)	Urban Residential Zone (UR)	Urban Residential Zone (UR)
Area Subject to By-Law	Rural Residential Zone (RR)	Urban Residential Zone (UR)	Urban Residential Zone (UR)
Forest	Rural Residential Zone (RR)	Urban Residential Zone (UR)	Urban Residential Zone (UR)
Barbed Corridor	Rural Residential Zone (RR)	Urban Residential Zone (UR)	Urban Residential Zone (UR)
Wooded Area	Rural Residential Zone (RR)	Urban Residential Zone (UR)	Urban Residential Zone (UR)
Wetland	Rural Residential Zone (RR)	Urban Residential Zone (UR)	Urban Residential Zone (UR)

Passed this 7th day of November, 2023

Ron Vandewal, Mayor

James Thompson, Clerk