

**By-Law Number 2024-25**

**A By-Law to amend By-law 2003-75, as amended, to rezone land from Urban Residential – First Density (UR1) to Urban Multiple Residential – Special Provision (UMR-4-H) on lands described as Part Block I, Plan 50, Part 2, Reference Plan 13R3750, Part Lot 4, Concession 4, District of Loughborough**

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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

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

**Therefore be it resolved that the Council of the Corporation of the Township of South Frontenac hereby enacts as follows:**

1. That Schedule “F” 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 Multiple Residential – Special Provision (UMR-4-H) 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 UMR-4 (Part Block I, Plan 50, Part 2, Reference Plan 13R3750, Part Lot 4, Concession 4, District of Loughborough) immediately after the last Urban Multiple Residential – Special Provision section to read as follows:

**UMR-4-H (Part Block I, Plan 50, Part 2, Reference Plan 13R3750, Part Lot 4, Concession 4, District of Loughborough)**

Notwithstanding the provisions of Section 16 or any other provision of this By-law to the contrary, the lands zoned Special Urban Multiple Residential (UMR-4) shall be used in accordance with the following:

- Zone Provisions
  - Lot Area (Minimum) 3600 sq. metres (38,750 sq. ft.)
  - Lot Frontage (Minimum) 34 Metres (111.5 ft)
  - Number of Dwelling Units (Maximum) 6
  - Building Height (Maximum) 12 Metres (39.4 ft)
  - Off-street Parking Spaces (Minimum) 1.5 per dwelling unit
  - The entrances and exits to the parking spaces may pass through a zone other than the UMR-4 zone.

All other provisions of this by-law shall apply.

Removal of the Holding (H) Symbol


The Holding (H) Symbol shall be removed by by-law to permit development only after a stormwater management report and plan are prepared to the satisfaction of the Township, and when an implementing Development Agreement is entered into between the Owner and the Township and is registered on the title of the property.

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.

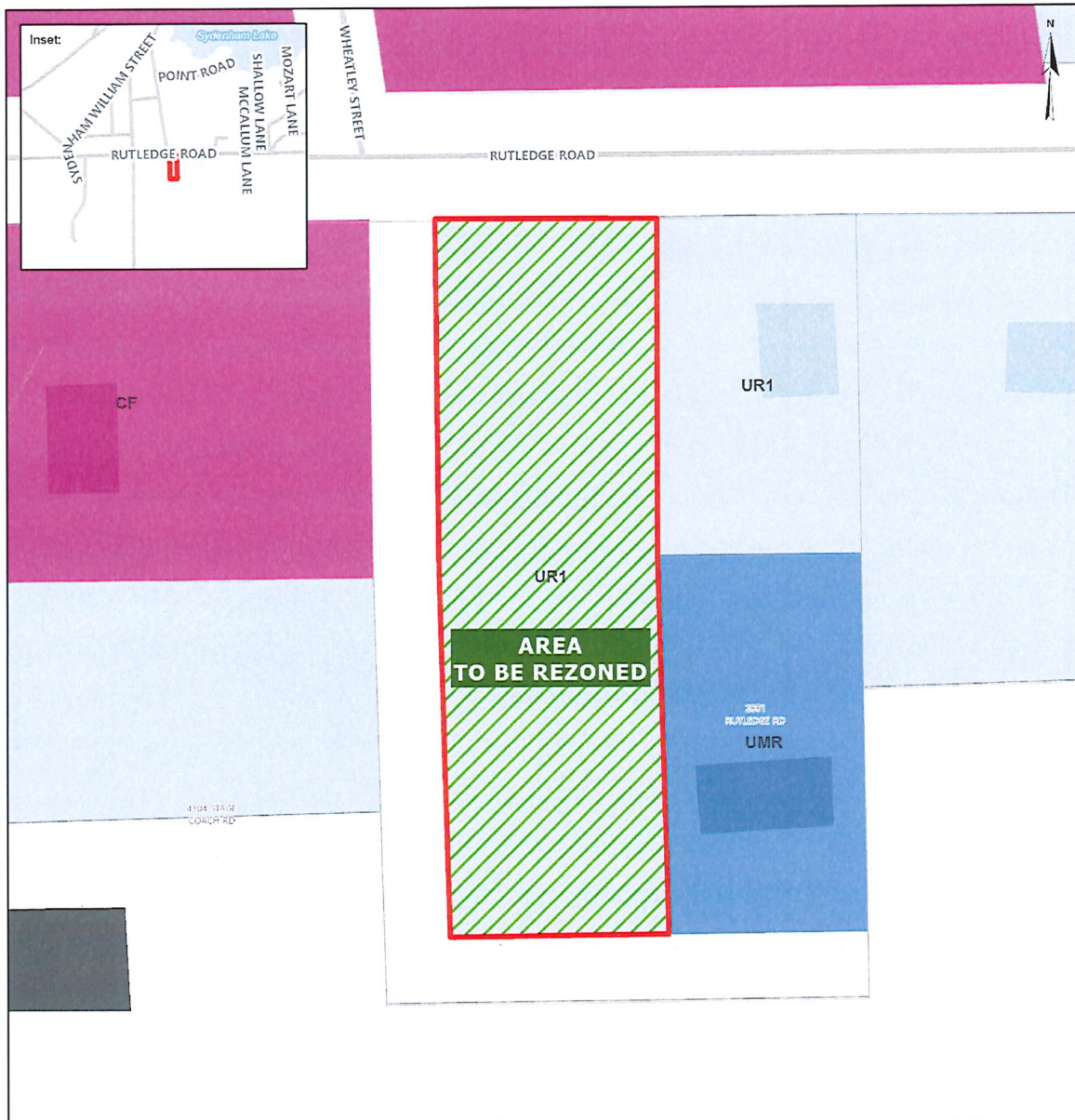
Given First and Second Readings: Tuesday, March 19, 2024

Given Third Reading and Passed: Tuesday, March 19, 2024

  
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**James Thompson, Clerk**

  
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**Ron Vandewal, Mayor**

Schedule 1 of By-law 2024-25



<p><b>SOUTH FRONTENAC</b></p> <p>(HAMSEN CONSTRUCTION INC.) (BOULEVARD GROUP) RUTLEDGE ROAD PL-ZBL-2023-0134</p> <p>Scale: 1:800</p>	<p><b>LEGEND</b></p> <p> Subject Property</p> <p> Area to be Rezoned</p> <p> Parcels</p> <p> Building Footprints</p> <p> Wooded Area</p> <p> Waterbody</p> <p> Road</p>		<p><b>Zoning</b></p> <p> AGRICULTURAL ZONE (A)</p> <p> COMMUNITY FACILITY ZONE (CF)</p> <p> ENVIRONMENTAL PROTECTION ZONE (EP)</p> <p> MOBILE HOME RESIDENTIAL ZONE (MHR)</p> <p> OPEN SPACE - PUBLIC ZONE (OS)</p> <p> OPEN SPACE - PRIVATE ZONE (OSP)</p> <p> PIT 'N' ZONE (PA)</p>		<p> PIT 'B' ZONE (PB)</p> <p> QUARRY 'A' ZONE (QA)</p> <p> QUARRY 'B' ZONE (QB)</p> <p> RESIDENTIAL ZONE (R)</p> <p> RURAL COMMERCIAL ZONE (RC)</p> <p> RURAL INDUSTRIAL ZONE (RI)</p> <p> LIMITED SERVICE RESIDENTIAL ZONE (RLS)</p>		<p> LIMITED SERVICE RESIDENTIAL - ISLAND ZONE (RLSI)</p> <p> LIMITED SERVICE RESIDENTIAL - WATERFRONT ZONE (RLSW)</p> <p> RECREATIONAL RESORT COMMERCIAL ZONE (RRC)</p> <p> RURAL ZONE (RU)</p> <p> WATERFRONT RESIDENTIAL ZONE (RW)</p> <p> SALVAGE YARD INDUSTRIAL ZONE (SI)</p> <p> TEMPORARY USE ZONE (TUZ)</p>		<p> URBAN COMMERCIAL ZONE (UC)</p> <p> URBAN INDUSTRIAL ZONE (UI)</p> <p> URBAN MULTIPLE RESIDENTIAL ZONE (UMR)</p> <p> URBAN RESIDENTIAL ZONE - FIRST DENSITY ZONE (UR1)</p> <p> URBAN RESIDENTIAL ZONE - SECOND DENSITY (UR2)</p> <p> WASTE DISPOSAL ZONE (WD)</p>	
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