

By-Law Number 2025-02-DA

A By-Law to partially remove the Holding "H" Symbol from the Schedule of Zoning By-law No. 2003-75, as amended, on certain lands described as 3727 Stage Coach Road, Part Lot 3, Concession 2, Part 2 on Plan 13R17377 and Part 1 on Plan 13R20570, Harrowsmith, Loughborough District

Whereas a Holding "H" Overlay has been applied to the zoning on the subject lands to be removed to permit one or more additional dwelling units when it has been demonstrated through an appropriate hydrogeological assessment to the satisfaction of the Municipality that the lot has an adequate supply of potable water; and

Whereas the Owner of the subject lands has made this demonstration to the satisfaction of the Municipality and has requested that the "H" be removed to permit one additional dwelling unit on the subject lands; and

Whereas the Council for the Township of South Frontenac, pursuant to section 39.2 of the *Planning Act*, passed By-law 2023-91 delegating authority to the Director of Development Services or their designate to pass by-laws to remove holding provisions from Zoning By-law No. 2003-75, as amended;

Therefore be it resolved that the Director of Development Services, or their designate, hereby enacts as follows:

1. That the Holding "H" Symbol be removed to permit one additional dwelling unit from the lands zoned RU on Schedule "B" to Zoning By-law Number 2003-75 as amended, as shown on Schedule "1".
2. This By-law shall come into force and take effect on the date of its passing.

Enacted and Passed: Tuesday, July 15, 2025

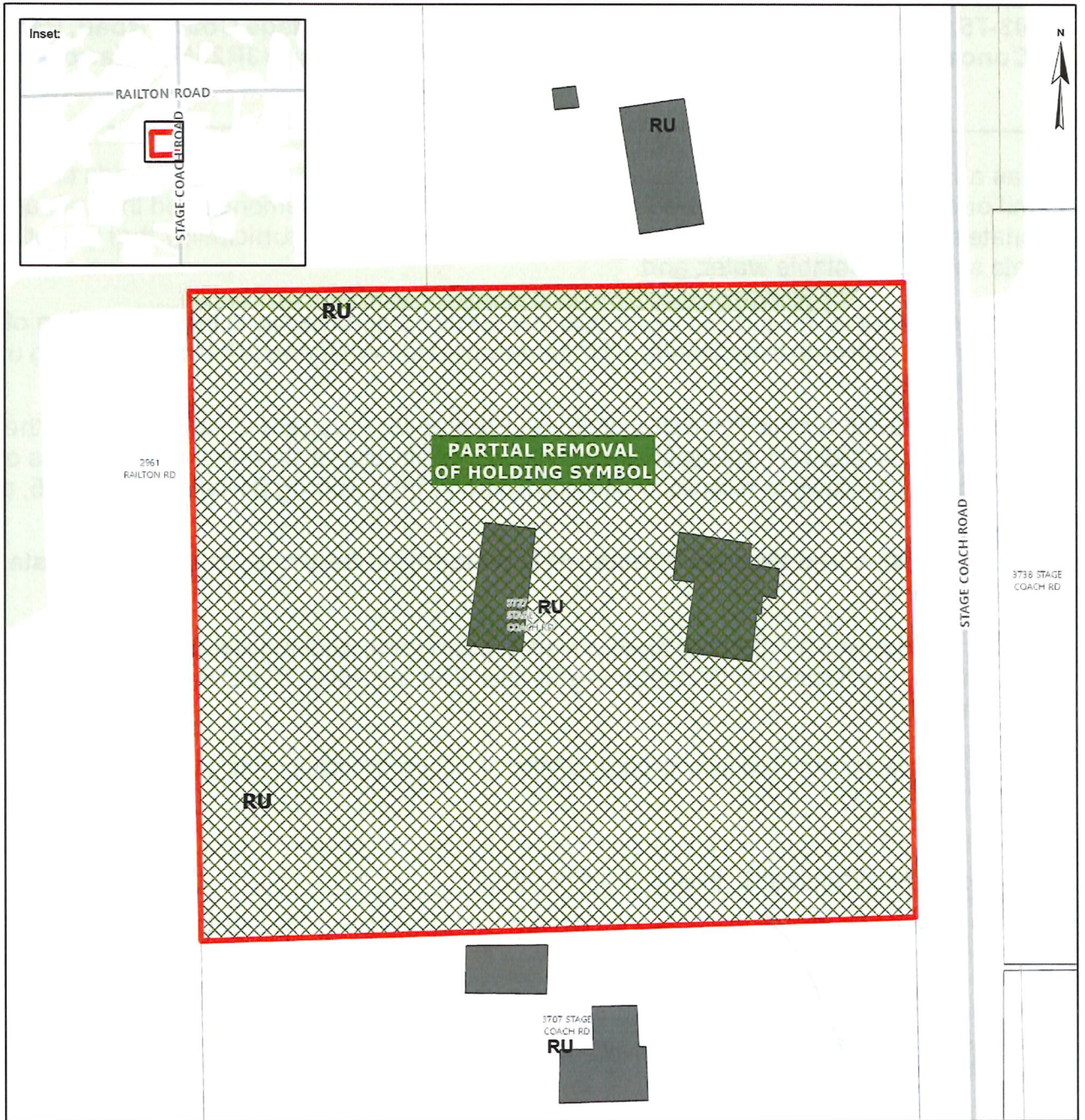


James Thompson, Clerk



Ron Vandewal, Mayor

Schedule 1 of By-law 2025-02-DA



<p>SOUTH FRONTENAC (ROY) (COSTA)</p> <p>3727 STAGE COACH ROAD PL-ZBA-2025-0050</p> <p>Scale: 1:1,000</p>	<p>LEGEND</p> <p> Subject Property</p> <p> Partial removal of Holding Symbol</p> <p> Township Boundaries</p> <p> Parcels</p> <p> Building Footprints</p> <p> Wooded Area</p> <p> Waterbody</p> <p> Road</p>		<p>Zoning</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 'A' 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> 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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