

**By-Law Number 2025-05**

**A By-Law to amend By-law 2003-75, as amended, to rezone land from Rural (RU) to Rural – Special Provision (RU-82) on a portion of lands described as 6231 Battersea Road, Part of Lot 17, Concession 11, District of Storrington: Brown**

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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 “C” to Zoning By-law Number 2003-75 as amended, is hereby further amended by changing the zoning from Rural (RU) to Rural – Special Provision (RU-82) for lands shown on Schedule “1”.
2. That Zoning By-law Number 2003-75 as amended is hereby further amended by adding a new section RU-82 (Part of Lot 17, Concession 11, District of Storrington) immediately after the last Rural – Special Provision section to read as follows:

**RU-82 (Part of Lot 17, Concession 11, District of Storrington)**

Notwithstanding the provisions of Section 5.34 or any other provision of this By-law to the contrary, on the lands zoned Special Rural (RU-82), the following provisions apply:

- A residential land use shall be permitted a minimum of 245 metres from the quarry located in Lot 18, Concession 11, District of Storrington

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.

Given First and Second Readings: February 11, 2025

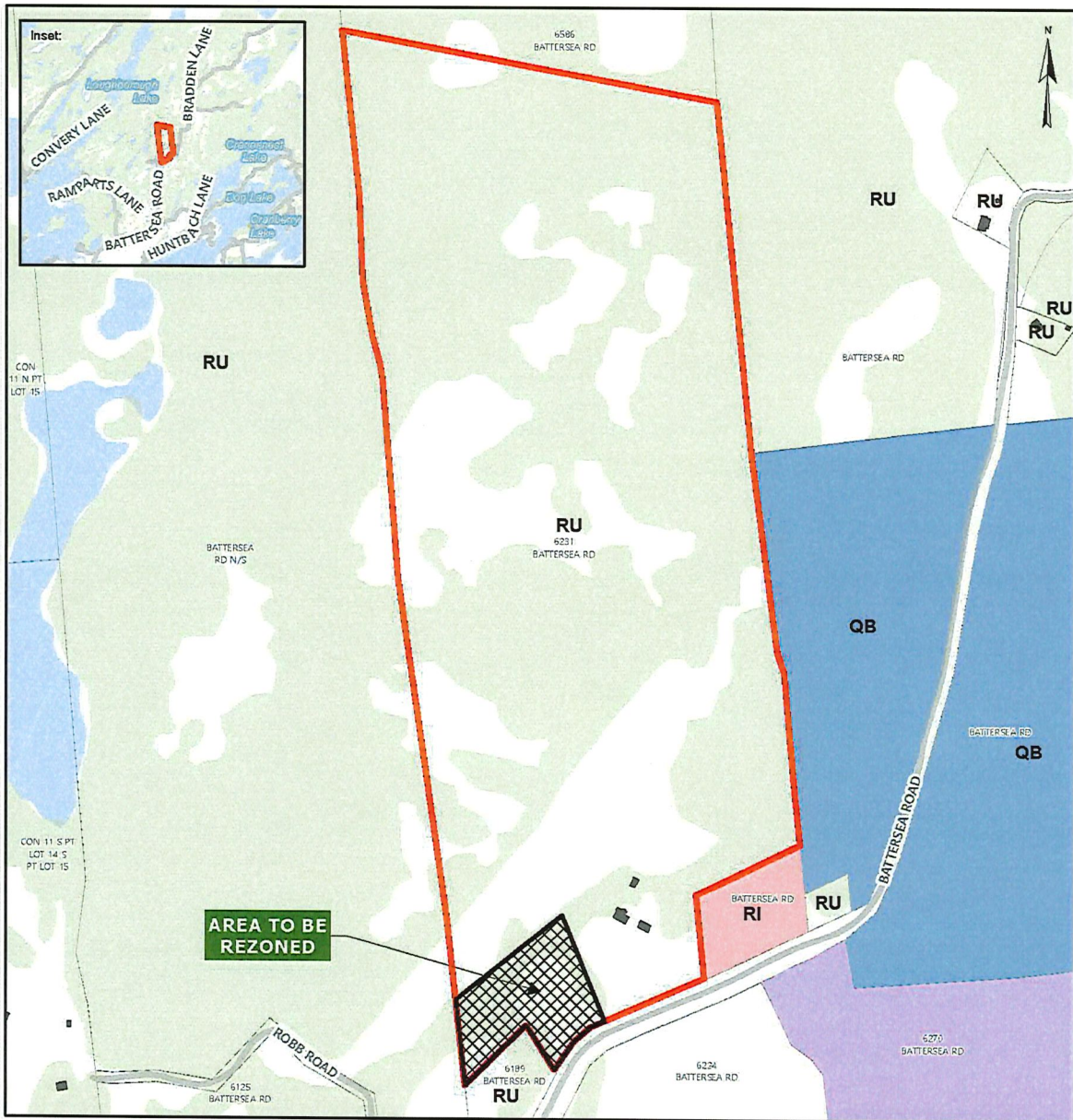
Given Third Reading and Passed: February 11, 2025


  
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James Thompson, Clerk

  
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Randy Ruttan, Deputy Mayor

Randy Ruttan, Deputy Mayor

Schedule 1





**SOUTH FRONTENAC**  
(BROWN)  
6231 BATTERSEA ROAD  
PL-ZBA-2024-0116

Scale: 1:5,500

**LEGEND**

Subject Property	AGRICULTURAL ZONE (A)	PIT 'B' ZONE (PB)	LIMITED SERVICE RESIDENTIAL - ISLAND ZONE (RLSI)	URBAN COMMERCIAL ZONE (UC)
Area to be Rezoned	COMMUNITY FACILITY ZONE (CF)	QUARRY 'A' ZONE (QA)	LIMITED SERVICE RESIDENTIAL - WATERFRONT ZONE (RLSW)	URBAN INDUSTRIAL ZONE (UI)
Parcels	ENVIRONMENTAL PROTECTION ZONE (EP)	QUARRY 'B' ZONE (QB)	RECREATIONAL RESORT COMMERCIAL ZONE (RRC)	URBAN MULTIPLE RESIDENTIAL ZONE (UMR)
Building Footprints	MOBILE HOME RESIDENTIAL ZONE (MHR)	RURAL COMMERCIAL ZONE (RC)	RURAL ZONE (RU)	URBAN RESIDENTIAL ZONE - FIRST DENSITY ZONE (UR.1)
Wooded Area	OPEN SPACE - PUBLIC ZONE (OS)	RURAL INDUSTRIAL ZONE (RI)	WATERFRONT RESIDENTIAL ZONE (RW)	URBAN RESIDENTIAL ZONE - SECOND DENSITY (UR.2)
Waterbody	OPEN SPACE - PRIVATE ZONE (OSP)	LIMITED SERVICE RESIDENTIAL ZONE (RLS)	SALVAGE YARD INDUSTRIAL ZONE (SI)	WASTE DISPOSAL ZONE (WD)
Road	PIT 'A' ZONE (PA)	LIMITED SERVICE RESIDENTIAL ZONE (RLS)	TUZ	

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