

By-Law Number 2025-52**A By-Law to amend By-law 2003-75, as amended, to rezone land from Rural (RU) to Rural – Special Provision (RU-84) on lands described as 2529 Freeman Road, Part Lot 6, Concession 6, District of Loughborough**

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 “B” 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-84) 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 RU-84 (Part of Lot 6, Concession 6, District of Loughborough) immediately after the last Rural – Special Provision section to read as follows:

RU-84 (Part of Lot 6, Concession 6, District of Loughborough)

Notwithstanding the provisions of Section 7 or any other provision of this By-law to the contrary, the lands zoned Special Rural (RU-84) shall be used only in accordance with the following:

- Permitted Uses
 - Agricultural uses
 - Conservation uses, including reforestation and other activities connected with the conservation of soil or wildlife
 - A hobby farm
 - A single detached dwelling
 - A nursery school
 - A community service consisting of
 - A learning centre
 - A summer day camp
 - A craft shop
 - A studio
 - Accessory buildings or uses to the above uses
- Definitions

For the purpose of the RU-84 zone,

- "Community service" shall mean the use of land, buildings or structures by a not-for-profit, non-commercial body or society such as a service club or charitable organization for promoting athletic, cultural, educational, environmental, health, recreational, social, philanthropic or other similar objectives.
- "Learning centre" shall mean the use of land, buildings or structures to provide persons with a supportive and structured environment to learn and develop new skills.

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: Tuesday, August 12, 2025

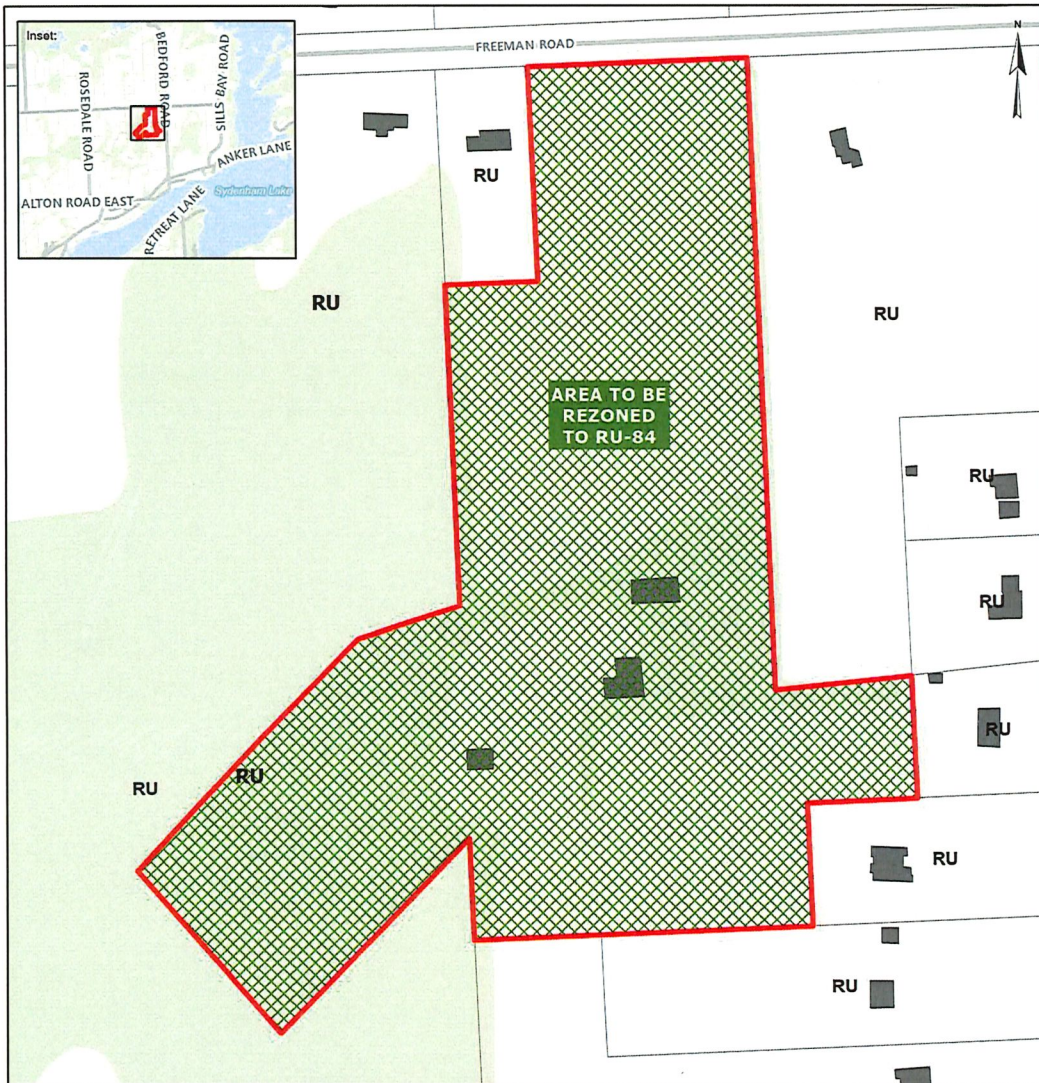
Given Third Reading and Passed: Tuesday, August 12, 2025

James Thompson, Clerk



Ron Vandewal, Mayor

Schedule 1 of By-law 2025-52



SOUTH FRONTENAC
(HEYMAN)
2529 FREEMAN ROAD
PL-ZBA-2025-0045

Scale: 1:2,500

LEGEND

<ul style="list-style-type: none"> Subject Property Area to be Rezoned Township Boundaries Building Footprints Wooded Area Waterbody Road 	<p>Zoning</p> <ul style="list-style-type: none"> AGRICULTURAL ZONE (A) 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) PIT 'B' ZONE (PB) QUARRY 'W' ZONE (QA) QUARRY 'B' ZONE (QB) RESIDENTIAL ZONE (R) RURAL COMMERCIAL ZONE (RC) RURAL INDUSTRIAL ZONE (RI) LIMITED SERVICE RESIDENTIAL ZONE (RLS) PIT 'W' ZONE (PA) 	<ul style="list-style-type: none"> LIMITED SERVICE RESIDENTIAL - ISLAND ZONE (RLSI) LIMITED SERVICE RESIDENTIAL - WATERFRONT ZONE (RLSW) RECREATIONAL RESORT COMMERCIAL ZONE (RRC) RURAL ZONE (RU) WATERFRONT RESIDENTIAL ZONE (RW) SALVAGE YARD INDUSTRIAL ZONE (SI) TUZ 	<ul style="list-style-type: none"> URBAN COMMERCIAL ZONE (UC) URBAN INDUSTRIAL ZONE (UI) URBAN MULTIPLE RESIDENTIAL ZONE (UMR) URBAN RESIDENTIAL ZONE - FIRST DENSITY ZONE (UR1) URBAN RESIDENTIAL ZONE - SECOND DENSITY (UR2) WASTE DISPOSAL ZONE (WD)
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