

By-Law Number 2026-18

A By-Law to amend By-law 2003-75, as amended, to rezone land from Rural (RU) to Rural – Special Provision (RU-85) on a portion of lands described as Part Lots 7 and 8, Concession 3, 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

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 “A” 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-85) 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-85 (Quinn Road West, Part of Lots 7 and 8, Concession 3, District of Portland) immediately after the last Rural – Special Provision section to read as follows:

RU-85 (Quinn Road West, Part of Lots 7 and 8, Concession 3, District of Portland)

Notwithstanding the provisions of Section 5.34 and Section 7, or any other provision of this By-law to the contrary, on the lands zoned Special Rural (RU-85), the following provisions apply:

- A residential land use shall be permitted a minimum of 250 metres (820.2 ft.) from the existing quarry located in Lot 8, Concession 3, District of Portland.
- For single detached dwelling, accessory buildings and sewage system:
 - Setback from Highwater Mark of Watercourse (Minimum) 15 Metres (49.2 ft.)

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.

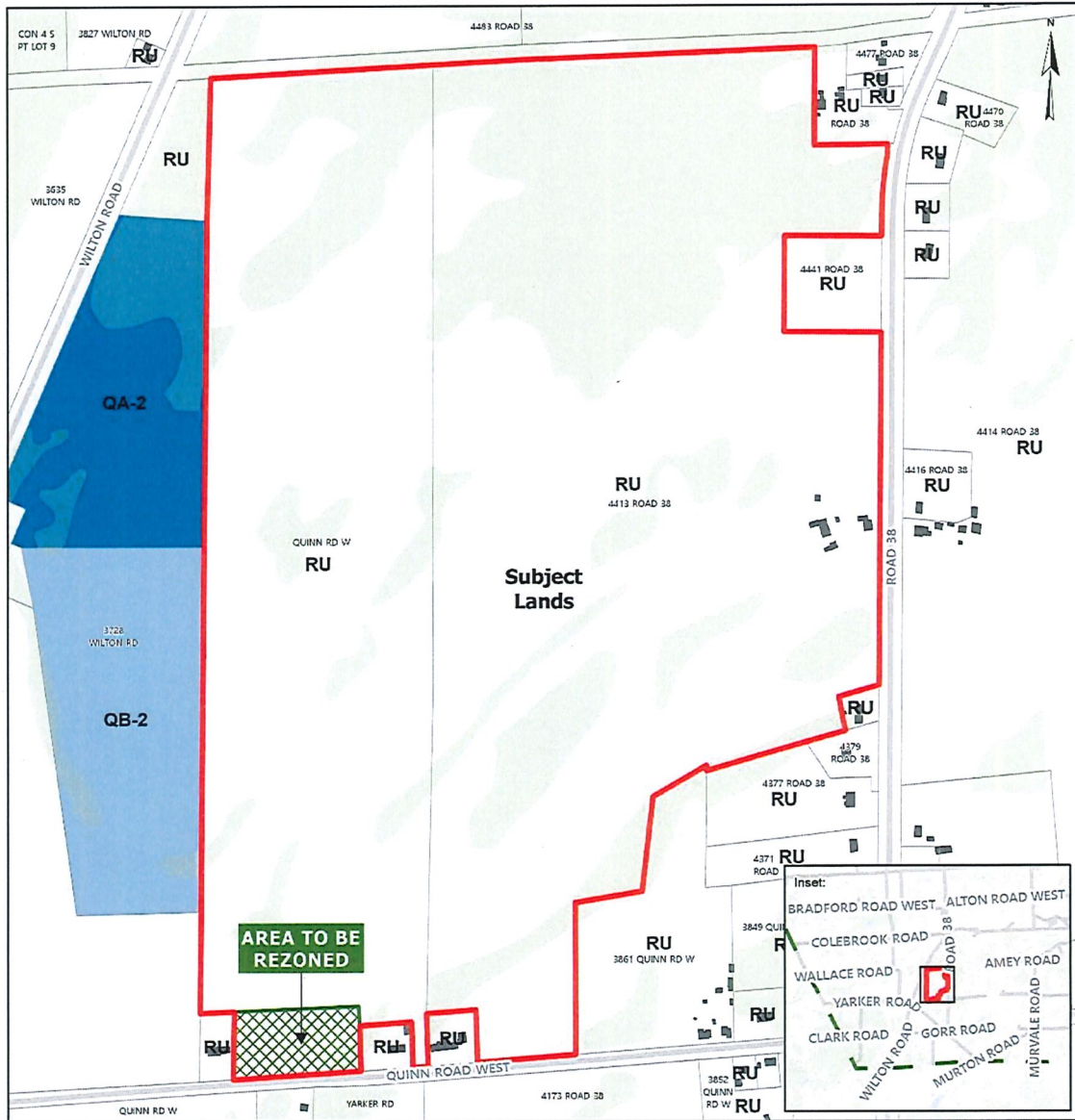
Given First and Second Readings: Tuesday, April 7, 2026

Given Third Reading and Passed: Tuesday, April 7, 2026

James Thompson, Clerk

Ron Vandewal, Mayor

Schedule 1 of By-law 2026-18



<p>SOUTH FRONTENAC (SCOTT) (BOULEVARD GRP.) QUINN ROAD WEST PL-ZBA-2025-0101</p> <p>Scale: 1:7,000</p>	<p>LEGEND</p> <ul style="list-style-type: none"> Subject Property Area to be Rezoned Township Boundaries Road Parcels Zoning Agricultural Zone (A) 		<ul style="list-style-type: none"> COMMUNITY FACILITY ZONE (CF) ENVIRONMENTAL PROTECTION ZONE (EP) MOBILE HOME RESIDENTIAL ZONE (MHR) OPEN SPACE - PUBLIC ZONE (OS) OPEN SPACE - PRIVATE ZONE (OSP) PIT 'A' ZONE (PA) PIT 'B' ZONE (PB) 	<ul style="list-style-type: none"> QUARRY 'A' ZONE (QA) QUARRY 'B' ZONE (QB) RESIDENTIAL ZONE (R) RURAL COMMERCIAL ZONE (RC) RURAL INDUSTRIAL ZONE (RI) LIMITED SERVICE RESIDENTIAL ZONE (RLS) LIMITED SERVICE RESIDENTIAL - ISLAND ZONE (RLSI) 	<ul style="list-style-type: none"> LIMITED SERVICE RESIDENTIAL - WATERFRONT ZONE (RLSW) RECREATIONAL RESORT COMMERCIAL ZONE (RRC) RURAL ZONE (RU) WATERFRONT RESIDENTIAL ZONE (RW) SALVAGE YARD INDUSTRIAL ZONE (SI) TUZ URBAN COMMERCIAL ZONE (UC) 	<ul style="list-style-type: none"> 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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