



NOTICE OF PASSING
OF A ZONING BY-LAW AMENDMENT
BY THE CORPORATION OF THE
TOWNSHIP OF SOUTH FRONTENAC



Take Notice that the Council of the Township of South Frontenac passed By-law No. 2021-38 on the 13th day of July, 2021, under Section 34 of the Planning Act, RSO 1990 as amended.

Effect of Written and Oral Submissions

Any and all written submissions relating to this application that were made to Council before its decision and any and all oral submissions related to this application that were made at a public hearing, held under the Planning Act, have been, taken into consideration by Council as part of its deliberations and final decision on this by-law.

And Take Notice that the last date for filing a notice of appeal to the Ontario Land Tribunal on this matter is the 4th day of August, 2021, at 4:30 pm. The notice of appeal must be filed with the Clerk, and must set out the reasons for the appeal, and be accompanied by the fee required by the Tribunal.

The appeal form is available on the OLT website:<https://olt.gov.on.ca/>. **If the Township office is closed to the public, the appeal can be received by dropping the appeal form and payment in the box by the front door of the Township office.**

Only individuals, corporations and public bodies may appeal a zoning by-law to the Ontario Land Tribunal. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or the group on its behalf.

No person or public body shall be added as a party to the hearing of the appeal, unless, before the by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the council, or, in the opinion of the Local Planning Appeal Tribunal, there are reasonable grounds to add the person or public body as a party.

An explanation of the purpose and effect of the by-law, describing the lands to which the by-law applies is provided below. The approved by-law including maps showing the locations of any affected lands can be viewed at southfrontenac.net.

Dated at the Township of South Frontenac this 16th day of July, 2021.

Angela Maddocks, Clerk
Township of South Frontenac
4432 George Street, Sydenham, ON, K0H 2T0

Township File Number: Z-21-06

Applicant: Township of South Frontenac

Location: This by-law is of general application to all lands in the Township. Key maps showing property-specific changes as a result of the by-law can be viewed on the Township website (southfrontenac.net).

Purpose & Effect of the By-law:

1. The zone on multiple properties that front onto public roads that are maintained year-round are changed to a zone that permits a single detached (year-round) dwelling to reflect the Township's updated winter maintenance program for Hanna Road, Steele Road, Lake Road, James Wilson Road and Timmerman Road. The effect is to allow the issuance of a building permit for a single detached dwelling that would be constructed to allow it to be occupied as the owner's principal dwelling that can be accessed year-round.
2. Zone errors on specific properties that have been identified through implementation of the By-law are corrected. The effect is to legally permit existing uses on the affected properties.
3. The provisions on minimum distance separation (MDS) for livestock facilities and sensitive uses are updated. The effect is to ensure the provisions are consistent with provincial MDS guidelines.
4. A group home is listed as a permitted use in all zones that permit residential uses on public roads and are removed from permitted uses of the Community Facility zone. Minimum parking requirements for group homes are added to the general provisions. The requirement for a site-specific zoning by-law amendment is removed. The zone on five residential properties from Community Facility (CF) is changed to Urban Residential- First Density (UR1). The effect is to permit group homes as-of-right in all zones that permit residential uses on public roads.