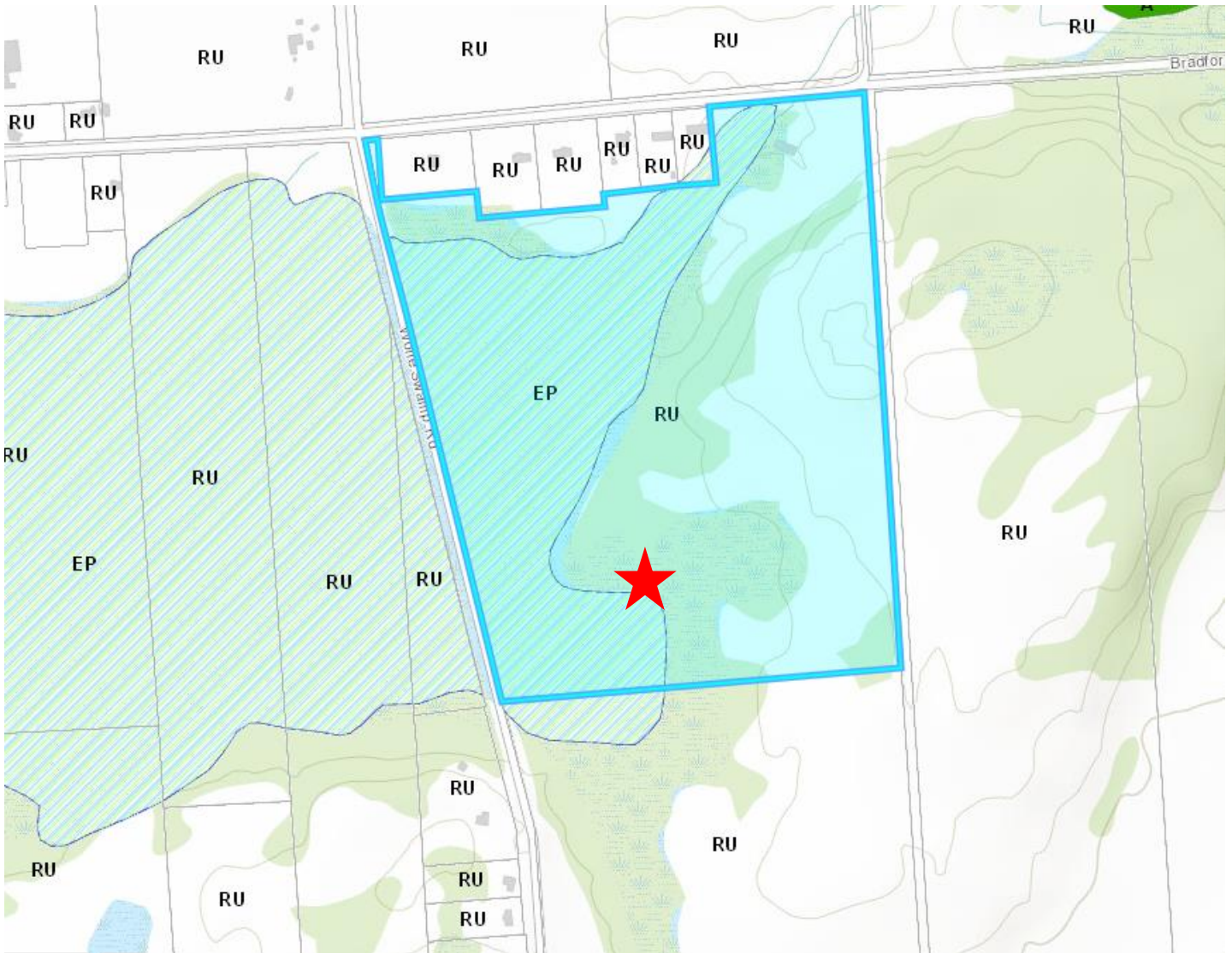


# Zoning Information

## 4402 Bradford Road, South Frontenac



RU – Rural Residential Zone

EP – Environmental Protection Zone

**TOWNSHIP OF SOUTH FRONTENAC  
COMPREHENSIVE ZONING BY-LAW  
BY-LAW NO. 2003-75**

**PASSED SEPTEMBER 16, 2003  
REVISED MAY 15, 2007  
REVISED DECEMBER 18, 2012  
REVISED JUNE 7, 2016  
REVISED AUGUST 5, 2021  
CONSOLIDATED January 19, 2023  
CONSOLIDATED May 31, 2023  
CONSOLIDATED January 23, 2024**

## **SECTION 7 - RU - RURAL ZONE**

**7.1** Within an RU- Rural Zone, no person shall use any land, erect, alter, enlarge, use or maintain any building or structure for any use other than as permitted in this section and also such use, building or structure shall be in accordance with the regulations contained or referred to in this section.

### **7.2 PERMITTED USES**

- agricultural uses, including a livestock facility and intensive agricultural uses,
- conservation uses, including reforestation and other activities connected with the conservation of soil or wildlife,
- wood lots,
- wayside pits and wayside quarries,
- open space use,
- a kennel,
- an apiary,
- a riding club,
- a greenhouse,
- a cold storage warehouse,
- a grain drying facility,
- a hobby farm,
- a livestock assembly area or a livestock exchange,
- an agricultural sales barn,
- a veterinary clinic,
- a research facility,
- a single detached dwelling,
- a seasonal dwelling,
- a group home,
- a dock, subject to approval from the appropriate authority,
- accessory buildings or uses to the above uses, including a single detached dwelling as an accessory use to agriculture,
- a home occupation, in accordance with the provisions of Section 5.28 of this By-law,
- a home industry, in accordance with the provisions of Section 5.29 of this By-law,
- a garden suite in accordance with the provisions of Section 5.33 of this By-law,
- an agricultural produce sales outlet.

### **7.3 ZONE REGULATIONS**

**7.3.1 For Agricultural, Conservation, and Wood Lot Uses; A Kennel, A Riding Club, A Greenhouse, A Cold Storage Warehouse, A Grain Drying Facility, A Livestock Assembly Area, A Research Facility, A Livestock Exchange, An Agricultural Sales Barn, A Veterinary Clinic and A Hobby Farm:**

- Lot Area (Minimum) 8000 sq. Metres (86,114.0 sq. ft.)

- Building Height (Maximum)
  - a. Agricultural Uses 45 Metres (147.6 ft.)
  - b. All other uses 25 Metres (82.0 ft.)
- Front Yard and Exterior Side Yard (Minimum) 20 Metres (65.6 ft.)
- No principal building or structure shall be located less than 10 metres (32.8 ft.) from an interior side lot line or a rear lot line.
- No building or structure used for the housing, training or care of animals in conjunction with a kennel as defined in this By-law, shall be located less than 150 metres (492.1 ft.) from a residential zone or existing residential use.
- No accessory building or structure shall be located less than 3 metres (9.8 ft.) from any interior side lot line or rear lot line.
- No accessory building or structure shall be greater than 6 metres (19.7 ft.) in height.
- Setback from Highwater Mark (Minimum) 30 metres (98.4 ft.)
- The minimum lot area and the number of livestock permitted on a hobby farm shall be in accordance with Section 5.41.
- Off-street parking shall be provided in accordance with Section 5.30.
- Livestock facilities shall be located in accordance with Section 5.35.

**7.3.2 For Single Detached Residential Uses:**

- Lot Area (Minimum) 8000 sq. Metres (86,114.1 sq. ft.)
- Lot Frontage (Minimum) 76 Metres (250 ft.)
- Front Yard (Minimum) 20 Metres (65.6 ft.)
- Rear Yard (Minimum) 10 Metres (32.8 ft.)
- Interior Side Yard (Minimum) 3 Metres (9.8 ft.)
- Exterior Side Yard (Minimum) 10 Metres (32.8 ft.)
- Gross Floor Area (Minimum) 59 sq. Metres (635.1 sq. ft.)
- Lot Coverage (Maximum) 20 percent
- Building Height (Maximum) 11 Metres (36.1 ft.)
- Off-street parking shall be provided in accordance with Section 5.30.
- Front Yard (Minimum) for Accessory Buildings 20 Metres (65.6 ft.)
- Rear Yard (Minimum) for Accessory Buildings 3 Metres (9.8 ft.)
- Interior Side Yard (Minimum) for Accessory Buildings 3 Metres (9.8 ft.)
- Exterior Side Yard (Minimum) for Accessory Buildings 20 Metres (65.6 ft.)
- Building Height for Accessory Buildings 8 Metres (26.2 ft.)
- Setback from Highwater Mark (Minimum) 30 Metres (98.4 ft.)

**7.4 GENERAL PROVISIONS**

All special provisions of Section 5 "General Provisions" shall apply, where applicable, to any land, lot, building, structure or use within the RU Rural Zone.

**7.5 SPECIAL RU RURAL ZONES**

**RU-1 (Part Lot 6, Concession XIV, Portland District - Pepper)**

Notwithstanding any provision of this by-law to the contrary, the lands zoned Special Rural (RU-1) shall be used only in accordance with the following:

- One single detached dwelling shall be permitted in addition to those uses permitted in the RU zone.

All other provisions of this by-law shall apply.

**RU-2 (Part Lot 18, Concession VII, Storrington District - Rural Lands/Leachate Treatment)**

Notwithstanding any provision of this by-law to the contrary, the lands zoned Special Rural (RU-2) shall be used only in accordance with the following:

- The treatment of leachate produced by and originating from the landfill site located to the immediate north of Washburn Road on Part of Lot 18, Concession 7;
- Leachate treatment systems located on the above described lands may include both passive and active systems such as, but not necessarily limited to, a marsh treatment system and a rotating biological disk type of leachate treatment plant. In more specific terms, whatever systems are most effective in the treatment of leachate generated by the adjacent landfill site may be utilized.
- Under no circumstances shall the above described lands be utilized for the landfilling of any waste.
- Adequate separation distances shall be provided between any residential building and any building devoted to the treatment of water polluted by the adjacent landfill site.

All other provisions of this by-law shall apply.

**RU-3 (Part Lot 38, Concession VII, Storrington District - McGarvey Stone House)**

Notwithstanding any provision of this by-law to the contrary, the lands zoned Special Rural (RU-3) shall be used only in accordance with the following:

- The existing stone building may be converted into a maximum of four multiple unit dwelling units in accordance with the provisions of Sections 16.3 and 16.4 of this by-law.

All other provisions of this by-law shall apply.

**RU-4 (Part Lot 10, Concession I, Storrington District - Heska Subdivision)**

Notwithstanding any provision of this by-law to the contrary, the lands zoned Special Rural (RU-4) shall be used only in accordance with the following:

- A single detached dwelling shall not be permitted.

All other provisions of this by-law shall apply.

## **SECTION 32 - EP - ENVIRONMENTAL PROTECTION ZONE**

**32.1** Within an EP - Environmental Protection Zone, no person shall use any land, erect, alter, enlarge, use or maintain any building or structure for any use other than as permitted in this section and also such use, building or structure shall be in accordance with the regulations contained or referred to in this section. Only lands which have been identified as provincially significant wetlands or where an engineered floodline has been established have been zoned Environmental Protection. All other lands which should be protected for their environmental value shall be developed in accordance with Section 5.37 of this by-law.

### **32.2 PERMITTED USES**

- b. existing agricultural uses,
- c. a conservation use excluding any buildings,
- d. a use that was in existence on or before the date of passage of the Official Plan,
- e. a building or structure required by a public authority for flood or erosion control or for conservation or wildlife management purposes,
- f. accessory uses to the above uses, excluding any buildings,
- g. docks, subject to approval of the appropriate authority.

### **32.3 ZONE REGULATIONS**

- h. All applications for development adjacent to EP lands shall be dealt with on a site-by-site basis, at the time of application.
- i. Additional zone regulations shall be established by Council at the time of application in consultation with the Conservation Authority, the Ministry of Natural Resources and/or the Canadian Parks Service.
- j. The minimum separation distance between uses and EP lands shall be 30 metres (98.4 ft.).
- k. The appropriate setbacks from the high water mark of any lake, river, creek, stream or wetland shall be established by Council at the time of application, in consultation with the Conservation Authority, the Ministry of Natural Resources, and/or the Canadian Parks Service.

### **32.4 GENERAL PROVISIONS**

All special provisions of Section 5 "General Provisions" shall apply, where applicable, to any land, lot, building, structure or use within the EP - Environmental Protection Zone.

### **32.5 SPECIAL EP - ENVIRONMENTAL PROTECTION ZONES**

#### **EP-1 (Part Lots 1, 2 and 3, Concession XIII, Portland District - Meredith)**

Notwithstanding any provision of this by-law to the contrary, the lands zoned Special Environmental Protection (EP-1) shall be used only in accordance with the following:

- A building permit may be issued for an accessory building to a principal use providing that no building or structure is located below the contour elevation 139.29 metres G.S.C. (457.0 ft.).

All other provisions of this by-law shall apply.