

THE CORPORATION OF THE TOWNSHIP OF SOUTH STORMONT

BY-LAW NO. 2021-008

BEING a by-law to amend Zoning By-law No. 2011-100.

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WHEREAS the *Municipal Act, 2001*, c. 25 S. 5 (1) provides that the powers of a municipal corporation are to be exercised by its council;

AND WHEREAS the *Municipal Act, 2001*, c. 25 S. 5 (3) provides that the powers of every council are to be exercised by by-law;

AND WHEREAS By-Law No. 2011-100 regulates the use of land and the use and erection of buildings and structures within the Township of South Stormont;

AND WHEREAS Section 34 of the *Planning Act, R.S.O. 1990*, provides that any by-law passed under this section may be amended;

AND WHEREAS the matters herein set out are in conformity with the Official Plan of the United Counties of Stormont, Dundas and Glengarry approved and in force at this time;

AND WHEREAS the Council of the Township of South Stormont deems it advisable to amend By-Law No. 2011-100 as hereinafter set forth.

NOW THEREFORE Council of the Township of South Stormont hereby enacts as follows:

1. That the area affected by this by-law is located in Lots 223 and 224, Plan 228, Geographic Township of Cornwall, Township of South Stormont as indicated on Schedule "A" attached hereto and forming part of this by-law.
2. By-law No. 2011-100, is hereby amended as follows:
  - i. The areas shown on Schedule "A" of this By-law shall henceforth be zoned "Residential Services Two – Special Exception Two (RS2-2)," and cease to be zoned "Residential Services First (RS1)."
  - ii. Schedule "5" of By-law No. 2011-100 is hereby amended in accordance with the provisions of this by-law.
3. All other relevant provisions of By-Law No. 2011-100 shall apply.
4. That this by-law shall become effective on the date of passing hereof, subject to the appeal provisions of the *Planning Act*.

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READ and passed in open Council, signed and sealed this 27<sup>th</sup> day  
January, 2021

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Mayor

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Clerk

**SCHEDULE "A"  
TO BY-LAW NO. 2021-008**

TOWNSHIP OF SOUTH STORMONT  
(former Township of Cornwall)



**Subject Area-** Lots 223 and 224, Plan 228, Geographic Township of Cornwall, Township of South Stormont

Certificate of Authentication

This is Schedule "A" to By-Law No. 2021-008, passed this 27<sup>th</sup> day of January, 2021.

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Mayor

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Clerk

EXPLANATORY NOTE  
TO BY-LAW NO. 2021-008  
AMENDING ZONING BY-LAW NO. 2011-100

The purpose of this zoning amendment is to rezone Lots 223 and 224, Plan 228, Geographic Township of Cornwall, Township of South Stormont, and as shown on the Key Plan,

From: "Residential Services First (RS1)"  
To: "Residential Services Two - Special Exception Two (RS2-2)"

The Residential Services Two - Special Exception Two (RS2-2) Zone will permit a proposed semi-detached dwelling to be constructed on the subject property as well as allow a minimum lot frontage of 18 meters.

