

THE CORPORATION OF THE MUNICIPALITY OF SOUTH DUNDAS

BY-LAW NO. 2025-17

Being a By-law to amend By-law No. 2010-48

WHEREAS By-law No. 2010-48 regulates the use of land and the use and erection of buildings and structures within the Municipality of South Dundas;

AND WHEREAS the Council of the Corporation of the Municipality of South Dundas deems it advisable to amend By-law No. 2010-48 as hereinafter set forth;

AND WHEREAS the Council of the Municipality of South Dundas deems it desirable to delegate authority to the Mayor and Clerk with respect to enact minor by-laws under section 34 of the Planning Act related to an uncontested Consent Decision;

NOW THEREFORE the Council of the Corporation of the Municipality of South Dundas enacts as follows:

1. The area affected by this By-law is indicated on Schedule 'A' attached hereto and forming part of this By-law.

2. By-law No. 2010-48 is hereby amended as follows:

i) That Section 2 be amended to include the following:

“**Model Home** shall mean a building which is used on a temporary basis as a sales office and/or as an example of the type of dwelling unit that is for sale in a related development, and which is not occupied or used for human habitation.”

ii) That Section 3 be amended to include the following:

“3.44 Model Homes

Notwithstanding the provisions of this this By-law, where a pre-servicing agreement or subdivision agreement has been executed by the owner, more than one single detached dwelling, semi-detached dwelling or townhouse dwelling may be constructed on a lot prior to the registration of the plan of subdivision subject to the following:

1. The dwelling shall be permitted in the zone in which it is to be located and each dwelling unit shall be used for the purpose of a model home only and shall not be occupied as a dwelling unit prior to the date of the registration of the subdivision plan;
2. The maximum number of model homes shall not exceed 10 dwelling units and may be any combination of single detached dwellings, semi-detached dwelling units or townhouse dwelling units within the plan of subdivision proposed for registration; and,
3. The model home shall comply with all other provisions of this by-law, as though the dwellings and/or units were constructed on the lot within the future registered plan of subdivision.”

iii) That Section 5.3 (3) be amended to include the following:

““RS3-2

Notwithstanding the provisions of Section 5.3 (2) to the contrary, for the lands zoned R3-2, the following zone requirements shall apply:

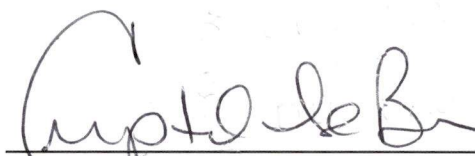
Lot Area (minimum): 400 m²
Lot Frontage (minimum): 12 m
Lot Coverage (maximum): 45%

No group setback shall apply for row/townhouse blocks.”

- iv) Schedule 3 of By-law 2010-48 is hereby amended in accordance with Schedule 'A' attached hereto;
 - v) The areas shown on Schedule 'A' to this By-law shall henceforth be zoned “Residential Third Density – Special Exception 2 (RS3-2),” “Residential Fourth Density – Special Exception 2 (R4-2),” and “Open Space (OS).”
3. This By-law shall come into full force and effect in accordance with the *Planning Act*, R.S.O. 1990.

SIGNED and sealed on this 19th day of February, 2025.



Jason Broad, Mayor

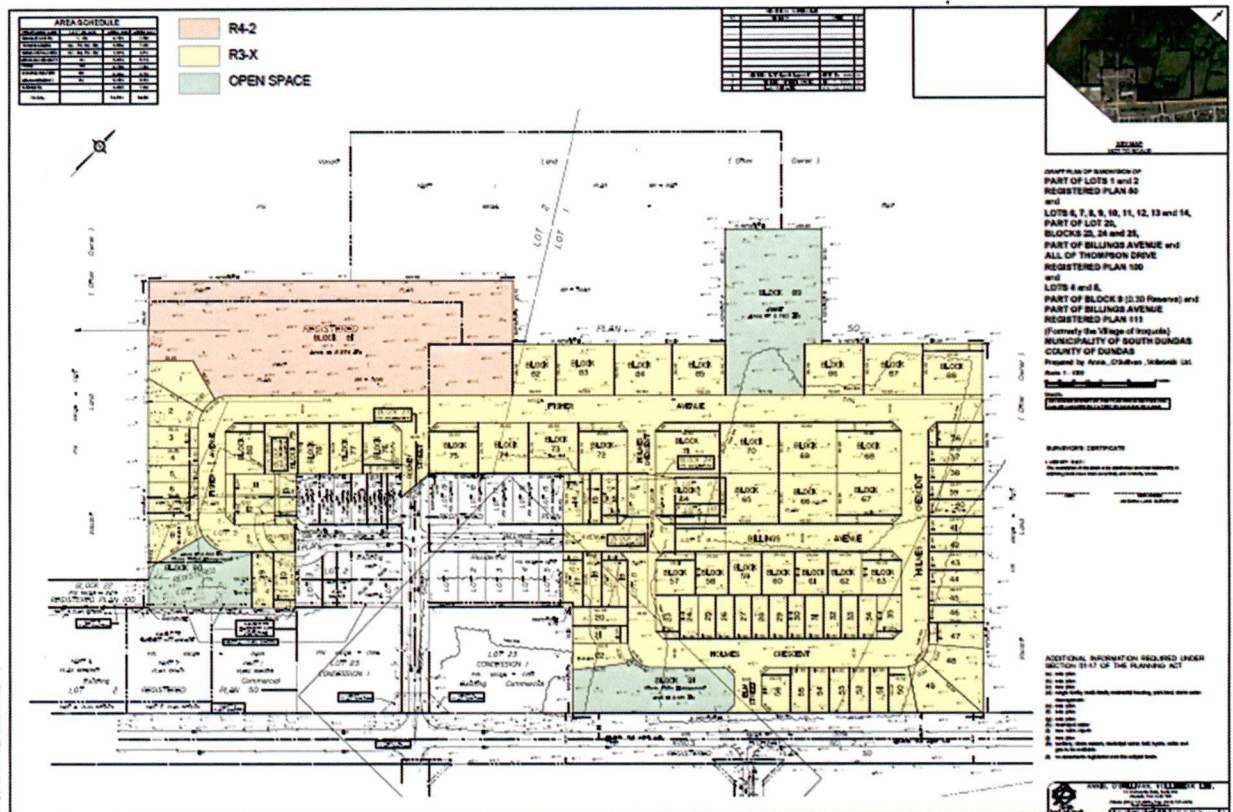
Crystal Lebrun, Clerk

SEAL

By-law No. 2025-17

Schedule A

Municipality of South Dundas
(Former Township of Williamsburg)



Rezone Subject Property (Area Affected):

From: "Residential First Density (R1)," "Residential First Density – Special Exception 1 (R1-1)," "Residential Fourth Density – Special Exception 2 (R4-2)," and "Open Space (OS)"

To: Residential Third Density – Special Exception 2 (R3-2)," "Residential Fourth Density – Special Exception 2 (R4-2)," and "Open Space (OS)"

Subject Property:

Vacant Lands, Iroquois

Pt Lt 1-2 PL 50; Lt 6-14 PL 100; PT Lt 20 PL 100; Lt 4-5 PL 111; former Village of Iroquois, Municipality of South Dundas (Former Village of Iroquois) Municipality of South Dundas

Certificate of Authentication

This is Schedule A to By-law No. 2025-17 passed this 19th day of February 2025.

Jason Broad, Mayor

Crystal Lebrun, Clerk

SEAL