

**The Corporation of the Township of North Frontenac**

**By-law #2025-34**

**Being a By-law to Amend Zoning By-law Number 55-19, as amended – Zone Change from Recreational Commercial (RC) to Four Separate Recreational Commercial Exception Zones 7 through 10 (RC-X7 through RC-X10); Part of Lot 31, Concession 2, Parts 4 and 5 on Registered Plan 13R-5460, Geographic Township of Clarendon; and Part of Lot 31, Concession 2, Part 3 on Registered Plan 13R-5460 Geographic Township of Clarendon**

**Whereas** pursuant to the provisions of Section 34 of the Planning Act, RSO 1990, the Council of a Municipality may enact by-laws regulating the use of lands and the erection of buildings and structures thereon;

**And Whereas** By-Law #55-19 regulates the use of land and the location, use and erection of buildings and structures within the Township of North Frontenac;

**Now Therefore** the Council of The Corporation of the Township of North Frontenac enacts as follows:

1. By-Law #55-19 of The Corporation of the Township of North Frontenac, as amended, is hereby further amended as follows:
  - a. Schedule A of Zoning By-law #55-19, as amended, is hereby further amended to change the zoning on the western half of a parcel of land that is approximately 4.96 acres in area, legally described as Part of Lot 31, Concession 2, Parts 4 and 5 on Registered Plan 13R-5460, Geographic Township of Clarendon; from Recreational Commercial (RC) to Recreational Commercial Exception Zone 7 (RC-X7) as illustrated by Schedule 'A' attached to and forming part of By-Law Number 2025-34;
  - b. Schedule A of Zoning By-law #55-19, as amended, is hereby further amended to change the zoning on the eastern half of a parcel of land that is approximately 4.96 acres in area, legally described as Part of Lot 31, Concession 2, Parts 4 and 5 on Registered Plan 13R-5460, Geographic Township of Clarendon; from Recreational Commercial (RC) to Recreational Commercial Exception Zone 8 (RC-X8) as illustrated by Schedule 'A' attached to and forming part of By-Law Number 2025-34;
  - c. Schedule A of Zoning By-law #55-19, as amended, is hereby further amended to change the zoning on the western half a parcel of land approximately 2.55 acres in area, legally described as Part of Lot 31, Concession 2, Part 3 on Registered Plan 13R-5460 Geographic Township of Clarendon from Recreational Commercial (RC) to Recreational Commercial Exception Zone 9 (RC-X9) as illustrated by Schedule 'A' attached to and forming part of By-Law Number 2025-34;
  - d. Schedule A of Zoning By-law #55-19, as amended, is hereby further amended to change the zoning on the eastern half a parcel of land approximately 2.55 acres in area, legally described as Part of Lot 31, Concession 2, Part 3 on Registered Plan 13R-5460 Geographic Township of Clarendon from Recreational Commercial (RC) to Recreational Commercial Exception Zone 10 (RC-X10) as illustrated by Schedule 'A' attached to and forming part of By-Law Number 2025-34;
2. Section 4.3.5 of By-Law #55-19, as amended, is hereby further amended as follows:
  - a. By adding the following new sub-section (f) to Section 4.12.5 Recreational Commercial, Exception Zones:

**(f) Recreational Commercial Exception Zone 7 (RC-X7)**

- i. The minimum lot size for a Tourist Establishment is 0.8 hectares (2.00 acres)
  - ii. In addition to the permitted uses listed in Section 4.12.1 **A Dwelling – Detached** shall also be permitted as a **Principal Use**.
  - iii. This property and the property directly to the north, described under RC-X9 shall be tied together and treated as one lot of record for the purpose of this Zoning By-law.
- b. By adding the following new sub-section (g) to Section 4.12.5 Recreational Commercial, Exception Zones:

**(g) Recreational Commercial Exception Zone 8 (RC-X8)**

- i. The minimum lot size for a Tourist Establishment is 1.01 hectare (2.50 acres)
  - ii. This property and the property directly to the north, described under RC-X10 shall be tied together and treated as one lot of record for the purpose of this Zoning By-law.
- c. By adding the following new sub-section (h) to Section 4.12.5 Recreational Commercial, Exception Zones:

**(h) Recreational Commercial Exception Zone 9 (RC-X9)**

- i. The minimum lot size for a Tourist Establishment is 0.4 hectares (1.0 acres)
  - ii. In addition to the permitted uses listed in Section 4.12.1 **A Dwelling – Detached** shall also be permitted as a **Principal Use**.
  - iii. This property and the property directly to the south, described under RC-X7 shall be tied together and treated as one lot of record for the purpose of this Zoning By-law.
- d. By adding the following new sub-section (i) to Section 4.12.5 Recreational Commercial, Exception Zones:

**(i) Recreational Commercial Exception Zone 10 (RC-X10)**

- i. The minimum lot size for a Tourist Establishment is 0.6 hectares (1.5 acres)
  - ii. In addition to the permitted uses listed in Section 4.12.1 **A Dwelling – Detached** shall also be permitted as a **Principal Use**.
  - iii. This property and the property directly to the south, described under RC-X8 shall be tied together and treated as one lot of record for the purpose of this Zoning By-law.
3. That this by-law shall come into force and take effect on the date of final passing by the Council of the Township of North Frontenac, subject to the provisions of the Planning Act, R.S.O, 1990, as amended.

**Read** a first and second time **August 7, 2025**.

**Read** a third time and finally passed this **August 7, 2025**.

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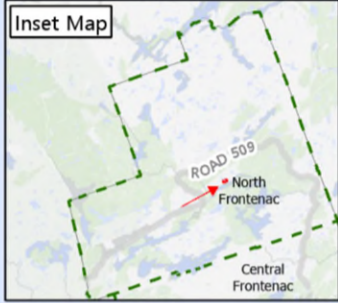
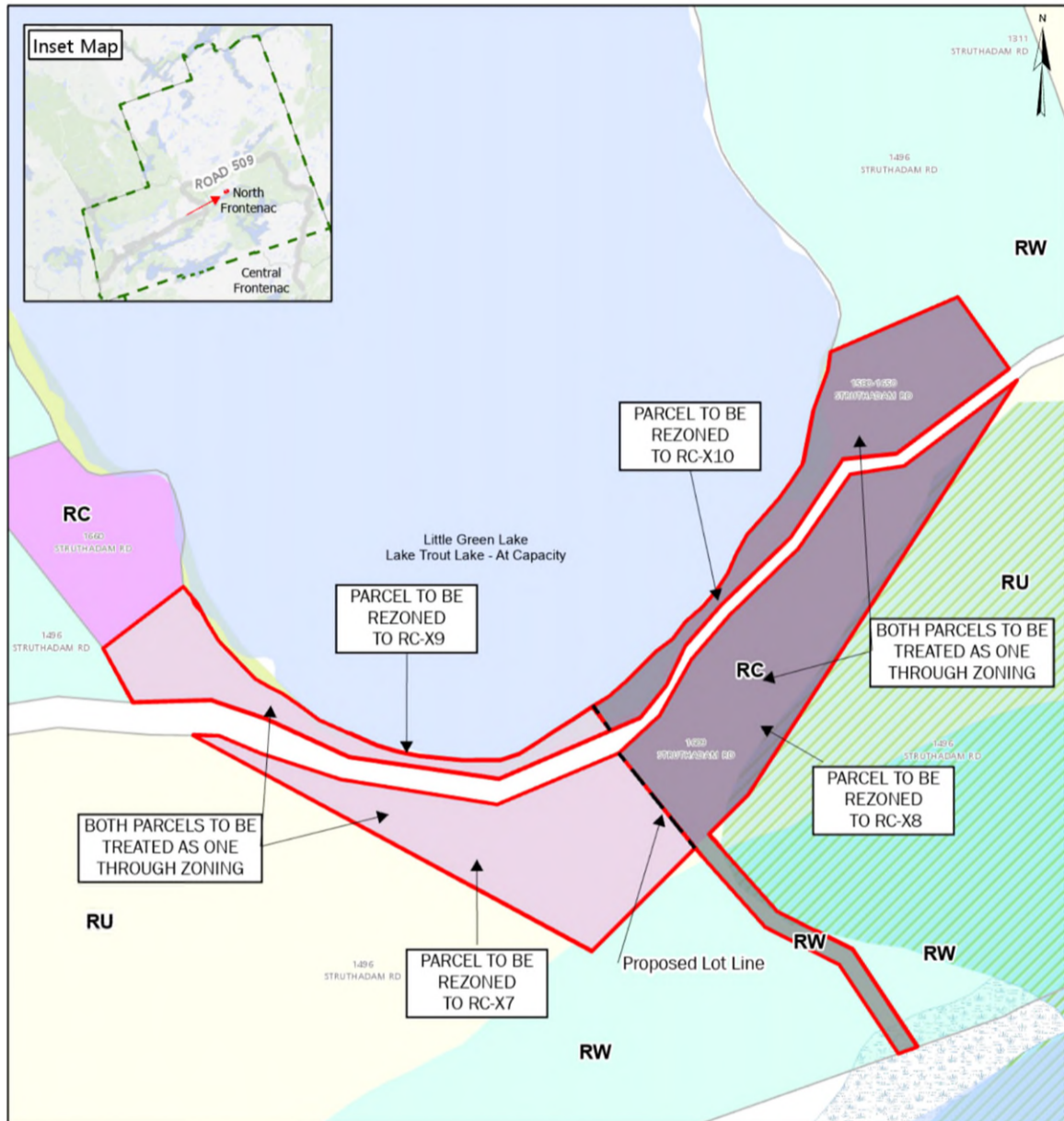
**Gerry Lichty, Mayor**

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**Brooke Drechsler, Deputy Clerk**

DRAFT

# Township of North Frontenac Schedule 'A' to By-Law Number #2025-34



**PROPOSED ZONING  
BY-LAW AMENDMENT (Z03-25)**  
1609 AND 1580-1650  
STRUTHADAM RD, GEOGRAPHIC  
TOWNSHIP OF CLARENDON

Scale: 1:2,500

Legend	
<span style="border: 2px solid red; display: inline-block; width: 15px; height: 10px;"></span>	Subject Property
<span style="border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span>	Parcels
<span style="background-color: lightblue; display: inline-block; width: 15px; height: 10px;"></span>	Waterbody
<span style="background: repeating-linear-gradient(45deg, transparent, transparent 2px, lightgreen 2px, lightgreen 4px); display: inline-block; width: 15px; height: 10px;"></span>	Provincially Significant Wetland
<span style="background: repeating-linear-gradient(45deg, transparent, transparent 2px, lightblue 2px, lightblue 4px); display: inline-block; width: 15px; height: 10px;"></span>	Wetland
<span style="background-color: yellow; display: inline-block; width: 15px; height: 10px;"></span>	Rural (RU)
<span style="background-color: pink; display: inline-block; width: 15px; height: 10px;"></span>	Recreational Commercial (RC)
<span style="background-color: lightcyan; display: inline-block; width: 15px; height: 10px;"></span>	Residential Waterfront (RW)
<span style="border-bottom: 1px dashed black; display: inline-block; width: 15px;"></span>	Proposed Lot Line
<span style="background-color: gray; display: inline-block; width: 15px; height: 10px;"></span>	Proposed Lot B
<span style="background-color: lightgray; display: inline-block; width: 15px; height: 10px;"></span>	Proposed Lot A
<span style="background-color: lightgreen; display: inline-block; width: 15px; height: 10px;"></span>	CROWN

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