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

# By-law #2026-39

**Being a By-law to Amend By-law #55-19 To Regulate the Use of Land, Buildings and Structures within the Township (Zoning By-law) and to Update Provisions based on an Administrative Review (Housekeeping Amendments)**

**Whereas** Council passed By-law #55-19 on July 5, 2019 to Regulate the Use of Land, Building and Structures within the Township of North Frontenac;

**And Whereas** Council deems it necessary to amend By-law #55-19, to update sections of the Zoning By-law through a housekeeping amendment with respect to several minor corrections and administrative changes for clarification;

**Therefore Be It Resolved That** the Council of The Corporation of the Township of North Frontenac enacts as follows:

**That** the Township of North Frontenac Zoning By-Law #55-19, as amended, is hereby amended as follows:

**Part 2 - Definitions:**

1) Delete the definitions of “Aerodrome”; and “Airfield – Private” in their entirety;

2) Delete the existing definition of “Boathouse/Boat Port” and replace it with the following new definition:

   **“Boathouse / Boat Port”** Means a one-storey accessory building that does not contain habitable living space or plumbing, has an opening to the water body of an appropriate size to accommodate a boat and is connected to the water body by a boat slip, boat lift, or marine railway.

3) Delete the existing definition of “Dock” and replace it with the following new definition:

   **“Dock”** means a structure built at or anchored to the shore at which boats or other floating vessels are berthed or secured and which may provide a foundation for a boathouse/boat port. Any structure situated in or over lands covered by water, which is within 3 metres of a dock, shall be deemed to be part of the dock unless it is a boathouse / boat port.

4) Delete the existing definition of “Natural Vegetation Buffer” and replace it with the following new definition:

   **“Natural Vegetation Buffer”** means a natural area extending perpendicular from the high-water mark of a water body and encompassing the area between the side lot lines, which is used to buffer buildings and structures on a lot from an abutting water body or wetland.

5) Delete the existing definition of “Sleep Cabin” and replace it with the following new definition:

   **“Sleep Cabin”** means a single storey accessory building or structure located on the same lot as the principal building or structure, the accessory use being for sleeping accommodation on an occasional basis. A sleep cabin may include sanitary facilities.

6) Delete the existing definition of “Veterinary Establishment” and replace it with the following new definition:

**"Veterinary Establishment"** means a building or part of a building in which facilities are provided by a qualified veterinarian for the prevention, cure and alleviation of disease and or injury to animals, in conjunction with which there may be facilities provided for the sheltering of animals during the treatment period but does not include a kennel as defined in the Township's Animal Control By-law.

**Part 3 – General Provisions:**

7) **Section 3.1 Accessory Buildings, Structures and Uses** – Add the text "/Boat Port" following the word "Boathouse" in each of the following sections:

- Section 3.1.1. c.(i) General
- Section 3.1.2 Boathouses, Docks, Waterfront Structures, Marine Storage Sheds and Pumphouses
- Section 3.1.3 (h) Secondary Dwelling Unit

8) **Section 3.1.1 General** – Delete Section 3.1.1(i) in its entirety and replace with the following wording:

"(i) Buildings or structures which are accessory to a non-residential use shall not exceed the maximum height provision of the Zone in which the use is located;"

9) **Section 3.1.1 General** - Add a new sub-section 3.1.1(j) that reads as follows:

"(j) There shall be no height restriction on buildings and structures such as barns and silos which are accessory to an agricultural use;"

10) **Section 3.1.1 General** - Re-number the remainder of Section 3.1.1 accordingly.

11) **Section 3.1.2 Boathouses/Boat Ports, Docks, Waterfront Structures, Marine Storage Sheds and Pumphouses** – Delete Section 3.1.2 (a) in its entirety and replace it with the following new text:

**"(a) Boathouses/Boat ports**

i. The maximum gross area of a boathouse/boat port shall not exceed 47 square metres;
ii. A boathouse/boat port shall not exceed 4.5 metres in total height and is limited to a single storey;
iii. A boathouse/boat port shall not be constructed closer than 3 metres from the nearest adjacent side lot line where the lot abuts another property and 7 metres where the lot abuts an opened or unopened road allowance and shall not encroach on adjacent lot lines when the lot boundaries are extended into the water. There is no front yard setback for a boathouse/boat port;
iv. Boathouses/boat ports may project a maximum of 8 metres into the waterfront.
v. Boathouses/boat ports shall not be permitted to include any plumbing or contain other accessory uses including a sauna.
vi. A maximum of one (1) Boathouse/Boat Port is permitted on each lot."

12) **Section 3.1.2 (b) Docks** - Add subsection (x) as follows:

"(x) With the exception a boathouse/boat port, no additional structures or buildings are permitted to be located on the dock."

13) **Section 3.3 Backyard Chickens** - Delete existing wording and replace with the following wording:

"Please refer to the Township's Animal Control By-law, being a by-law to regulate animals in the Township of North Frontenac, as amended."

14) **Section 3.16 Frontage and Access** - Delete existing wording in Section 3.16 (a)(ii)(1) and replace with the following wording:

"1) A minimum of two parking spaces shall be required for each dwelling unit, in accordance with Section 3.32 of this By-law."

15) **Section 3.21 Home Based Business** – Delete the existing wording in Section 3.21 (b)(ix) and replace with the following wording:

"ix. Any Parking area servicing the home based business shall comply with the Sections of this By-law setting out provisions for parking."

16) **Section 3.22 Illumination** - Delete existing wording and replace with the following wording:

**"3.22 Illumination of Buildings and Grounds**
Please refer to the Township's lighting guidelines (as amended from time to time) enacted by the Township under the authority of the Municipal Act."

17) **Section 3.23 Kennels** - Delete existing wording and replace with the following wording:

"Please refer to the Township's Animal Control By-law, being a by-law to regulate the keeping of animals in the Township of North Frontenac, as amended."

18) **Section 3.24(d) Renovation or Reconstruction of an Existing Non-Complying/Non-Conforming Building or Structure** - Delete existing wording and replace with the following wording:

"Nothing in this By-law shall prevent the renovation, repair, reconstruction or enlargement of an existing non-complying/non-conforming building or structure, including a sewage system, provided that:

i. Any expansion, enlargement or increase in height, size, volume, footprint or gross floor area shall occur only in a direction or area that complies with the applicable yard, setback, height and coverage provisions of this By-law, and shall not further reduce any deficient yard or setback;

ii. No portion of the existing dwelling is located within 30 metres of a waterbody, wetland, or watercourse.

iii. The building or structure shall not be relocated from its original footprint in a manner that increases non-compliance with this By-law;

iv. An increase in volume of an existing non-complying/non-conforming building or structure resulting from the replacement and/or addition of windows (e.g., dormer windows, bay windows) is permitted without planning approvals, provided such additions do not increase the gross floor area of the building or structure."

19) **Section 3.25 – Live/Work Units –** Delete existing wording and replace with the following wording:

- Antique Sales
- Bakery
- Catering Establishment
- Day Nursery – Private
- Distribution Sales Office or Mail Order Sales,
- Farm Produce Outlet,
- Maple Syrup Processing and Sales Establishment
- Office
- Personal Service Establishment
- Pet Grooming but not including overnight keeping and boarding of animals
- Printing and Publishing Establishment
- School – Private
- Studio
- Veterinary Establishment
- Wellness Centre

20) **Section 3.29 – Natural Vegetation Buffer and Waterfront** – Delete preamble/first paragraph in its entirety; renumber subheading “3.29.1” to “(1)”; and renumber subheading “3.29.2” to “(2)”;

21) **Section 3.31 (j) - Parking and Storage of Motor Vehicles** - Delete existing wording and replace with the following wording:

“(j) Despite the provisions included in the Parking Requirements Section 3.32, if the calculation of the minimum parking space requirement results in a fraction, the minimum requirement shall be the next higher whole number. (e.g. 7.23 spaces shall be deemed to require 8 parking spaces).”

22) **Section 3.34 - Permitted Projections** - Move the second paragraph of the section so that it is located between the first paragraph and Table 2 entitled “Schedule for Maximum Projections”.

23) **Section 3.37 Recreational Vehicles on Individual Lots** – Delete existing wording and replace with the following wording:

“Please refer to the Township’s Recreational Vehicle By-law, being a by-law to regulate the recreational vehicles in the Township of North Frontenac, as amended.”

24) **Section 3.40 Signs** - Delete existing wording and replace with the following wording:

“Please refer to any applicable By-law regulating the placement, height, and type of signs in the Township of North Frontenac, as amended.”

**Part 4 – Zones:**

25) **Section 4.1 Zoning Classification** - Delete existing wording and replace with the following wording:

The original Zoning Schedule, and all subsequent amendments, are maintained in the Clerk’s Office and are available upon request. For the most up-to-date zoning mapping, please visit the County of Frontenac’s GIS portal at frontenacmaps.ca

26) **Section 4.4.3 (a) Principle Uses** - Add the following wording:

'The minimum frontage and lot area apply to lots created after the passage of this by-law and for the creation of all new lots.'

27) **Section 4.5.3 (a) Principle Uses** - Add the following wording to the sub-heading and before the table:

'The minimum frontage and lot area apply to lots created after the passage of this by-law and for the creation of all new lots.'

28) **Section 4.6.3 (a) Principle Uses (excluding Tourist Establishment)** - Add the following wording to the sub-heading and before the table:

'The minimum frontage and lot area apply to lots created after the passage of this by-law and for the creation of all new lots.'

29) **Section 4.6.3 (b) Principle Uses - Tourist Establishment** - Add the following wording to the sub-heading and before the table:

'The minimum frontage and lot area apply to lots created after the passage of this by-law and for the creation of all new lots.'

30) **Section 4.7.3 Zone Requirements** - Add the following wording before the table:

'The minimum frontage and lot area apply to lots created after the passage of this by-law and for the creation of all new lots.'

31) **Section 4.8.3 Zone Requirements** - Add the following wording before the table:

'The minimum frontage and lot area apply to lots created after the passage of this by-law and for the creation of all new lots.'

32) **Section 4.9.3 Zone Requirements** - Add the following wording before the table:

'The minimum frontage and lot area apply to lots created after the passage of this by-law and for the creation of all new lots.'

33) **Section 4.10.3 Zone Requirements** - Add the following wording before the table:

'The minimum frontage and lot area apply to lots created after the passage of this by-law and for the creation of all new lots.'

34) **Section 4.11.3 Zone Requirements**- Add the following wording before the table:

'The minimum frontage and lot area apply to lots created after the passage of this by-law and for the creation of all new lots.'

35) **Section 4.12.3 Zone Requirements** - Add the following wording before the table:

'The minimum frontage and lot area apply to lots created after the passage of this by-law and for the creation of all new lots.'

36) **Section 4.6.5 (c) and (d) Hamlet Exception Zones** – Remove H-X3 and renumber H-X4 to H-X3

37) **Remove 'Cemetery' as a permitted use in the following Sections**: 4.6.1, 4.7.1, 4.8.1, 4.7.4(c), and 4.8.4(a). Subsections 4.7.4(d), (e), (f) are

renumbered to (c), (d), (e). Subsection 4.8.4 (b) and (c) are renumbered to (a) and (b).

38) **Remove References to Kennels as a permitted use in the following sections**: 4.4.2, 4.7.2, 4.7.3(c), 4.8.2, 4.8.3(c), 4.9.2, 4.10.2, 4.11.2, and 4.11.3(b)

**And That** all resolutions, By-laws or parts of By-laws, which are contrary to or inconsistent with this By-law, are hereby repealed;

**And That** all other provisions of Zoning By-Law #55-19 shall continue to apply;

**And 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 this 9th day of July 2026

**Read** a third time and passed this 9th day of July 2026

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Gerry Lichty, Mayor

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Tara Mieske, Clerk