

1
TOWNSHIP OF SOUTH FRONTENAC
BY-LAW NUMBER 2012-75

BEING A TOWNSHIP-INITIATED HOUSEKEEPING BY-LAW TO AMEND BY-LAW NUMBER 2003-75, AS AMENDED, TO EFFECT CHANGES TO CORRECT MAPPING ERRORS THAT HAVE BEEN IDENTIFIED; AND TO CLARIFY THE WORDING OF PARTS OF THE TEXT.

WHEREAS the Municipal Council of the Township of South Frontenac passed the Township of South Frontenac Comprehensive Zoning By-law No. 2003-75 on September 16, 2003;

AND WHEREAS the Municipal Council of the Township of South Frontenac deems it expedient to amend By-law Number 2003-75 as amended, as it relates to certain mapping errors and unclear wording in the text of the document that have been identified;

NOW THEREFORE THE CORPORATION OF THE TOWNSHIP OF SOUTH FRONTENAC BY ITS COUNCIL, HEREBY ENACTS AS FOLLOWS

GENERAL

1. **THAT** section 3 – DEFINITIONS is amended as follows:

A definition of “Dock” is added immediately following the definition of “Development”, to read as follows:

“DOCK” shall mean a structure built at the shoreline or anchored over water at which watercraft are berthed or stored and includes such structure whether floating or permanently anchored to the shore or the lake bed, but which excludes any structure used for human habitation.

A definition of “Navigable Waterway” is added immediately following the definition of “Municipality”, to read as follows:

“NAVIGABLE WATERWAY” shall mean a body of water or a stream pursuant to the Beds and Navigable Waters Act or the Navigable Waters Protection Act.

The definition of “High Water Mark” is amended by changing the words “body of water” to “waterbody” so that the definition reads as follows:

“HIGH WATER MARK” shall mean the mark made by the action of water under natural conditions on the shore or bank of a **waterbody** which action has been so common and usual and so long continued that it has created a difference between the character of the vegetation or soil on one side of the mark and the character of the vegetation or soil on the other side of the mark.

The definition of “Sleeping Cabin” is amended by adding the words “single storey (with no basement)” immediately following the word ‘subordinate’ so that the definition reads as follows:

“SLEEPING CABIN” shall mean an accessory and subordinate, **single storey (with no basement)**, detached building or structure with a maximum footprint of 27.9 sq. metres (300 sq. ft.) designed as sleeping accommodation only and to permit the better or more convenient enjoyment of the principal residential dwelling and which may contain plumbing or sanitary waste disposal systems provided such system is connected to the system accommodating the principal dwelling and approved by Public Health. No kitchen facilities shall be included in a sleeping cabin and, in no case, shall the definition of a sleeping cabin be deemed to include a premises for the temporary accommodation of members of the public for a fee.

The definition of “waterbody” is deleted in its entirety and replaced with a new definition of “waterbody” to read as follows:

“WATERBODY” shall mean any natural or constructed body of water including lakes, rivers, streams, channels, wetlands **and navigable waterways**, but excludes a drainage or irrigation channel.

2. **THAT** clause 5.5.7 of Zoning By-law 2003-75 as amended is deleted in its entirety and replaced with the following clause:

“No person shall occupy or permit to be occupied a building or part of it, unless the chief building official or a person designated by the chief building official has issued a permit authorizing occupation of the building or part of it”.

3. **THAT** subsection 5.10.2 of zoning By-law 2003-75 as amended is hereby further amended by adding a sentence to the end of the existing paragraph to read as follows:

“In addition, no living space shall be added below grade to any existing building or structure.”

4. **THAT** Section 5.11 (REPLACEMENT OF BUILDINGS OR STRUCTURES) of Zoning By-law 2003-75 as amended, is in its entirety and replaced with a new section 5.11 to read as follows:

“A building or structure, including a legal non-conforming and/or legal non-complying building or structure, may be replaced with a new building or structure in the case of partial or complete destruction caused by fire, lightning, explosion, tempest, flood or act of God, or demolition permit **required** by the Corporation of the Township of South Frontenac or other authority for safety, health or sanitation requirements. A building permit will only be issued, in the absence of zoning relief, provided no **enlargement of the footprint or increase in the gross floor area** is proposed and provided the permit is applied for within 12 months of the partial or complete **demolition/destruction**. The replacement building shall be located on the same footprint and shall not increase size of the footprint **or gross floor area** of the original non-conforming/non-complying building. The applicant shall provide proof to the satisfaction of the Chief Building Official that there will be no increase in the size of the building footprint **or gross floor area** and that the replacement building will be located on the same footprint as the non-conforming/non-complying building. Where applicable, floodproofing and avoidance of erosion hazards should be considered.

5. **THAT** subsection 5.24.1 of Zoning By-law 2003-75 as amended, (ACCESSORY BUILDINGS) is deleted in its entirety and replaced with a new subsection 5.24.1 to read as follows:

5.24.1 “The total lot coverage of accessory buildings and structures including detached private garages shall not exceed five (5) percent of the lot area. A swimming pool and/or a tennis court may be permitted on the property, for which an additional 5% lot coverage shall be permitted. In no case shall the lot coverage of all accessory buildings and structures on a lot (excluding pools and tennis courts) exceed the existing lot coverage of the principal building.”

6. **THAT** subsection 5.25.2 of Zoning By-law 2003-75 as amended, (FRONTAGE ON A PUBLIC ROAD) is deleted in its entirety and replaced with a new section 5.25.2 to read as follows:

5.25.2 “Notwithstanding the provisions of Section 5.25.1 above, on **existing** lots situated **within any zone** which lots do not front on a public road, a building permit may be issued for the erection of a building or structure if the **existing** lot has frontage on a private lane and/or navigable waterway, and if it has deeded access either directly or by means of a parking/docking easement, from a public road. Notwithstanding sections 5.30.1.1 and 5.30.1.2, **at least** two parking spaces shall be required for every dwelling unit. No building permit shall be issued for **any lots whose only access is by means of a navigable waterway**, unless adequate vehicular parking/boat docking is provided on the mainland. **Legal use** of mainland parking/docking areas shall be tied in perpetuity to the lot(s) for which the building permit is sought. The mainland area used for parking/docking shall have **sufficient**

size for parking and sufficient water frontage for boat dockage. The parking area shall be set back a minimum of 15m, (49.2 ft.) from the high water mark.

7. **THAT** a new subsection 5.25.3 be added to Zoning By-law 2003-75 as amended, immediately following subsection 5.25.2 to read as follows:

“5.25.3 No building permit shall be issued for an existing lot whose only means of access is by way of a Township unopened road allowance, unless the property owner has obtained permission from the Township, and has entered into a licence agreement with the Township for use of the unopened road allowance.”

8. **THAT** subsection 5.30.2 Parking Requirements of Zoning By-law 2003-75 as amended is further amended by the addition of the following new subsection immediately following subsection 5.30.2.18, to read as follows:

5.30.2.19 “No person shall construct or make use of an entrance onto any property within the Township without first obtaining an entrance permit from the Township Roads Department.”

9. **THAT** subsection 5.35 i) of Zoning By-law 2003-75 as amended is deleted in its entirety and replaced with a new section 5.35 i) to read as follows:

“5.35 i) Notwithstanding any other yard provision of this By-law to the contrary, and except within the boundaries of ‘Settlement Areas’, development on existing lots of record shall be expected to meet the Minimum Distance Separation (MDS 1) requirements, where possible, calculated using the Ministry of Agriculture, Food and Rural Affairs Guidelines in Appendix 1 to this By-law. Within ‘Settlement Areas’ boundaries, MDS 1 will not be applied to proposed new development except where Council/Committee determines that special circumstances warrant such application.”

10. **THAT** subsection 14.3.1 of the Urban Residential-First Density Zone (UR1) of Zoning By-law 2003-75 as amended, is further amended by changing the wording for Lot Coverage (Maximum) to specify that 30% coverage is only for non-waterfront lots and by adding a clause specifying that, on waterfront lots, the maximum coverage is 5% so that the whole subsection reads as follows:

14.3 ZONE REGULATIONS

14.3.1 For a Single Detached Dwelling

- Lot Area (Minimum) 8,000 sq. metres (86,114.1 sq. ft.)
- Lot Frontage (Minimum) 76 metres (250 ft.)
- Front Yard (Minimum) 7.5 metres (24.6 ft.)
- Rear Yard (Minimum) 7.5 metres (24.6 ft.)
- Interior Side Yard (Minimum) 2.5 metres (8.2 ft.)
- Exterior Side Yard (Minimum) 7.5 metres (24.6 ft.)
- Gross Floor Area (Minimum) 89 sq. metres (958.0 sq. ft.)
- **Lot Coverage For Non-Waterfront Lots (Maximum) 30%**
- **Lot Coverage For Waterfront Lots (Maximum) 5%**
- Building Height (Maximum) 11 metres (36.1 ft.)
- Off Street parking shall be provided in accordance with section 5.30.

11. **THAT** section 18.3.6, **ADDITIONAL ZONE REGULATIONS FOR A TENT AND/OR TRAVEL TRAILER PARK**, of Zoning By-law 2003-75 as amended, is hereby amended by changing the subsection requiring each Travel Trailer Park to have a minimum of 10 metres (32.8 ft.) of usable waterfrontage per site to requiring only 7.5 metres (24.6 ft.) per site, so that the subsection reads as follows:

- Travel Trailer Park Usable Waterfront (Minimum) 7.5 metres/site (24.6 ft./site)

12. THAT section 18.3.7, ADDITIONAL ZONE REGULATIONS FOR HOTELS, MOTELS & RENTAL CABINS, of Zoning By-law 2003-75 as amended, is hereby amended by adding a subsection requiring each Hotel or Motel unit or Cabin unit to have a minimum of 7.5 metres (24.6 ft.) of waterfrontage, so that the added subsection reads as follows:

- Hotel, Motel or rental Cabin Usable Waterfront
(Minimum) 7.5 metres/unit (24.6 ft./unit)

13. THAT section 18.5, SPECIAL RRC – RECREATIONAL RESORT COMMERCIAL ZONES, of Zoning By-law 2003-75 as amended, is hereby deleted in its entirety and replaced with a new section 18.5 SPECIAL RRC – RECREATIONAL RESORT COMMERCIAL ZONES, to read as follows:

The expansion of any tourist establishment involving tent and/or travel trailer or park model sites existing at the time of passage of this by-law and described below as Special Recreational Resort Commercial zones, shall be subject to the requirement of 7.5 metres (24.6 ft.) of usable waterfront for every proposed additional tent and/or travel trailer or park model site.

RRC-1 (Part Lots 9, 10 and 11, Concession X, Storrington District - Loughborough Inn

No change

Notwithstanding any provision of this by-law to the contrary, on the lands zoned Special Recreational Resort Commercial (RRC-1) only the following uses are permitted and the following special provision applies:

i) Permitted Uses

- a tourist establishment consisting of 26 cabins, 2 cottages having 2 units in each;
- 1 permanent single detached dwelling;
- a hotel/office building containing a maximum of 66 units;
- a marina
- accessory buildings and structures to the above uses.

ii) Special Zone Provision

Height of Hotel/Office Building (Maximum) 16.7 metres (54.8 ft.)

All other provisions of this by-law shall apply.

All development is subject to a site plan agreement to be entered into with the municipality under section 41 of the Planning Act specifying the location of all buildings

and structures, parking and loading areas, access aisles, septic systems and vegetative buffers and specifying any other conditions required by the Ministry of the Environment or the municipality.

RRC-2 (Part Lots 20 and 21, Concession V, Storrington District - Dravis)

No change

Notwithstanding any provision of this by-law to the contrary, on the lands zoned Special Recreational Resort Commercial (RRC-2), only the following uses are permitted and the following special provisions shall apply:

i) Permitted Uses

- a health spa shall be permitted with uses limited to the following:
 - a tourist establishment;
 - accessory buildings and structures to the above uses, including an accessory dwelling and an accessory dwelling unit.

ii) Zone Provisions

No building or structure other than a marine facility and except for existing boathouse(s) shall be located within 30 metres (98.4 ft.) of the highwater mark of Loughborough Lake and no private sewage disposal facilities shall be located closer than 30 metres (98.4 ft.) to any shoreline.

All other provisions of this by-law shall apply.

RRC-3 (Part Lot 22, Concession IX, Storrington District - Sterner)**No change**

Notwithstanding any provision of this by-law to the contrary, on the lands zoned Special Recreational Resort Commercial (RRC-3), only the following uses are permitted:

i) Permitted Uses

- a tourist establishment consisting of a travel trailer park with a maximum of 8 trailer sites;
- a tourist establishment to be located within the 2 existing dwellings located on the property as of the day of the adoption of this by-law;
- accessory buildings and structures to the above uses.

All other provisions of this by-law shall apply.

RRC-4 (Part Lot 15, Concession VIII, Storrington District - Hiawatha's Hideaway)

Notwithstanding any provision of this by-law to the contrary, on the lands zoned Special Recreational Resort Commercial (RRC-4), only the following uses are permitted and the following special provisions shall apply:

i) Permitted Uses

- a tourist establishment consisting of three 2-bedroom cottages and two 3-bedroom cottages;
- accessory buildings and structures to the above uses.

ii) Zone Provisions

No building or structure other than a marine facility and except for 2 existing cabins and docks shall be located within 30 metres (98.4 ft.) of the highwater mark of Dog Lake. Reconstruction of these cabins within the 30 metre setback shall only be permitted provided there is no increase in their footprint, height or gross floor area and provided they are no closer to the highwater mark.

All other provisions of this by-law shall apply.

RRC-5 (Lot 25, Concession V, Bedford District - Robin Hood Cottages)

Notwithstanding any provision of this by-law to the contrary, on the lands zoned Special Recreational Resort Commercial (RRC-5), only the following uses are permitted and the following special provisions shall apply:

i) Permitted Uses

- a tourist establishment consisting of 5 tourist cabins;
- accessory buildings and structures to the above uses.

ii) Zone Provisions

No building or structure other than a marine facility and except for 3 tourist cabins shall be located within 30 metres (98.4 ft.) of the highwater mark of Green Bay. Reconstruction of these cabins within the 30 metre setback shall only be permitted provided there is no increase in their footprint, height or gross floor area.

All other provisions of this by-law shall apply.

RRC-6 (Lot 28, Concession X, Storrington District - Elm Lodge)**No change**

Notwithstanding any provision of this by-law to the contrary, on the lands zoned Special Recreational Resort Commercial (RRC-6), only the following uses are permitted and the following special provisions shall apply:

i) Permitted Uses

- a tourist establishment consisting of seven (7) cabins, 2 cottages with 2 units each and 1 cottage with 4 units;
- 1 single detached dwelling;
- accessory buildings and structures to the above uses.

ii) Zone Provisions

No building or structure other than a marine facility and except for an existing pumphouse and one dock shall be located within 30 metres (98.4 ft.) of the highwater mark of Cranberry Lake.

All other provisions of this by-law shall apply.

RRC-7 (Lot 19, Concession IV, Storrington District–Loughborough Campgrounds)

Notwithstanding any provision of this by-law to the contrary, on the lands zoned Special Recreational Resort Commercial (RRC-7), only the following uses are permitted and the following special provisions shall apply:

i) Permitted Uses

- a tourist establishment consisting of one 4-unit cottage, one single cottage and 14 trailer sites;
- one seasonal single detached dwelling/office;
- one (1) mobile home;
- accessory buildings and structures to the above uses.

ii) Zone Provisions

No building or structure other than a marine facility and except for 2 existing cottages (1 four-unit, 1 single) and 4 existing trailer sites may be permitted within 30 metres (98.4 ft.) of the highwater mark of Harper Bay. Reconstruction of these cabins or replacement of these trailers within the 30 metre setback shall only be permitted provided there is no increase in their size, footprint, height or gross floor area and provided they are no closer to the highwater mark.

All other provisions of this by-law shall apply.

RRC-8 (Lot 13, Concession VII, Storrington District - Hilson)

Notwithstanding any provision of this by-law to the contrary, on the lands zoned Special Recreational Resort Commercial (RRC-8), only the following uses are permitted and the following special provisions shall apply:

i) Permitted Uses

- a tourist establishment consisting of 91 trailer/camp sites;
- accessory buildings and structures to the above uses.

ii) Zone Provisions

No building or structure other than a marine facility and 12 serviced trailer sites shall be permitted within 30 metres (98.4 ft.) of the highwater mark of Loughborough Lake. Replacement of these trailers within the 30 metre setback shall only be permitted provided there is no increase in their size, footprint, height or gross floor area and provided they are no closer to the highwater mark.

All other provisions of this by-law shall apply.

RRC-9 (Lot 26, Concession X, Storrington District - Hogan's Haven)

Notwithstanding any provision of this by-law to the contrary, on the lands zoned Special Recreational Resort Commercial (RRC-9), only the following uses are permitted and the following special provisions shall apply:

i) Permitted Uses

- a tourist establishment consisting of 86 trailer sites, 1 cabin and one cottage/trailer;
- accessory buildings and structures to the above uses.

ii) Zone Provisions

No building or structure other than a marine facility and except for 3 existing docks and 12 trailer sites shall be located within 30 metres (98.4 ft.) of the highwater mark of Dog Lake. Replacement of these trailers within the 30 metre

setback shall only be permitted provided there is no increase in their size, footprint, height or gross floor area and provided they are no closer to the highwater mark.

All other provisions of this by-law shall apply.

RRC-10 (Lot 26, Concession XI, Storrington District - Baldwin Camp)

Notwithstanding any provision of this by-law to the contrary, on the lands zoned Special Recreational Resort Commercial (RRC-10), only the following uses are permitted and the following special provisions shall apply:

- i) Permitted Uses
 - a tourist establishment consisting of 6 trailer sites, 1 mobile home and 1 cabin;
 - accessory buildings and structures to the above uses.
- ii) Zone Provisions

No building or structure other than a marine facility and except for 6 trailer sites, 1 mobile home and 1 cabin shall be located within 30 metres (98.4 ft.) of the highwater mark of Crane's Nest Lake. Reconstruction of the cabin and mobile home or replacement of these trailers within the 30 metre setback shall only be permitted provided there is no increase in their size, footprint, height or gross floor area and provided they are no closer to the highwater mark.

All other provisions of this by-law shall apply.

RRC-11 (Lot 26, Concession XI, Storrington District - Camp Brylene)

Notwithstanding any provision of this by-law to the contrary, on the lands zoned Special Recreational Resort Commercial (RRC-11), only the following uses are permitted and the following special provisions shall apply:

- i) Permitted Uses
 - a tourist establishment consisting of 76 trailer sites and 2 cabins;
 - a detached store/office;
 - accessory buildings and structures to the above uses.
- ii) Zone Provisions

No building or structure other than a marine facility and except for 26 trailer sites, 2 existing docks, 2 cabins, gas pump and other marine facilities shall be located within 30 metres (98.4 ft.) of the highwater mark of Dog Lake. Reconstruction of these cabins and replacement of these trailers within the 30 metre setback shall only be permitted provided there is no increase in their size, footprint, height or gross floor area and provided they are no closer to the highwater mark.

All other provisions of this by-law shall apply.

RRC-12 (Lot 30, Concession X, Storrington District - Limbeek's Cottages)

Notwithstanding any provision of this by-law to the contrary, on the lands zoned Special Recreational Resort Commercial (RRC-12), only the following use are permitted and the following special provisions shall apply:

- i) Permitted Uses
 - a tourist establishment consisting of 4 tourist cabins;
 - one permanent dwelling/office.
- ii) Zone Provisions

No building or structure other than a marine facility and except for one existing cabin shall be permitted below the highwater mark of Cranberry Lake. Reconstruction of this cabin shall only be permitted provided there is no increase in its footprint, height or gross floor area and provided it is no closer to the highwater mark.

RRC-13 (Lots 31 and 32, Concession X, Storrington District - Knapps)

Notwithstanding any provision of this by-law to the contrary, on the lands zoned Special Recreational Resort Commercial (RRC-13), only the following uses are permitted and the following special provisions shall apply:

i) Permitted Uses

- a tourist establishment consisting of 3 cabins and 70 trailer sites;
- accessory buildings and structures to the above uses.

ii) Zone Provisions

No building or structure other than a marine facility and except for 2 existing cabins, 2 pit privies and 31 trailer sites shall be located within 30 metres (98.4 ft.) of the highwater mark of Cranberry Lake. Reconstruction of these cabins and replacement of these trailers within the 30 metre setback shall only be permitted provided there is no increase in their size, footprint, height or gross floor area and provided they are no closer to the highwater mark.

All other provisions of this by-law shall apply.

RRC-14 (Lot 26, Concession X, Storrington District - Gerald Hogan)

Notwithstanding any provision of this by-law to the contrary, on the lands zoned Special Recreational Resort Commercial (RRC-14), only the following uses are permitted and the following special provisions shall apply:

i) Permitted Uses

- a tourist establishment consisting of 11 trailer sites;
- one single detached dwelling;
- accessory buildings and structures to the above uses.

ii) Zone Provisions

No building or structure other than a marine facility and except for 11 trailer sites, 1 fish cleaning station and 1 boat launch shall be located within 30 metres (98.4 ft.) of the highwater mark of Dog Lake. Replacement of these trailers within the 30 metre setback shall only be permitted provided there is no increase in their footprint, height or gross floor area and provided they are no closer to the highwater mark.

All other provisions of this by-law shall apply.

RRC-15 (Lots 20 and 21, Concession IX Storrington District - Burnt Hills Lodge)

Notwithstanding any provision of this by-law to the contrary, on the lands zoned Special Recreational Resort Commercial (RRC-15-H), only the following uses are permitted and the following special provisions shall apply:

i) Permitted Uses

- a tourist establishment consisting of 6 cabins and 27 trailer sites;
- 1 single detached permanent dwelling;
- 1 detached garage;
- accessory buildings and structures to the above uses.

ii) Zone Provisions

No building or structure other than a marine facility and except for an existing dock and 1 cabin shall be permitted within 30 metres (98.4 ft.) of the highwater mark of Dog Lake. Reconstruction of this cabin within the 30 metre setback shall only be permitted provided there is no increase in its footprint, height or gross floor area and provided it is no closer to the highwater mark.

Prior to the establishment of 2 of the 6 permitted cabins and 25 of the permitted 27 trailer sites, the Holding (H) provision shall be removed from the RRC-15-H Zone when provisions for water and septic sewage disposal have been completed to the satisfaction of the Township.

All other provisions of this by-law shall apply.

RRC-16 (Lots 21 and 22, Concession 8 and Lot 22, Concession IX, Storrington District - Melody Lodge)

Notwithstanding any provision of this by-law to the contrary, on the lands zoned Special Recreational Resort Commercial (RRC-16), only the following uses are permitted and the following special provisions shall apply:

i) Permitted Uses

- a tourist establishment consisting of 5 cabins and 24 permanent trailer sites;
- 1 single detached dwelling;
- 1 office;
- accessory buildings and structures to the above uses.

ii) Zone Provisions

No building or structure other than a marine facility and except for a pump station, an existing dock, 1 pit privy, 5 trailer sites, 1 washroom facility and 1 marine accessory building shall be located within 30 metres (98.4 ft.) of the highwater mark of Dog Lake. Replacement of these trailers or buildings within the 30 metre setback shall only be permitted provided there is no increase in their size, footprint, height or gross floor area and provided they are no closer to the highwater mark.

All other provisions of this by-law shall apply.

RRC-17 (Lot 5, Concession VI, Storrington District - Gordon Camp Grounds)

No change

Notwithstanding any provision of this by-law to the contrary, on the lands zoned Special Recreational Resort Commercial (RRC-17), only the following uses are permitted:

i) Permitted Uses

- a tourist establishment consisting of 1 single detached dwelling, 1 trailer site and 5 cabins;
- accessory buildings and structures to the above uses.

All other provisions of this by-law shall apply.

RRC-18 (Lot 15, Concession IX, Storrington District - Freeman Cottages)

Notwithstanding any provision of this by-law to the contrary, on the lands zoned Special Recreational Resort Commercial (RRC-18), only the following uses are permitted:

i) Permitted Uses

- a tourist establishment consisting of 3 tourist cabins;
- two single detached dwellings (one with attached double garage);
- accessory buildings and structures to the above uses.

ii) Zone Provisions

No building or structure other than a marine facility and 3 existing cottages shall be permitted within 30 metres (98.4 ft.) of the highwater mark of Dog Lake. Reconstruction of these cottages within the 30 metre setback shall only be permitted provided there is no increase in their footprint, height or gross floor area and provided they are no closer to the highwater mark.

All other provisions of this by-law shall apply.

RRC-19 (Lots 4 and 5, Concession V, Storrington District - Gordon Campground)

Notwithstanding any provision of this by-law to the contrary, on the lands zoned Special Recreational Resort Commercial (RRC-19), only the following uses are permitted and the following special provisions shall apply:

i) Permitted Uses

- a tourist establishment consisting of 2 cabins and 12 trailer sites.

ii) Zone Provisions

No buildings or structures other than 2 cabins shall be permitted within 30 m (98.4 m) of the highwater mark of the Rideau Canal. Reconstruction of these cabins within the 30 metre setback shall only be permitted provided there is no increase in their footprint, height or gross floor area and provided they are no closer to the highwater mark.

All other provisions of this by-law shall apply.

RRC-20 (Lot 11, Concession VI, Loughborough District - Glen Lor Lodge)

Notwithstanding any provision of this by-law to the contrary, on the lands zoned Special Recreational Resort Commercial (RRC-20), only the following uses are permitted and the following special provisions shall apply:

i) Permitted Uses

- a tourist establishment consisting of twelve (12) cottages and 29 trailer sites, one single detached dwelling/lodge and one motor home;
- accessory buildings and structures to the above uses.

ii) Zone Provisions

No building or structure other than a marine facility and except for 15 existing trailer sites and 3 existing cabins shall be permitted within 30 metres (98.4 ft.) of the highwater mark of Sydenham Lake. Reconstruction of these cabins and replacement of these trailers within the 30 metre setback shall only be permitted provided there is no increase in their size, footprint, height or gross floor area and provided they are no closer to the highwater mark.

All other provisions of this by-law shall apply.

RRC-21 (Lot 7, Concession XIV, Loughborough District - Snug Harbour)

Notwithstanding any provision of this by-law to the contrary, on the lands zoned Special Recreational Resort Commercial (RRC-21), only the following uses are permitted and the following special provisions shall apply:

i) Permitted Uses

- a tourist establishment consisting of 12 rental cottages and a lodge;
- accessory buildings and structures to the above uses.

ii) Zone Provisions

No building or structure other than a marine facility, gas facility and 5 existing cottages and 2 existing docks shall be permitted within 30 metres (98.4 ft.) of the highwater mark of Desert Lake. Reconstruction of these cottages within the 30 metre setback shall only be permitted provided there is no increase in their footprint, height or gross floor area and provided they are no closer to the highwater mark.

All other provisions of this by-law shall apply.

RRC-22 (Lots 4 and 5, Concession XIII, Loughborough District - Desert Lake Resort)

Notwithstanding any provision of this by-law to the contrary, on the lands zoned Special Recreational Resort Commercial (RRC-22), only the following uses are permitted and the following special provisions shall apply:

i) Permitted Uses

- a tourist establishment and travel trailer park consisting of 145 serviced tent/trailer sites, one rental cabin, 1 permanent single detached dwelling, one office and convenience store (in same structure), and a separate 10 unit motel (Waterway Place Inn);
- one dwelling unit containing 3 rental apartments;
- accessory buildings and structures to the above uses.

ii) Zone Provisions

Notwithstanding that the lands zoned RRC-22 are inclusive of 5 parcels, the above named uses shall be permitted within any of the 5 parcels but shall not exceed the total number of permitted uses.

No building or structure other than a marine facility and the existing 25 tent/trailer sites and 1 rental cabin and one existing dock may be permitted within 30 metres (98.4 ft.) of the highwater mark of Desert Lake. Reconstruction of these cabins and replacement of these trailers within the 30 metre setback shall only be permitted provided there is no increase in their size, footprint, height or gross floor area and provided they are no closer to the highwater mark.

All other provisions of this by-law shall apply.

RRC-23 (Lot 5, Concession XIII, Loughborough District - Lazy Acre Cottages)

Notwithstanding any provision of this by-law to the contrary, on the lands zoned Special Recreational Resort Commercial (RRC-23), only the following uses are permitted and the following special provisions shall apply:

i) Permitted Uses

- a tourist establishment consisting of:
- 9 cottages;
- one single detached seasonal dwelling with an administration office;
- accessory buildings and structures to the above uses.

ii) Zone Provisions

No building or structure other than a marine facility and except for 4 existing cabins, one boat dock and the existing boathouse/sleeping area may be located within 30 metres (98.4 ft.) of the highwater mark of Desert Lake. Reconstruction of these cabins and boathouse/sleeping area structure within the 30 metre setback shall only be permitted provided there is no increase in their original size, footprint, height or gross floor area and provided they are no closer to the highwater mark.

All other provisions of this by-law shall apply.

RRC-24 (Lot 7, Concession I, Loughborough District - Mundell)

Notwithstanding any provision of this by-law to the contrary, on the lands zoned Special Recreational Resort Commercial (RRC-24), only the following uses are permitted and the following special provisions shall apply:

i) Permitted Uses

- a tourist establishment consisting of 4 cabins;
- accessory buildings and structures to the above uses.

ii) Zone Provisions

No building or structure other than a marine facility and except for 4 existing cabins shall be permitted within 30 metres (98.4 ft.) of the highwater mark of Loughborough Lake. Reconstruction of these cabins shall only be permitted provided there is no increase in their original size, footprint, height or gross floor area and provided they are no closer to the highwater mark of the lake.

All other provisions of this by-law shall apply.

RRC-25 (Part Lots 30 and 31, Concessions VIII and IX, Bedford District - Long Bay Camp)

Notwithstanding any provision of this by-law to the contrary, on the lands zoned Special Recreational Resort Commercial (RRC-25), only the following uses are permitted and the following special provisions shall apply:

No change

i) Permitted Uses

- a tourist establishment consisting of:
 - agricultural uses;
 - 25 tourist cabins each having a floor area not exceeding 40.0 m²
 - 50 tourist campsites, each to be occupied by a maximum of one tent or one recreational vehicle, each campsite having an area not less than 230.0 m² and a frontage not less than 15.0 m (49.2 ft.) along the park road;
 - dining hall and tuck shop;
 - one accessory dwelling;
 - other accessory buildings and structures to the above uses.

ii) Zone Provisions

No building or structure other than a marine facility may be located less than 30 metres (98.4 ft.) from the highwater mark of Long Bay or less than 60.0 metres (196.9 ft.) from any other lot line.

Notwithstanding any provision of this by-law to the contrary, no dock, boat launching ramp, or other marine facility shall be located less than 300.0 metres (984.3 ft.) from the northerly limit of the subject property.

Notwithstanding any provisions of this by-law to the contrary, no more than 25 campsites shall be permitted within 400.0 metres (1,312.3 ft.) of the northerly limit of the subject property.

All other provisions of this by-law shall apply.

RRC-26 (Lot 11, Concession VIII, Loughborough District - Thake)

Notwithstanding any provision of this by-law to the contrary, on the lands zoned Special Recreational Resort Commercial (RRC-26), only the following uses are permitted and the following special provisions shall apply:

i) Permitted Uses

- a tourist establishment consisting of 3 cabins;
- accessory buildings and structures to the above uses.

ii) Zone Provisions

No building or structure other than a marine facility and except for 3 cabins and their septic systems shall be permitted within 30 metres (98.4 ft.) of the highwater mark of Eel Bay. Reconstruction of these cabins within the 30 metre setback shall only be permitted provided there is no increase in their original footprint, height or gross floor area and provided they are no closer to the highwater mark.

All other provisions of this by-law shall apply.

RRC-27 (Part Lot 24, Concession VI, Bedford District)

No change

Notwithstanding any provision of this by-law to the contrary, on the lands zoned Special Recreational Resort Commercial (RRC-27), only the following uses are permitted and the following special provision shall apply:

i) Permitted Uses

- workshop/storage building having a maximum floor area of 200 m² (2,152.9 ft.²);
- open storage of vehicles, boats, trailers, recreational vehicles, wood and equipment accessory to a tourist establishment;
- recreational facilities excluding buildings;
- accessory buildings and structures to the above uses.

Special Provision

No well shall be permitted on the land zoned RRC-27.

All other provisions of this by-law shall apply.

RRC-28 (Part Lot 19, Concession IX, Bedford District - Aqua Bats)**No change**

Notwithstanding any provision of this by-law to the contrary, on the lands zoned Special Recreational Resort Commercial (RRC-28), only the following uses are permitted:

i) **Permitted Uses**

- a tourist establishment consisting of six (6) existing tourist cabins (no extensions or enlargements shall be permitted) and one additional tourist cabin having a maximum floor area of 75 m² (807.3 ft.²) connected to Class 1 (composting toilet) and Class 2 (grey water leaching pit) sewage systems;
- a new communal sewage disposal system provided it is located a minimum of 90 m (295.3 ft.) from Wolfe Lake;
- accessory buildings and structures to the above uses.

All other provisions of this by-law shall apply.

RRC-29 (Part Lot 26, Concession V, Bedford District - Irwin's Cabins)**No change**

Notwithstanding any provision of this by-law to the contrary, on the lands zoned Special Recreational Resort Commercial (RRC-29), only the following uses are permitted:

i) **Permitted Uses**

- a tourist establishment consisting of 2 tourist camp sites and 7 tourist cabins and 5 travel trailer sites;
- one single detached dwelling;
- accessory buildings and structures to the above uses;
- uses are subject to a site plan agreement.

All other provisions of this by-law shall apply.

RRC-30 (Part Lot 26, Concession V, Bedford District - Morter's Lodge and Cabins)

Notwithstanding any provision of this by-law to the contrary, on the lands zoned Special Recreational Resort Commercial (RRC-30), only the following uses are permitted and the following special provisions shall apply:

i) **Permitted Uses**

- a tourist establishment consisting of 4 tourist cabins;
- an accessory dwelling unit;
- open storage;
- accessory buildings and structures to the above uses.

ii) **Zone Provisions**

No building or structure other than a marine facility and except for 1 tourist lodge and 4 tourist cabins shall be permitted within 30 metres (98.4 ft.) of the highwater mark of Bob's Lake. Reconstruction of these cabins and this lodge within the 30 metre setback shall only be permitted provided there is no increase in their original footprint, height or gross floor area and provided they are no closer to the highwater mark.

All other provisions of this by-law shall apply.

RRC-31 (Part Lot 24, Concession V, Bedford District - Whitehouse Campground)

Notwithstanding any other provision of this By-law to the contrary, on lands zoned Special Recreational Resort Commercial (RRC-31), only the following uses are permitted and special provisions shall apply:

Permitted Uses

- (i) a tourist establishment consisting of 45 tourist camp sites, one single detached dwelling/office/washroom, and one additional single dwelling;
- (ii) accessory buildings and structures to the above uses.

Zone Provisions

No building or structure other than a marine facility and except for 8 tourist camp sites shall be permitted within 30 metres (98.4 ft.) of the highwater mark of Green Bay. Replacement of trailers on these camp sites within the 30 metre setback

shall only be permitted provided there is no increase in their original size and footprint and provided they are no closer to the highwater mark.

All other provisions of this by-law shall apply.

RRC-32 (Part Lots 13 and 14, Concession VIII, Bedford District - Canoe Lake Campground)

Notwithstanding any provision of this by-law to the contrary, on the lands zoned Special Recreational Resort Commercial (RRC-32), only the following uses are permitted and the following special provisions shall apply:

i) Permitted Uses

- a tourist establishment consisting of 78 tourist camp sites and 3 tourist cabins;
- one administration building with accessory dwelling unit;
- agricultural uses;
- accessory buildings and structures to the above uses.

ii) Zone Provisions

No building or structure other than a marine facility and except for 40 tourist camp sites, 3 tourist cabins and gas pumps shall be permitted within 30 metres (98.4 ft.) of the highwater mark of Canoe Lake. Reconstruction of these cabins or replacement of trailers on these camp sites within the 30 metre setback shall only be permitted provided there is no increase in their size, footprint or gross floor area and provided they are no closer to the highwater mark.

All other provisions of this by-law shall apply.

RRC-33 (Part Lot 24, Concession VI, Bedford District - Shillington Camp)

Notwithstanding any provision of this by-law to the contrary, on the lands zoned Special Recreational Resort Commercial (RRC-33), only the following uses are permitted and the following special provisions shall apply:

i) Permitted Uses

- a tourist establishment consisting of 4 tourist cabins;
- one single detached dwelling;
- accessory buildings and structures to the above uses.

ii) Zone Provisions

No building or structure other than a marine facility and except for 4 tourist cabins shall be permitted within 30 metres (98.4 ft.) of the highwater mark of Green Bay. Reconstruction of these cabins shall only be permitted provided there is no increase in their original footprint, height or gross floor area and provided they are no closer to the highwater mark.

All other provisions of this by-law shall apply.

RRC-34 (Lot 8, Concession XIII, Bedford District - Jones' Cabins)

No change

Notwithstanding any provision of this by-law to the contrary, on the lands zoned Special Recreational Resort Commercial (RRC-34) only the following uses shall be permitted:

i) Permitted Uses

- a tourist establishment consisting of three (3) cabins;
- one single detached dwelling;
- an accessory storage shed.

All other provisions of this by-law shall apply.

RRC-35 (Part Lot 21, Concession XI, Bedford District - Brash's Camp)

Notwithstanding any provision of this by-law to the contrary, on the lands zoned Special Recreational Resort Commercial (RRC-35), only the following uses are permitted and the following special provisions shall apply:

i) Permitted Uses

- a tourist establishment consisting of 5 tourist cabins;
- one single detached dwelling;
- accessory buildings and structures to the above uses.

ii) Zone Provisions

No building or structure other than a marine facility and except for 5 tourist cabins shall be permitted within 30 metres (98.4 ft.) of the highwater mark of Wolfe Lake. Reconstruction of these cabins within the 30 metre setback shall only be permitted provided there is no increase in their original footprint, height or gross floor area and provided they are no closer to the highwater mark.

All other provisions of this by-law shall apply.

RRC-36 (Part Lot 19, Concession X, Bedford District - Chisamore Cottages)

Notwithstanding any provision of this by-law to the contrary, on the lands zoned Special Recreational Resort Commercial (RRC-36), only the following uses are permitted and the following special provisions shall apply:

i) Permitted Uses

- a tourist establishment consisting of 4 tourist cabins;
- accessory buildings and structures to the above uses.

ii) Zone Provisions

No building or structure other than a marine facility and except for 3 tourist cabins and 1 boathouse shall be permitted within 30 metres (98.4 ft.) of the highwater mark of Wolfe Lake. Reconstruction of these cabins within the 30 metre setback shall only be permitted provided there is no increase in their original footprint, height or gross floor area and provided they are no closer to the highwater mark.

All other provisions of this by-law shall apply.

RRC-37 (Part Lot 1, Concession XVI, Bedford District - Skycroft Campground)

Notwithstanding any provision of this by-law to the contrary, on the lands zoned Special Recreational Resort Commercial (RRC-37), only the following uses are permitted and the following special provisions shall apply:

i) Permitted Uses

- a tourist establishment consisting of 65 tourist camp sites and 2 tourist cabins;
- publishing business;
- one administration building with accessory dwelling unit;
- accessory buildings and structures to the above uses.

ii) Access

The RRC-37 zone takes access from a seasonally maintained road. The Township is under no obligation to provide year round road access to this property.

iii) Zone Provisions

No building or structure other than a marine facility and except for 13 tourist campsites, 2 tourist cabins, a camp administration building/accessory dwelling unit and recreation hall/workshop shall be permitted within 30 metres (98.4 ft.) of the highwater mark of Opinicon Lake. Reconstruction of these cabins and administration building and replacement of these trailers within the 30 metre setback shall only be permitted provided there is no increase in their original size,

footprint, height or gross floor area and provided they are no closer to the highwater mark.

All other provisions of this by-law shall apply.

RRC-38 (Part Lot 21, Concession II, Bedford District - Sunset Country Campground)

Notwithstanding any provision of this by-law to the contrary, on the lands zoned Special Recreational Resort Commercial (RRC-38), only the following uses are permitted and the following special provisions shall apply:

i) Permitted Uses

- a tourist establishment consisting of 107 trailer sites and two tourist cabins;
- one administration office/convenience store and accessory dwelling unit building;
- accessory buildings and structures to the above uses.

ii) Zone Provisions

No building or structure except 2 tourist camp sites and one administration office/convenience store, single detached dwelling unit with two upper level rental units and an accessory dwelling unit building shall be permitted within 30 metres (98.4 ft.) of the highwater mark of Bob's Lake. Reconstruction of any of these structures or replacement of trailers within the 30 metre setback is only permitted provided there is no increase in their original size, footprint, height or gross floor area and provided they are no closer to the highwater mark.

All other provisions of this by-law shall apply.

RRC-39 (Part Lot 32, Concession VII, Bedford District - Bowers Camp)

Notwithstanding any provision of this by-law to the contrary, on the lands zoned Special Recreational Resort Commercial (RRC-39), only the following uses are permitted and the following special provisions shall apply:

i) Permitted Uses

- a tourist establishment consisting of 11 tourist cabins;
- one single detached dwelling;
- accessory buildings and structures to the above uses.

ii) Zone Provisions

No building or structure other than a marine facility and except for 8 tourist cabins shall be located within 30 metres (98.4 ft.) of the highwater mark of Mud Lake. Reconstruction of these cabins within the 30 metre setback shall only be permitted provided there is no increase in the original footprint, height or gross floor area and provided they are no closer to the highwater mark.

All other provisions of this by-law shall apply.

RRC-40 (Part Lot 25, Concession V, Bedford District – Twin Oaks)

Notwithstanding any provision of this by-law to the contrary, on the lands zoned Special Recreational Resort Commercial (RRC-40), only the following uses are permitted and the following special provisions shall apply:

i) Permitted Uses

- a tourist establishment consisting of 17 tourist camp sites and 4 tourist cabins;
- one single detached dwelling with administration office;
- accessory buildings and structures to the above uses.

ii) Zone Provisions

No building or structure other than a marine facility and except for 2 tourist cabins, 1 camp site, a pump house and a single detached dwelling with camp administration office shall be located within 30 metres (98.4 ft.) of the highwater mark of Bob's Lake. Reconstruction of these cabins and administration office and replacement of any trailer within the 30 metre setback shall only be permitted

provided there is no increase in their original size, footprint, height or gross floor area and provided they are no closer to the highwater mark.

All other provisions of this by-law shall apply.

RRC-41 (Part Lot 25, Concession IV, Bedford District - Pine Shores Marine)

No change

Notwithstanding any provision of this by-law to the contrary, on the lands zoned Special Recreational Resort Commercial (RRC-41), only the following uses are permitted:

i) Permitted Uses

- a parking and boat launching facility for water access only lots;
- a retail store;
- service and repair shop;
- accessory buildings and structures to the above uses.

All other provisions of this by-law shall apply.

RRC-42 (Part Lot 28, Concession IV, Bedford District – Brown’s Lakeview Camp)

Notwithstanding any provision of this by-law to the contrary, on the lands zoned Special Recreational Resort Commercial (RRC-42), only the following uses are permitted:

i) Permitted Uses

- a tourist establishment consisting of 40 tourist camp sites, 3 tourist cabins and one trailer;
- one single detached dwelling with a camp administration office/retail convenience store;
- accessory buildings and structures to the above uses.

ii) Zone Provisions

No building or structure other than a marine facility and except for 2 tourist cabins shall be located within 30 metres (98.4 ft.) of the highwater mark of Crow Lake. Reconstruction of these cabins within the 30 metre setback shall only be permitted provided there is no increase in their original footprint, height or gross floor area and provided they are no closer to the highwater mark.

All other provisions of this by-law shall apply.

RRC-43 (Part Lot 24, Concession V, Bedford District - Green Bay Heritage Cabins)

Notwithstanding any provision of this by-law to the contrary, on the lands zoned Special Recreational Resort Commercial (RRC-43), only the following uses are permitted and the following special provisions shall apply:

i) Permitted Uses

- a tourist establishment consisting of 7 tourist cabins;
- one single detached dwelling;
- camp office/retail convenience store;
- accessory buildings and structures to the above uses.

ii) Zone Provisions

No building or structure other than a marine facility and except for 7 tourist cabins and a camp office/retail convenience store shall be located within 30 metres (98.4 ft.) of the highwater mark of Green Bay. Reconstruction of these structures within the 30 metre setback shall only be permitted provided there is no increase in their original footprint, height or gross floor area and provided they are no closer to the highwater mark.

All other provisions of this by-law shall apply.

RRC-44 (Part Lot 27, Concession IV, Bedford District - Ayrvale Park)

Notwithstanding any provision of this by-law to the contrary, on the lands zoned Special Recreational Resort Commercial (RRC-44), only the following uses are permitted and the following special provisions shall apply:

i) Permitted Uses

- a tourist establishment consisting of 40 tourist camp sites, 1 tourist cabin and 1 tourist office/store/workshop;
- accessory buildings and structures to the above uses.

ii) Zone Provisions

No building or structure other than a marine facility and except for 3 tourist camp sites, 1 tourist cabin and 1 office/store/workshop shall be located within 30 metres (98.4 ft.) of the highwater mark of Crow Lake. Reconstruction of these structures within the 30 metre setback shall only be permitted provided there is no increase in their original footprint, height or gross floor area and provided they are no closer to the highwater mark.

All other provisions of this by-law shall apply.

RRC-45 (Part Lot 12, Concession VII, Bedford District - Neece Cabins)

Notwithstanding any provision of this by-law to the contrary, on the lands zoned Special Recreational Resort Commercial (RRC-45), only the following uses are permitted and the following special provisions shall apply:

i) Permitted Uses

- a tourist establishment consisting of 3 tourist cabins;
- a seasonal residential dwelling;
- accessory buildings and structures to the above uses.

ii) Zone Provisions

No building or structure other than a marine facility and except for 3 tourist cabins shall be located within 30 metres (98.4 ft.) of the highwater mark of Canoe Lake. Reconstruction of these structures within the 30 metre setback shall only be permitted provided there is no increase in their original footprint, height or gross floor area and provided they are no closer to the highwater mark.

All other provisions of this by-law shall apply.

RRC-46 (Part Lot 1, Concession IV, Bedford District - Abrams Cabins)**No change**

Notwithstanding the provisions of section 18.2, or any other provision of this by-law to the contrary, on the lands zoned Special Recreational Resort Commercial (RRC-46) Zone, only the following uses are permitted:

i) Permitted Uses

- a tourist establishment consisting of seven (7) tourist cabins;
- two (2) seasonal residential dwellings;
- accessory buildings and structures to the above uses.

All other provisions of this by-law shall apply.

RRC-47 (Part Lot 12, Concession II, Bedford District - Glenford Trailer Park)

Notwithstanding any provision of this by-law to the contrary, on the lands zoned Special Recreational Resort Commercial (RRC-47), only the following uses are permitted and the following special provisions shall apply:

i) Permitted Uses

- a tourist establishment consisting of 50 trailer sites;
- 1 camp administration trailer;
- accessory buildings and structures to the above uses.

ii) Zone Provisions

No building or structure other than a marine facility and except for 10 trailer sites and 1 camp administration trailer shall be located within 30 metres (98.4 ft.) of the highwater mark of White Lake. Replacement of any trailer allowed within the 30 metre setback shall only be permitted provided there is no increase in its original size, footprint, height or gross floor area and provided it is no closer to the highwater mark.

All other provisions of this by-law shall apply.

RRC-48 (Part Lot 5, Concession XII, Bedford District - Harold Green)

Notwithstanding any provision of this by-law to the contrary, on the lands zoned Special Recreational Resort Commercial (RRC-48), only the following uses are permitted and the following special provisions shall apply:

i) Permitted Uses

- a tourist establishment consisting of 45 camp sites and 7 tourist cabins;
- accessory buildings and structures to the above uses.

ii) Zone Provisions

No building or structure other than a marine facility and except for 45 camp sites and 7 tourist cabins shall be located within 30 metres (98.4 ft.) of the highwater mark of Devil Lake. Replacement of any trailer on these campsites or reconstruction of these structures within the 30 metre setback shall only be permitted provided there is no increase in their original size, footprint, height or gross floor area and provided they are no closer to the highwater mark.

All other provisions of this by-law shall apply.

RRC-49 (Part Lot 32, Concession VII, Bedford District - Cedar Haven)

Notwithstanding any provision of this by-law to the contrary, on the lands zoned Special Recreational Resort Commercial (RRC-49), only the following uses are permitted and the following special provisions apply:

i) Permitted Uses

- a tourist establishment consisting of 8 single storey tourist cabins, 1 one storey two unit cabin, 2 two storey 2 unit cabins and, 1 four unit tourist lodge and 1 single detached dwelling;
- accessory buildings and structures to the above uses.

ii) Zone Provisions

No building or structure other than marine facilities, 8 single storey tourist cabins, 1 one storey two unit cabin, 2 two storey 2 unit cabins and, 1 four unit tourist lodge and 1 fish cleaning hut shall be located within 30 metres (98.4 ft.) of the highwater mark of Bob's Lake. Reconstruction of these structures within the 30 metre setback shall only be permitted provided there is no increase in their original footprint, height or gross floor area and provided they are no closer to the highwater mark.

All other provisions of this by-law shall apply.

RRC-50 (Part Lot 8, Concession IX, Bedford District - Michaels)

Notwithstanding any provision of this by-law to the contrary, on the lands zoned Special Recreational Resort Commercial (RRC-50), only the following uses are permitted and the following special provisions shall apply:

i) Permitted Uses

- a tourist establishment consisting of 12 camp sites and 5 tourist cabins;
- one mobile home;
- one camp administration building and accessory dwelling unit;
- accessory buildings and structures to the above uses.

ii) Zone Provisions

No building or structure other than a marine facility and except for 7 camp sites and 1 tourist cabin shall be located within 30 metres (98.4 ft.) of the highwater mark of Devil Lake. Replacement of any trailer on these camp sites or reconstruction of this cabin within the 30 metre setback shall only be permitted provided there is no increase in their original size, footprint, height or gross floor area and provided they are no closer to the highwater mark.

All other provisions of this by-law shall apply.

RRC-51 (Part Lot 5, Concession XII, Bedford District - Pine Haven)

Notwithstanding any provision of this by-law to the contrary, on the lands zoned Special Recreational Resort Commercial (RRC-51), only the following uses are permitted and the following special provisions shall apply:

i) Permitted Uses

- a tourist establishment consisting of 63 camp sites;
- 1 camp administration building/accessory dwelling unit;
- accessory buildings and structures to the above uses.

ii) Zone Provisions

No building or structure other than a marine facility and except for 3 camp sites and 1 camp administration building/accessory dwelling unit shall be located within 30 metres (98.4 ft.) of the highwater mark of Devil Lake. Replacement of any trailer on these camp sites or reconstruction of this building/dwelling within the 30 metre setback shall only be permitted provided there is no increase in its original size, footprint, height or gross floor area and provided it is no closer to the highwater mark.

All other provisions of this by-law shall apply.

RRC-52 (Part Lot 23, Concession III, Bedford District - Agnes Steele's Camp)

Notwithstanding any provision of this by-law to the contrary, on the lands zoned Special Recreational Resort Commercial (RRC-52), only the following uses are permitted and the following special provisions shall apply:

i) Permitted Uses

- a tourist establishment consisting of 14 camp sites, a single detached dwelling/camp administration office;
- accessory buildings and structures to the above uses.

ii) Zone Provisions

No building or structure other than a marine facility and except for 14 camp sites, 1 storage/workshop building, 6 pit privies and a trailer with attached deck and porch shall be located within 30 metres (98.4 ft.) of the highwater mark of Bob's Lake. Replacement of any trailer on these camp sites or reconstruction of these structures within the 30 metre setback shall only be permitted provided there is no increase in its original size, footprint, height or gross floor area and provided is no closer to the highwater mark.

All other provisions of this by-law shall apply.

RRC-54 (Lots 1 and 2, Concession XI, Storrington District - Hewlett-Packard Employee Campgrounds)

Notwithstanding any provision of this by-law to the contrary, on the lands zoned Special Recreational Resort Commercial (RRC-54), only the following uses are permitted and the following special provisions shall apply:

i) Permitted Uses

- a private tourist establishment consisting of 11 cabins;
- a day lodge;
- a single detached dwelling;
- accessory buildings and structures to the above uses.

ii) Zone Provisions

No building or structure other than a marine facility, a day lodge, 1 cabin and a recreation hall shall be located within 30 metres (98.4 ft.) of the highwater mark of Elbow Lake. Reconstruction of these structures within the 30 metre setback shall only be permitted provided there is no increase in their original footprint, height or gross floor area and provided they are no closer to the highwater mark.

All other provisions of this by-law shall apply.

RRC-55 (Lots 20 and 21, Concession IX, Storrington District - Moore)
No change

Notwithstanding any provision of this by-law to the contrary, the lands zoned Special Recreational Resort Commercial (RRC-55) shall be used only in accordance with the following:

i) Permitted Uses

- a tourist establishment consisting of 2 cabins;
- accessory buildings and structures to the above uses.

ii) Regulations

- maximum gross floor area for each cottage - 37 sq. metres (400 sq. ft.)

All other provisions of this by-law shall apply.

RRC-56 (Lots 1 and 2, Concession XIV, Storrington District - Lake Sun Nudist Camp - Behrman's)

Notwithstanding any provision of this by-law to the contrary, on the lands zoned Special Recreational Resort Commercial (RRC-56), only the following uses are permitted and the following special provisions shall apply:

i) Permitted Uses

- a tourist establishment consisting of 19 trailer sites, 7 cabins and 1 single detached dwelling;
- a recreation hall;
- an office;
- accessory buildings and structures to the above uses.

ii) Zone Provisions

No building or structure other than 3 trailer sites and a dock shall be located within 30 metres (98.4 ft.) of the highwater mark of Davis Lake. Replacement of any of these trailers within the 30 metre setback shall only be permitted provided there is no increase in its original size, footprint, height or gross floor area and provided it is no closer to the highwater mark.

All other provisions of this by-law shall apply.

RRC-57 (Lot 22, Concession XI, Loughborough District - Hidden Valley Park)

Notwithstanding any provision of this by-law to the contrary, on the lands zoned Special Recreational Resort Commercial (RRC-57), only the following uses are permitted and the following special provisions shall apply:

i) Permitted Uses

- a tourist establishment consisting of 10 trailer sites;
- 2 privies;
- 1 shower facility;
- 1 boathouse and dock;
- accessory buildings and structures to the above uses.

ii) Zone Provisions

No building or structure other than a dock and 6 trailer sites shall be permitted within 30 metres (98.4 ft.) of the highwater mark of South Bay (Buck Lake). Lake. Replacement of any of these trailers within the 30 metre setback shall only be permitted provided there is no increase in its original size, footprint, height or gross floor area and provided it is no closer to the highwater mark.

All other provisions of this by-law shall apply.

RRC-58 (Lot 1, Concession XII, Bedford District - Daub)

No change

Notwithstanding any provision of this by-law to the contrary, on the lands zoned Special Recreational Resort Commercial (RRC-58), only the following uses are permitted and the following special provisions shall apply:

i) Permitted Uses

- boat dockage.

ii) Zone Provisions

- | | |
|----------------------------------|----------------------------|
| • lot area for dockage (minimum) | 92.9 sq. m (1,000 sq. ft.) |
| • number of boat docks (maximum) | 25 |

All other provisions of this by-law shall apply.

RRC-59 (Part Lots 6 & 7, Concession VIII, Bedford District – Karem)

No change

Notwithstanding the zone regulations in section 18.2 or any other provision of this By-law to the contrary, on the lands zoned Special Recreational Resort Commercial (RRC-59) Zone, the following uses only are permitted:

- a maximum of five (5) recreational tourist structures to a maximum size of 350 square feet each.

All other provisions of this By-law shall apply.

RRC-60 (Part Lot 26, Concession V, Bedford District - Morter's Lodge and Cabins)

Notwithstanding any provision of this by-law to the contrary, on the lands zoned Special Recreational Resort Commercial (RRC-60) Zone, only the following uses are permitted and the following special provisions shall apply:

i) Permitted Uses

- a tourist establishment consisting of one tourist lodge and five tourist cabins;
- an accessory dwelling unit;
- open storage;
- accessory buildings and structures to the above uses.

ii) Zone Provisions

No building or structure other than a marine facility and except for four (4) tourist cabins shall be permitted within 30 metres (98.4 ft.) of the highwater mark of Bob's Lake. Reconstruction of any of these cabins within the 30 metre setback shall only be permitted provided there is no increase in its original footprint, height or gross floor area and provided it is no closer to the highwater mark.

All other provisions of this by-law shall apply.

RRC-61 (Part Lot 8, Concession XIII, Bedford District – Jones)

Notwithstanding any other provision of this By-law to the contrary, on the lands zoned Special Recreational Resort Commercial (RRC-61) Zone, only the following uses are permitted:

Permitted Uses

- vehicle parking and boat mooring to access an island property,
- an accessory storage shed.

All other provisions of this By-law shall apply.

14. **THAT** section 32.2 of the Environmental Protection Zone (EP) of Zoning By-law 2003-75 as amended, is further amended by adding a dock as permitted use subject to approval of the appropriate authority so that the whole subsection reads as follows:

13.2 PERMITTED USES

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

MAP CHANGES

BEDFORD DISTRICT

15. **THAT** Schedule "D" to Zoning By-law 2003-75 as amended, is hereby further amended by changing the zoning in Part Lot 19, Concession III from Limited Service Residential – Waterfront (RLSW) Zone to Open Space Private (OSP) Zone, as shown on the attached map designated as Schedule " 1 ".
16. **THAT** Schedule "D" to Zoning By-law Number 2003-75 as amended, is hereby further amended by changing the zoning in Part Lot 5, Concession III from Rural (RU) Zone to Limited Service Residential – Waterfront (RLSW) Zone as shown on the attached map designated as Schedule " 2" .
17. **THAT** Schedule "D" to Zoning By-law Number 2003-75 as amended, is hereby further amended by changing the zoning in Part Lot 3, Concession IV from Open Space-Public Zone (OS) to Rural Zone (RU) as shown on the attached map designated as Schedule "2 ".
18. **THAT** Schedule "D" to Zoning By-law Number 2003-75 as amended, is hereby further amended by changing the zoning in Part Lot 5, Concession V from Rural (RU) Zone to Limited Service Residential – Waterfront Zone (RLSW), as shown on the attached map designated as Schedule " 2" .

19. **THAT** Schedule “D” to Zoning By-law Number 2003-75 as amended, is hereby further amended by changing the zoning in Part Lot 6, Concession III from Rural (RU) Zone to Limited Service Residential–Waterfront (RLSW) Zone, as shown on the attached map designated as Schedule “2 “.
20. **THAT** Schedule “D” to Zoning By-law Number 2003-75 as amended, is hereby further amended by changing the zoning in Part Lot 23 & 24, Concession VII from Limited Service Residential (RLS-2) Zone to Rural Zone (RU), as shown on the attached map designated as Schedule “ 3 “.

LOUGHBOROUGH DISTRICT

21. **THAT** Schedule “B” to Zoning By-Law Number 2003-75 as amended, is hereby further amended by changing the zoning in Part Lot 26, Concession XIV from Rural to Special Limited Service Residential- Waterfront (RLSW-90) Zone as shown on the attached map designated as Schedule “ 4 “.
22. **THAT** Schedule “B” to Zoning By-law Number 2003-75 as amended, is hereby further amended by changing the zoning in Part Lot 11, Concession III from Rural (RU) Zone to Community Facility (CF) Zone as shown on the attached map designated as Schedule “5“.
23. **THAT** Schedule “B” to Zoning By-law Number 2003-75 as amended, is hereby further amended by changing the zoning in Part Lot 11, Concession VIII from Rural (RU) Zone to Waterfront Residential Zone (RW) as shown on the attached map designated as Schedule “6 “.
24. **THAT** Schedule “B” to Zoning By-law Number 2003-75 as amended, is hereby further amended by adding a lot line in Part Lot 11, Concession VI to recognize that land is a separate parcel zoned Waterfront Residential Zone (RW) as shown on the attached map designated as Schedule “6“.

PORTLAND DISTRICT

25. **THAT** Schedule “E” to Zoning By-law Number 2003-75 as amended, is hereby further amended by changing the zoning in Part Lot 7, Concession VII, from Rural (RU) Zone to Urban Residential-First Density UR1) Zone, as shown on the attached map designated as Schedule “ 7“ .
26. **THAT** Schedule “E” to Zoning By-law Number 2003-75 as amended, is hereby further amended by changing the zone on a lot in Part Lot 7, Concession VII, Urban Residential– First Density (UR1) Zone to Community Facility (CF) Zone, as shown on the attached map designated as Schedule “7“ .

STORRINGTON DISTRICT

27. **THAT** Schedule “C” to Zoning By-law Number 2003-75 as amended, is hereby further amended by adding a vacant lot in Part Lot 17, Concession XI, which is currently missing from the Schedule, and zoning it to Rural (RU) Zone, as shown on the attached map designated as Schedule “8“ .
28. **THAT** Schedule “C” to Zoning By-law Number 2003-75 as amended, is hereby further amended by adding a lot in Part Lot 17, Concession XI, which is currently missing from the Schedule, and zoning it to Rural Industrial (RI) Zone, as shown on the attached map designated as Schedule “8“.
29. **THAT** Schedule “C” to Zoning By-law Number 2003-75 as amended, is hereby further amended by changing the zoning in Part Lot 18, Concession II, from Rural (RU) Zone to Special Rural Commercial (RC-9) Zone as shown on the attached map designated as Schedule “9 “ .
30. **THAT** Schedule “C” to Zoning By-law Number 2003-75 as amended, is hereby further amended by changing the zoning in Part Lot 19, Concession V, from Rural (RU) Zone to Special Rural Commercial (RC) Zone as shown on the attached map “9“.

ALL DISTRICTS

31. **THAT** Zoning By-law 2003-75 as amended is further amended by the inclusion of all water bodies in the Township in the Environmental Protection (EP) Zone. All schedules to the zoning by-law shall reflect this change.

32. **THIS BY-LAW** shall come into force and effect in accordance with section 34 of the Planning Act 1990, either upon the date of passage or as otherwise provided by the said section 34.

Dated at the Township of South Frontenac this eighteenth day of December, 2012.

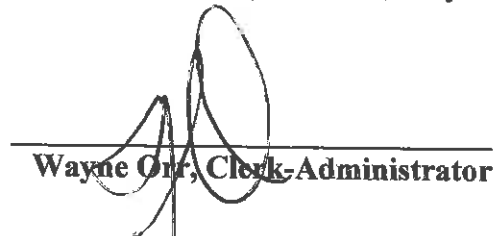
Read a first and second time this eighteenth day of December, 2012.

Read a third time and finally passed this eighteenth day of December, 2012.

**THE CORPORATION OF THE
TOWNSHIP OF SOUTH FRONTENAC**



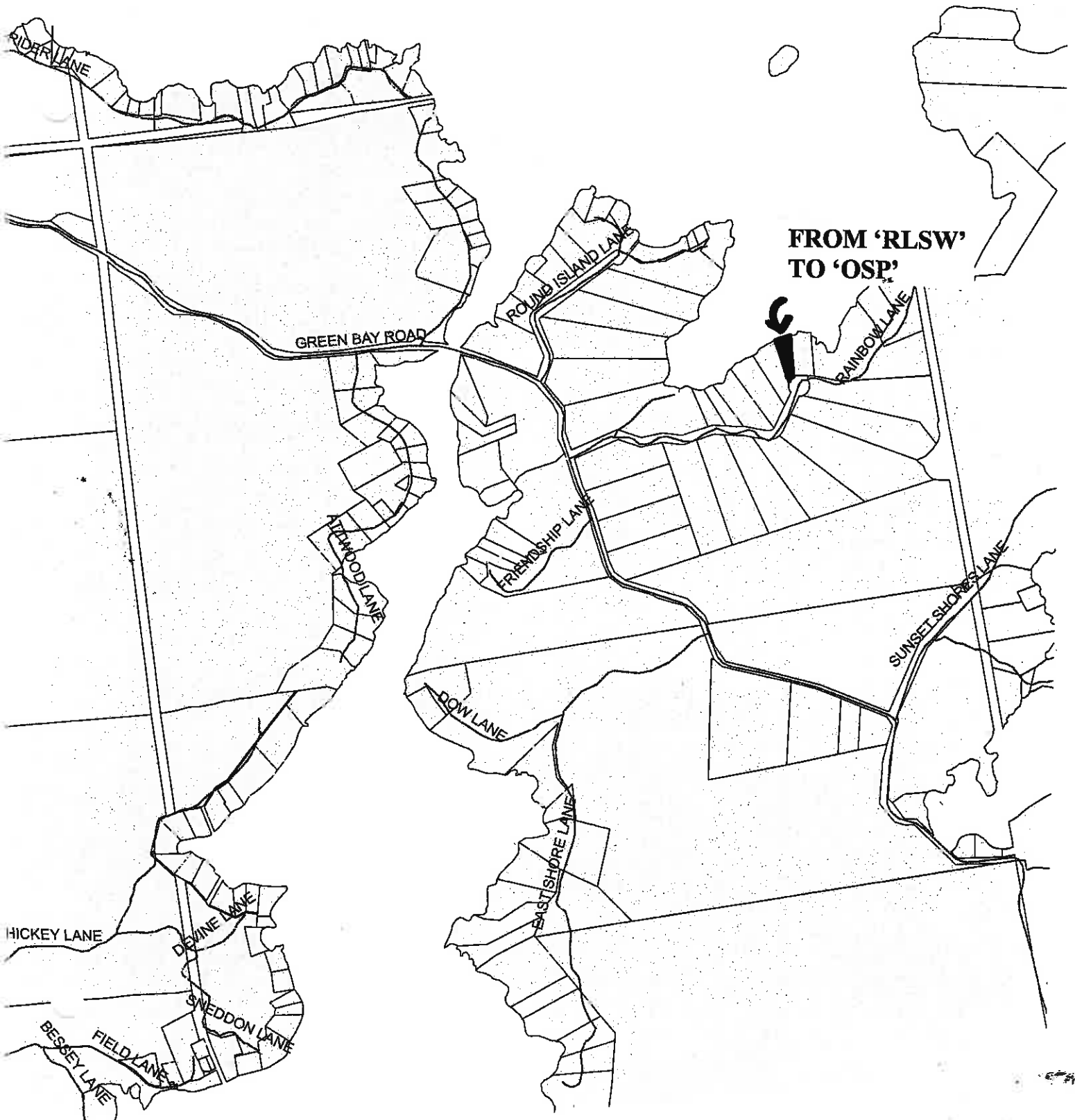
Gary Davison, Mayor



Wayne Orr, Clerk-Administrator

**TOWNSHIP OF SOUTH FRONTENAC
(BEDFORD DISTRICT)**

**SCHEDULE '1'
BY-LAW NO. 2012-75**



**THIS IS SCHEDULE "1" TO BY-LAW NO. 2012-75
PASSED THIS 18TH DAY OF DECEMBER, 2012.**

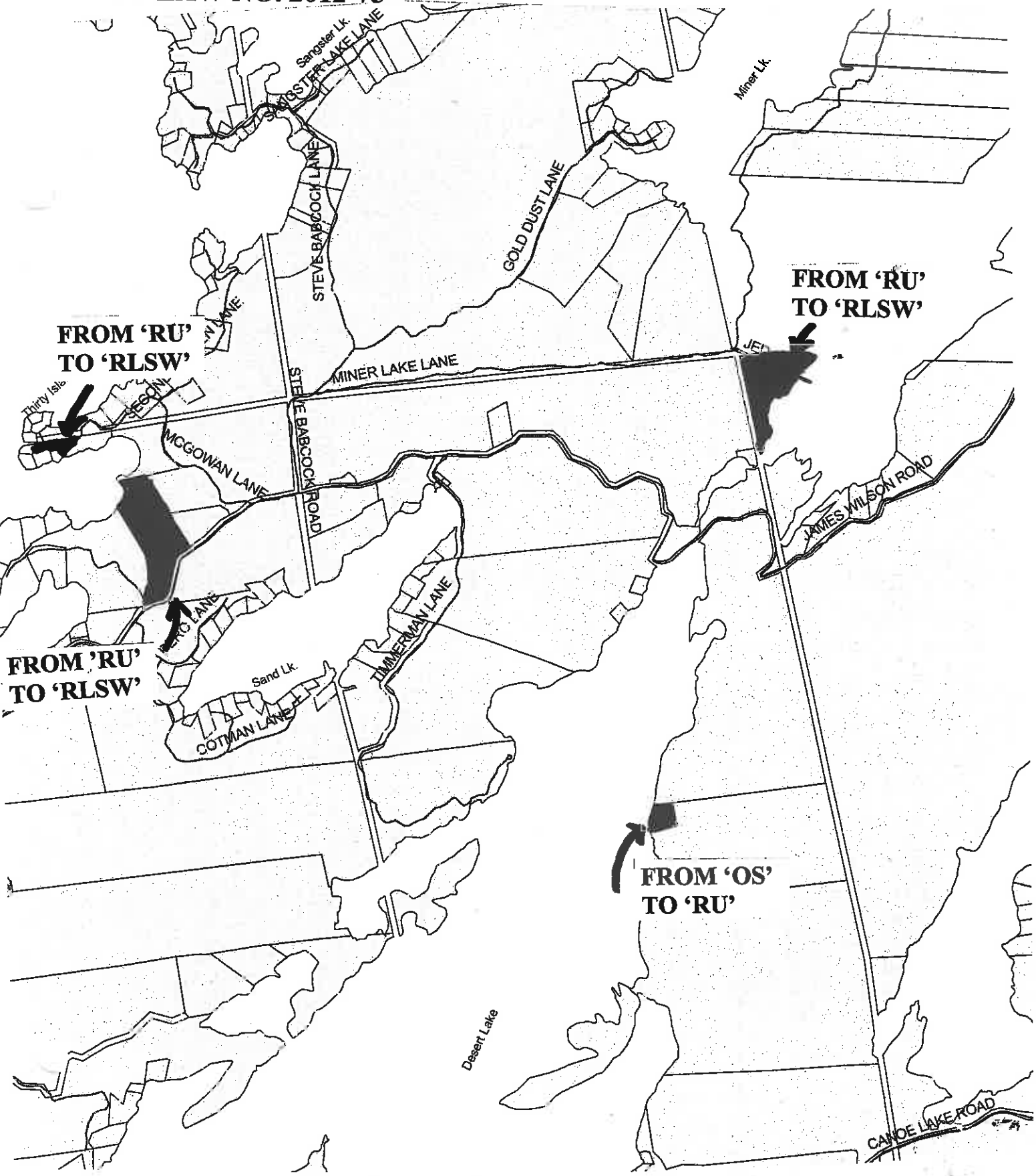
MAYOR

CLERK



**TOWNSHIP OF SOUTH FRONTENAC
(BEDFORD DISTRICT)**

**SCHEDULE '2'
BY-LAW NO. 2012-75**



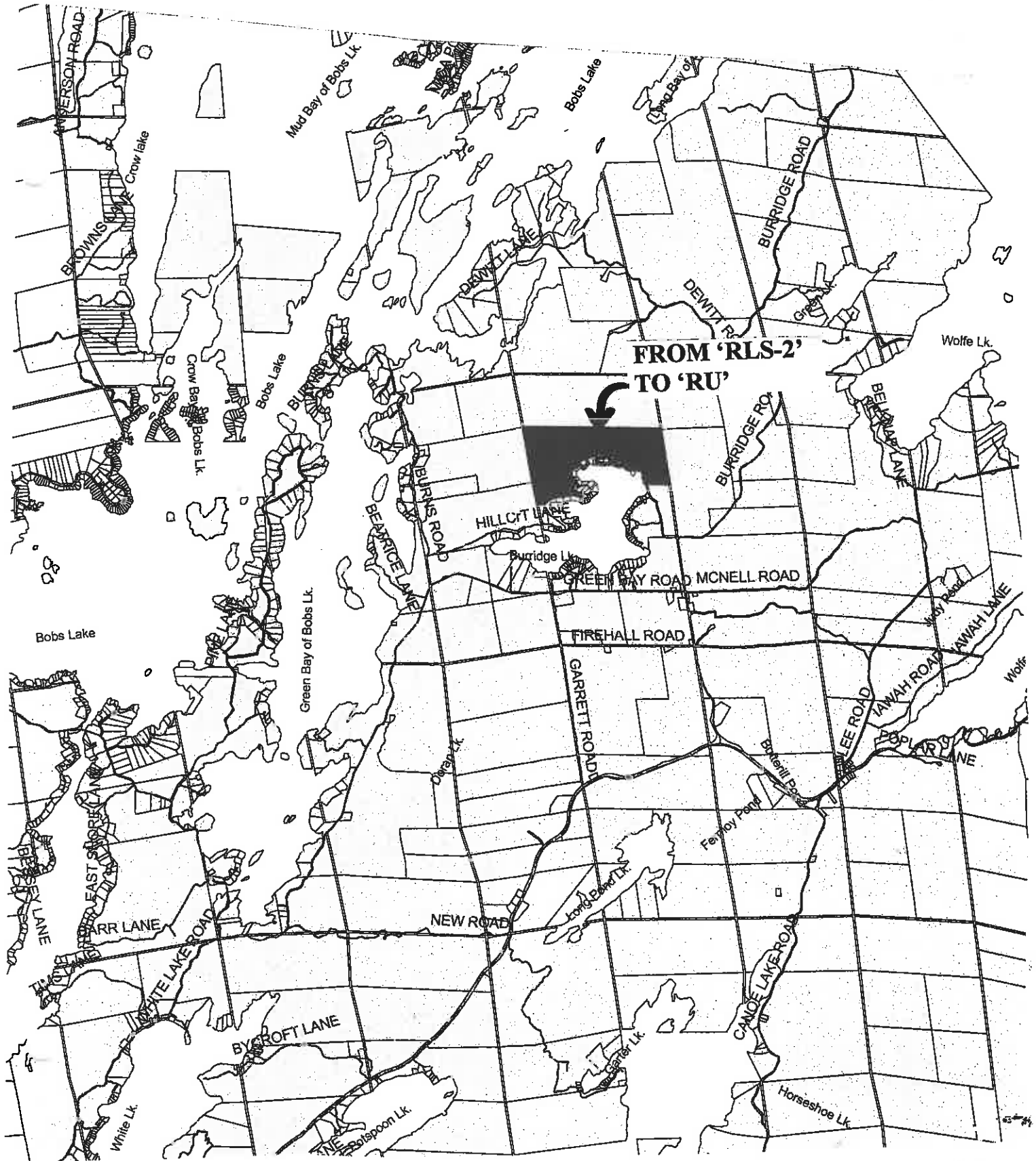
**THIS IS SCHEDULE "2" TO BY-LAW NO. 2012-75
PASSED THIS 18TH DAY OF DECEMBER, 2012.**

MAYOR _____
CLERK _____



**TOWNSHIP OF SOUTH FRONTENAC
(BEDFORD DISTRICT)**

**SCHEDULE '3'
BY-LAW NO. 2012-75**



**THIS IS SCHEDULE "3" TO BY-LAW NO. 2012-75
PASSED THIS 18TH DAY OF DECEMBER, 2012.**

MAYOR _____

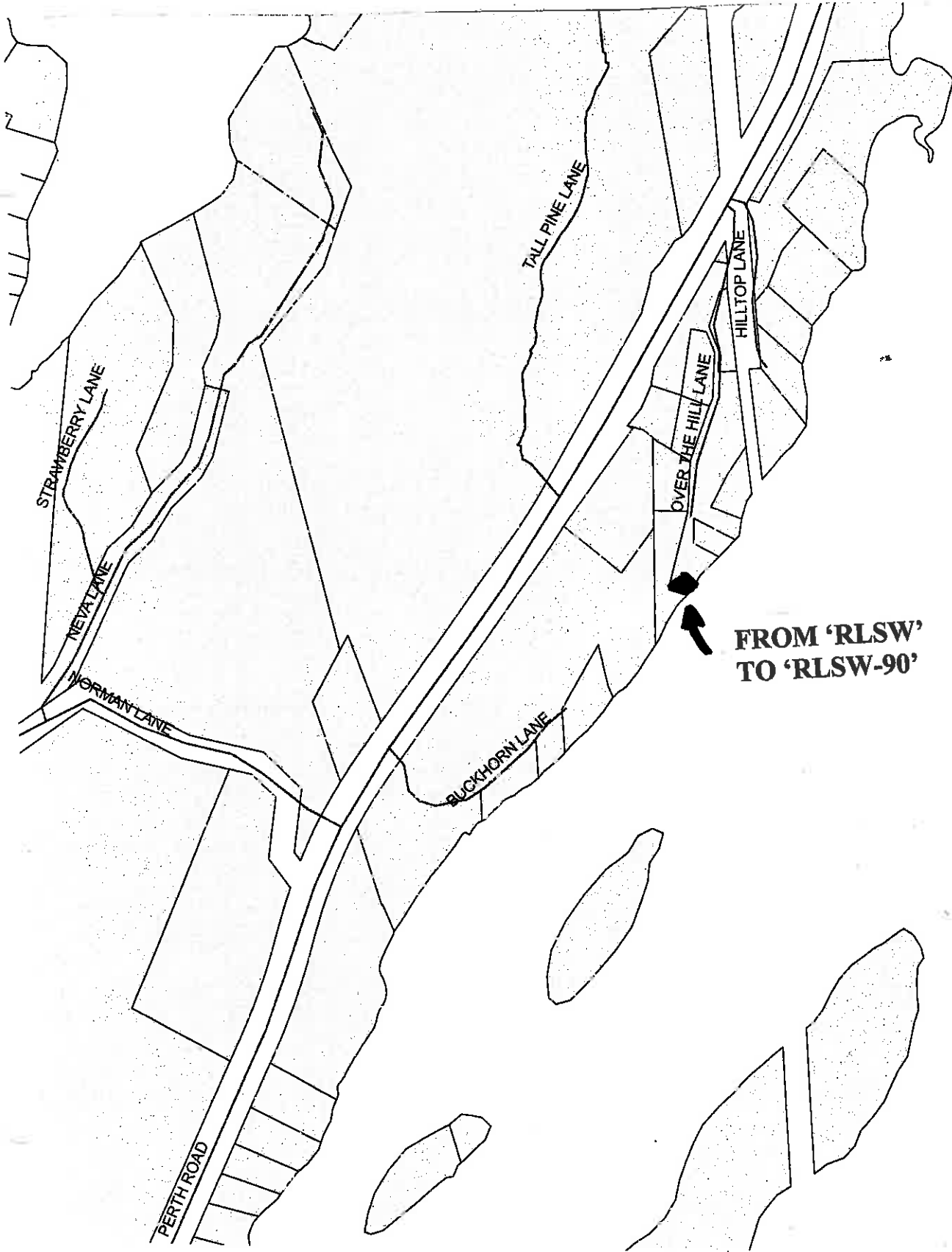
CLERK _____



**TOWNSHIP OF SOUTH FRONTENAC
(LOUGHBOROUGH DISTRICT)**

SCHEDULE '4'

BY-LAW NO. 2012-75



**THIS IS SCHEDULE "4" TO BY-LAW NO. 2012-75
PASSED THIS 18TH DAY OF DECEMBER, 2012.**

MAYOR _____

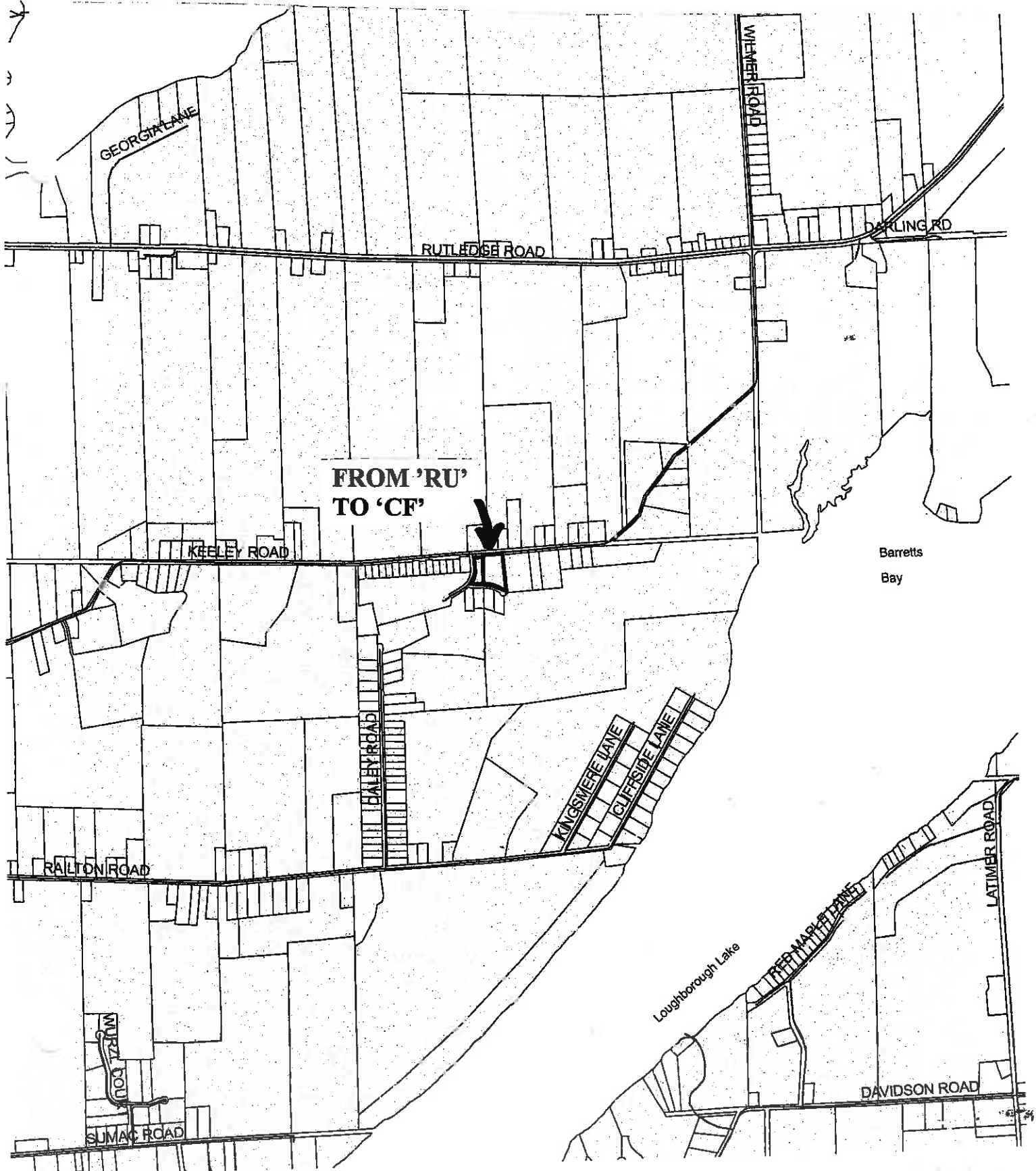
CLERK _____



**TOWNSHIP OF SOUTH FRONTENAC
(LOUGHBOROUGH DISTRICT)**

SCHEDULE '5'

BY-LAW NO. 2012-75



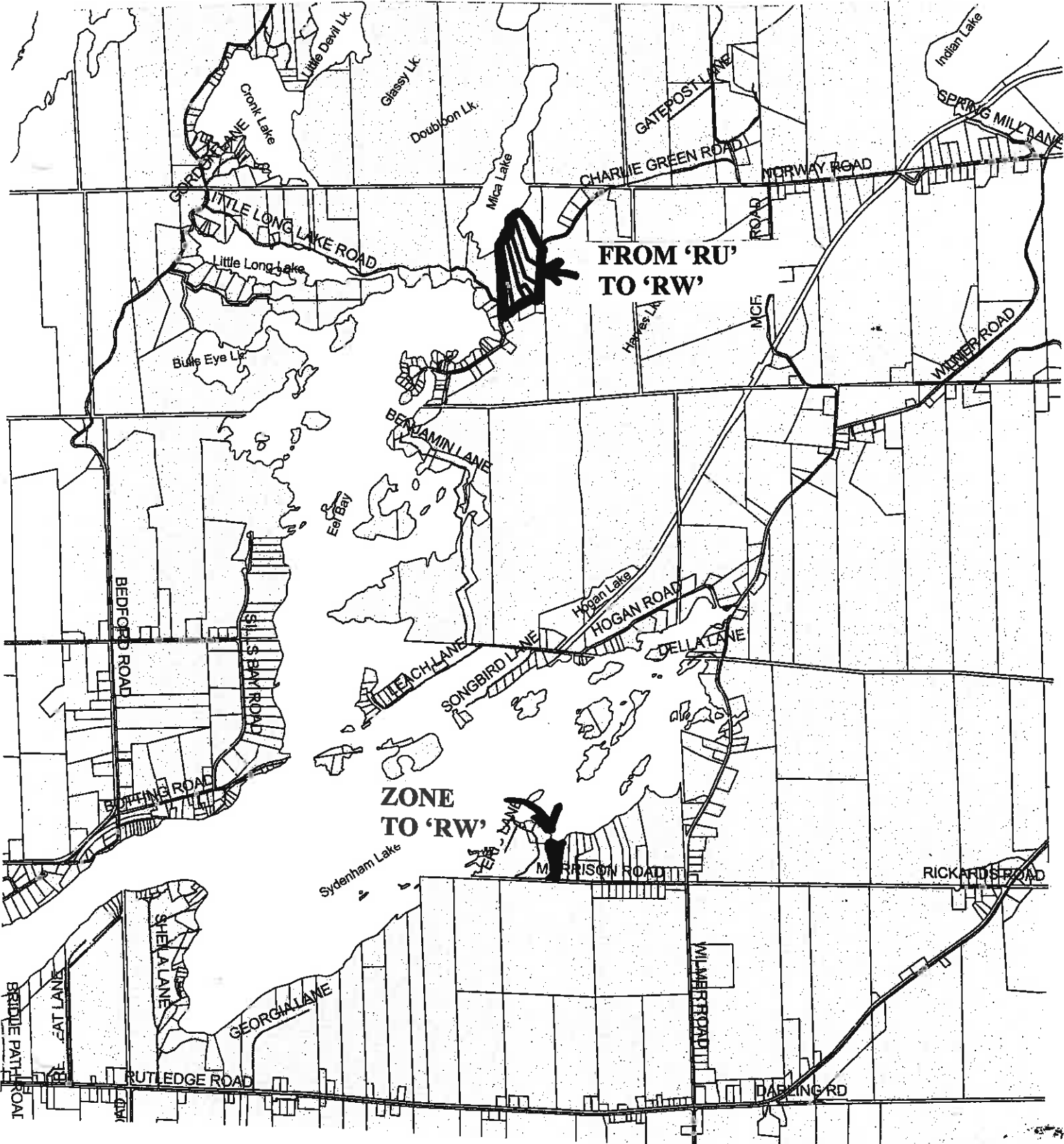
**THIS IS SCHEDULE "5" TO BY-LAW NO. 2012-75
PASSED THIS 18TH DAY OF DECEMBER, 2012.**

MAYOR _____ *[Signature]*

CLERK _____ *[Signature]*



**TOWNSHIP OF SOUTH FRONTENAC
(LOUGHBOROUGH DISTRICT)
SCHEDULE '6'
BY-LAW NO. 2012-75**



**THIS IS SCHEDULE "6" TO BY-LAW NO. 2012-75
PASSED THIS 18TH DAY OF DECEMBER, 2012.**

MAYOR _____

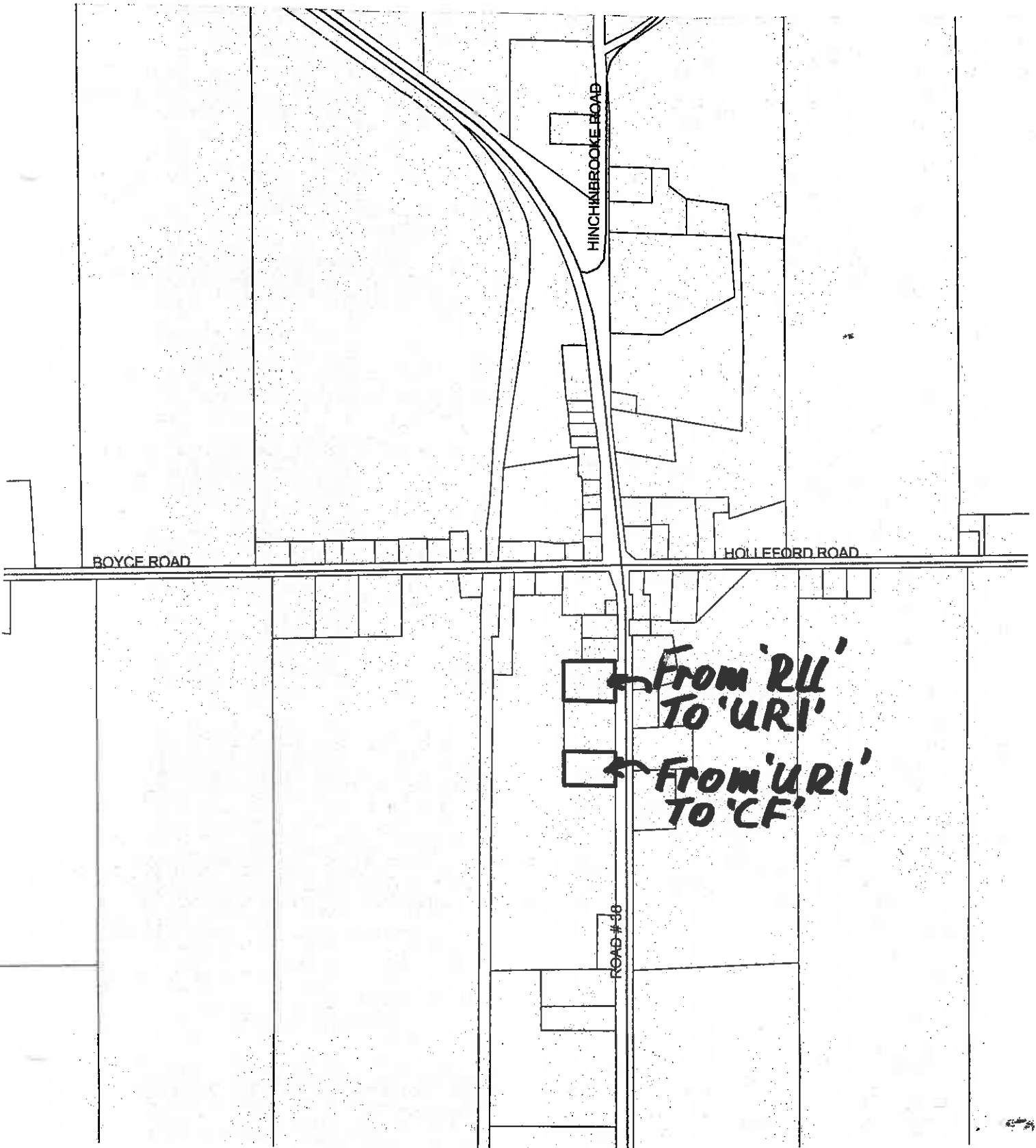
CLERK _____



**TOWNSHIP OF SOUTH FRONTENAC
(PORTLAND DISTRICT)**

SCHEDULE '7'

BY-LAW NO. 2012-75



**THIS IS SCHEDULE "7" TO BY-LAW NO. 2012-75
PASSED THIS 18TH DAY OF DECEMBER, 2012.**

MAYOR *[Signature]*

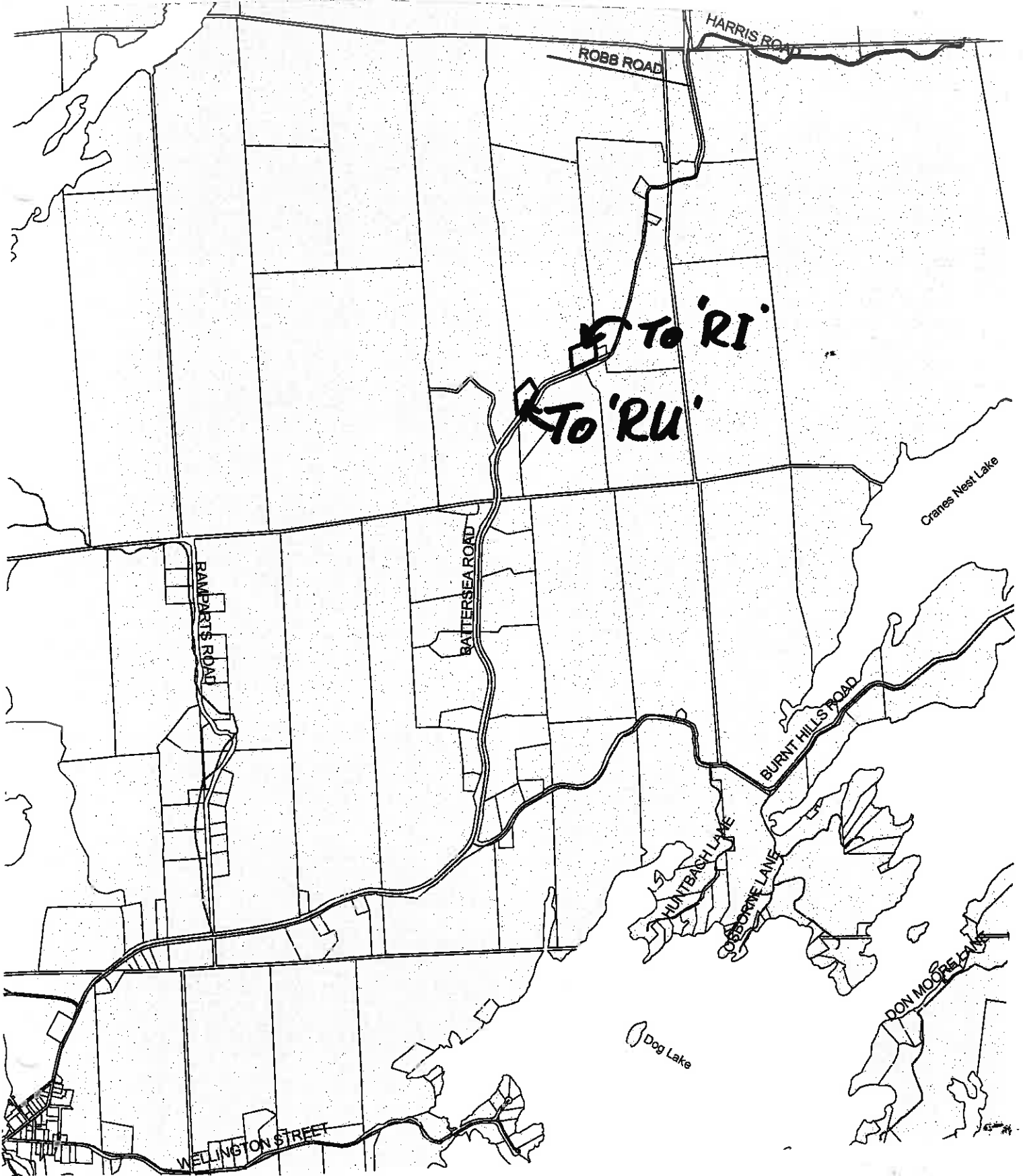
CLERK *[Signature]*



**TOWNSHIP OF SOUTH FRONTENAC
(STORRINGTON DISTRICT)**

SCHEDULE '8'

BY-LAW NO. 2012-75



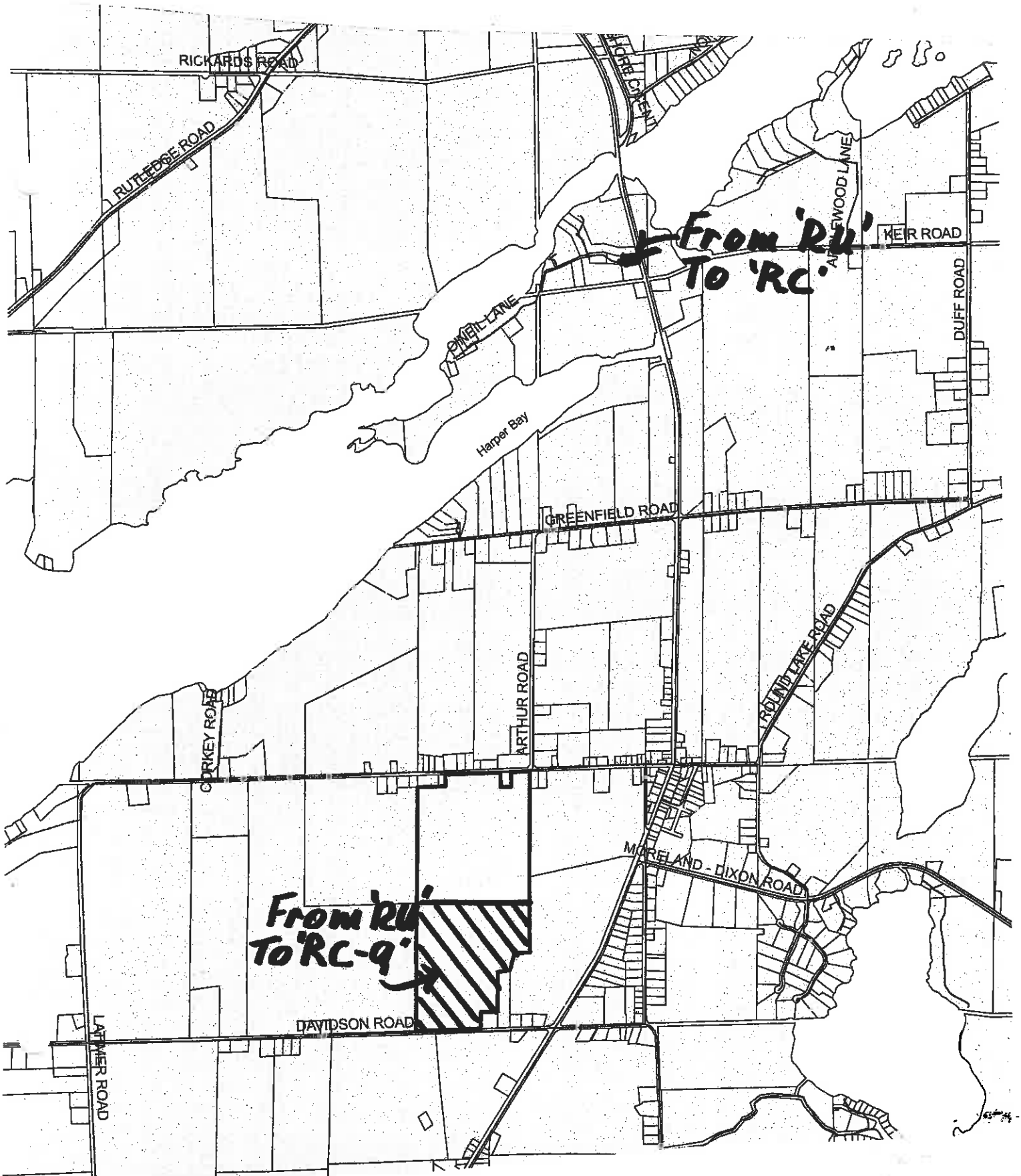
**THIS IS SCHEDULE "8" TO BY-LAW NO. 2012-75
PASSED THIS 18TH DAY OF DECEMBER, 2012.**

MAYOR _____

CLERK _____



**TOWNSHIP OF SOUTH FRONTENAC
(STORRINGTON DISTRICT)
SCHEDULE '9'
BY-LAW NO. 2012-75**



**THIS IS SCHEDULE "9" TO BY-LAW NO. 2012-75
PASSED THIS 18TH DAY OF DECEMBER, 2012.**

MAYOR _____

CLERK _____

