

**TOWNSHIP OF SOUTH FRONTENAC
BY-LAW NUMBER 2013-32**

BEING A BY-LAW TO AMEND BY-LAW NUMBER 2003-75, AS AMENDED, BY CHANGING THE WORDING OF SPECIAL RECREATIONAL COMMERCIAL ZONE (RRC-48) TO PERMIT FIVE MORE CAMPSITES AND TO CHANGE THE ZONING ON AN ADJACENT LOT FROM RURAL (RU) ZONE TO A NEW SPECIAL RECREATIONAL RESORT COMMERCIAL ZONE (RRC-53); PART LOT 4, CONCESSION XII, DISTRICT OF BEDFORD: GREEN

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 parcels of land located in Part of Lot 4, Concession XII of the District of Bedford.

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

1. **THAT** Schedule "D", to Zoning By-law Number 2003-75 as amended, is hereby further amended by changing the zoning from Rural (RU) Zone to Special Recreational Resort Commercial Zone (RRC-53), for those lands shown on the attached map designated as Schedule "1".
2. **THAT** section RRC-48 be changed to permit five (5) additional campsites so that the section will now read as follows:

"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 50 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."

3. **THAT** a new section RRC-53 (Part Lot 4, Concession XII, Bedford District – Green) be added immediately following section RRC-52 (Part Lot 23, Concession III , Bedford District) to read as follows:

"RRC-53 (Part Lot 4, Concession XII, Bedford District – Greens Camp)

Notwithstanding the zone regulations in section 18.2 or any other provision of this By-law to the contrary, on the lands zoned Special Rural (RU-46) Zone, only the following uses are permitted:

Permitted Uses

- A tourist establishment consisting only of six (6) trailers,
- Accessory buildings and structures to the above uses.

All other provisions of this by-law shall apply."

4. **THAT** the uses permitted in the RRC-53 zone be subject to a site plan agreement to be entered into between the owner and the municipality and registered on the

title of the property specifying locations of all travel trailers; greywater systems; entrance location and design; and access aisles.

5. **THIS BY-LAW** shall come into force in accordance with sections 34 and 41 of the Planning Act, 1990, either on the date of passage or as otherwise provided by section 34.

Dated at the Township of South Frontenac this 4th day of June, 2013.

Read a first and second time this 4th day of June, 2013.

Read a third time and finally passed this 4th day of June, 2013.

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



Gary Davison, Mayor



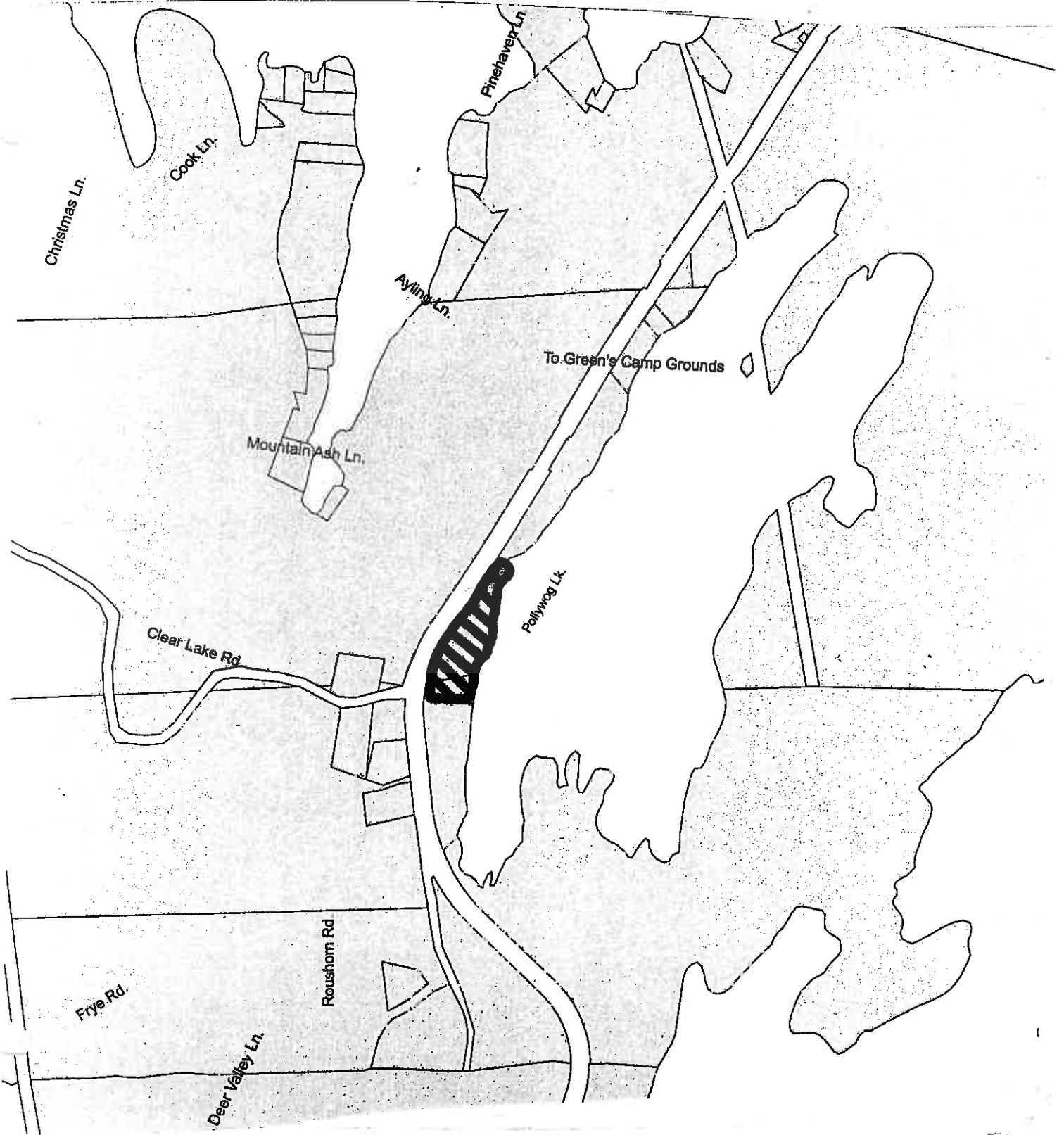
Wayne Orr, Clerk-Administrator

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

**SCHEDULE "1"
BY-LAW NO. 2013-32**



AREA REZONED FROM 'RU' TO 'RRC-53'



**THIS IS SCHEDULE "1" TO BY-LAW NO. 2013-32
PASSED THIS 4th DAY OF JUNE, 2013.**

MAYOR

CLERK

[Handwritten signatures]

