

**TOWNSHIP OF SOUTH FRONTENAC  
BY-LAW NUMBER 2016-20**

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

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**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 mapping errors and unclear wording in the text of the document that have been identified;

**AND WHEREAS**, the Municipal Council of the Township of South Frontenac deems it expedient to amend By-law Number 2003-75 as amended;

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

**BEDFORD DISTRICT**

1. **THAT** Schedule "D" to Zoning By-law Number 2003-75 as amended is hereby further amended by changing the zoning in Part Lots 25 & 26, Concession X from Limited Service Residential-Waterfront (RLSW) to Waterfront Residential (RW) as shown on the attached map designated as Schedule "1"; *(it is accessed by a public road)*

**LOUGHBOROUGH DISTRICT**

2. **THAT** Schedule "B" to Zoning By-law Number 2003-75 as amended is hereby further amended by changing the zoning in Part Lots 20 and 21 Concession VII from Community Facility (CF) Zone to Special Community Facility (CF-2) Zone as shown on the attached map designated as Schedule "2" *(it's the Greek Orthodox Church Camp)*.
3. **THAT** Schedule "B" to Zoning By-law Number 2003-75 as amended is hereby further amended by changing the zoning in Part Lot 10, Concession XII from Rural (RU) Zone to Community Facility (CF) Zone as shown on the attached map designated as Schedule "2" *(Boy Scouts Camp)*.

**STORRINGTON DISTRICT**

4. **THAT** Schedule "C" to Zoning By-law Number 2003-75 as amended is hereby further amended by changing the zoning in Part Lot 20, Concession X from Rural (RU) Zone to Limited Service Residential-Waterfront (RLSW) Zone as shown on the attached map designated as Schedule "3" *(Zoning does not match lot lines)*.

**TEXT CHANGES**

6. **THAT** Zoning By-law Number 2003-75 as amended is hereby further amended by changing the definition of "Mobile Home" by deleting reference to the Ontario Building Code Act so that the definition reads as follows:

**“MOBILE HOME”** shall mean any dwelling that is designed to be made mobile, and constructed or manufactured in accordance with CSA standards for mobile homes to provide a permanent residence for one or more persons, but does not include a modular home or travel trailer as defined herein.”

7. **THAT** Zoning By-law Number 2003-75 as amended is hereby further amended by changing the definition of “Top-of-Bank” by deleting the second sentence in its entirety and replacing it with a new second sentence to read “ when there are two(2) or more slopes located together, separated by plateaus, the slope that is the closest to the water is considered for the top-of-bank calculation” so that the definition reads as follows:

**“TOP OF BANK (Slope)** shall mean a point which is the beginning of a significant change in the land surface, then from which the land surface slopes downward (at a grade of 30% or more) towards an abandoned or existing waterbody or watercourse. When there are two (2) or more slopes located together separated by plateaus, the slope that is the closest to the water is considered for the top-of-bank calculation.”

8. **THAT** Zoning By-law Number 2003-75 as amended is hereby further amended by changing the definition of “Building Height” by inserting the word “average” immediately following the words “vertical distance between the” so that the definition reads as follows:

**“BUILDING HEIGHT** shall mean the vertical distance between the average established grade and the highest point of the building or structure but does not include chimneys antennas or other similar objects.”

9. **THAT** Zoning By-law Number 2003-75 as amended is hereby further amended by changing the permitted uses in the Urban Industrial section 21.2 by deleting auto body repair shop from the list of permitted uses and by changing section 21.3.1 by reducing the maximum permitted height of a principal building from 15 metres (50 ft.) to 11 metres (36 ft.).

10. **THIS BY-LAW** shall come into force in accordance with section 34 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 fifteenth day of March, 2016.**

**Read a first and second time this fifteenth day of March, 2016.**

**Read a third time and finally passed as amended this seventh day of June, 2016.**

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

  
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Ron Vandewal, Mayor

  
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Wayne Orr, Clerk-Administrator

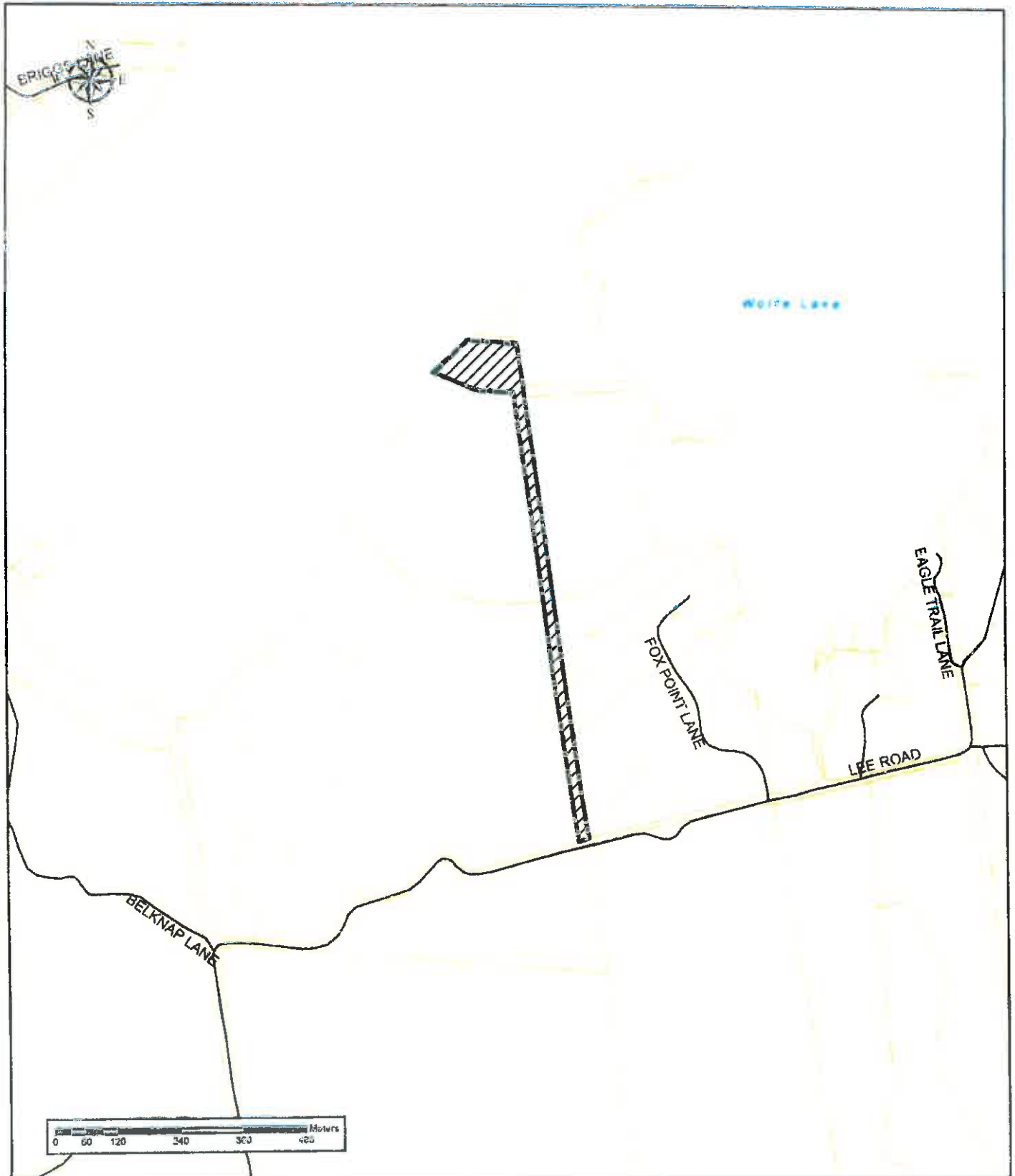
TOWNSHIP OF SOUTH FRONTENAC  
(BEDFORD DISTRICT)



SCHEDULE '1'  
BY-LAW NO. 2016-20



AREA REZONED FROM 'RLSW' TO 'RW'



THIS SCHEDULE "1" TO BY-LAW NO. 2016-20  
PASSED THIS 15<sup>TH</sup> DAY OF MARCH 2016

MAYOR *Don Vandenberg*

CLERK *[Signature]*

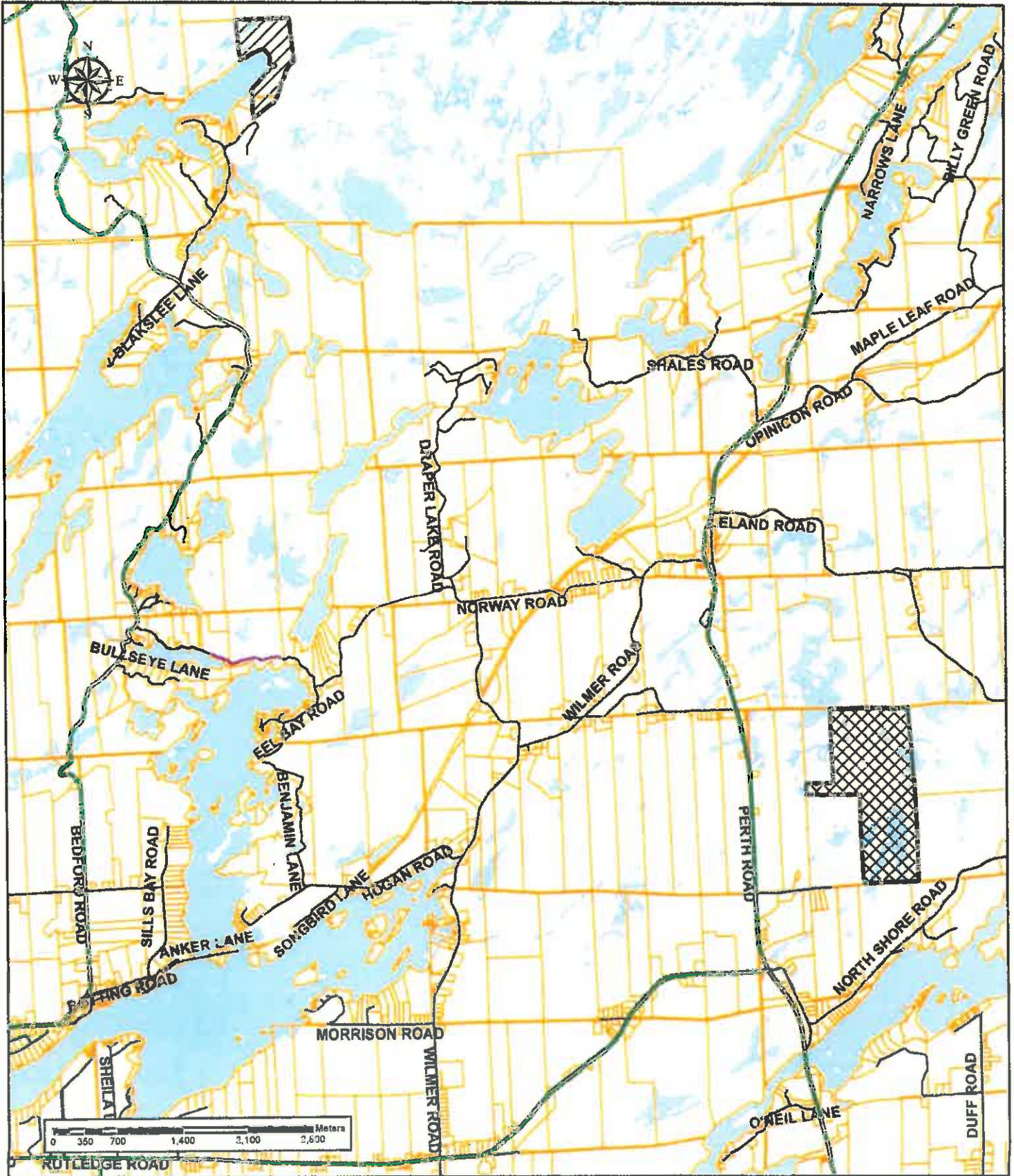
# TOWNSHIP OF SOUTH FRONTENAC (LOUGHBOROUGH DISTRICT)



SCHEDULE '2'  
BY-LAW NO. 2016-20

 AREA REZONED FROM 'RU' TO 'CF'

 AREA REZONED FROM 'CF' TO 'CF-2'



THIS SCHEDULE "2" TO BY-LAW NO. 2016-20  
PASSED THIS 7<sup>TH</sup> DAY OF JUNE 2016

MAYOR *Chris Vandenberg*

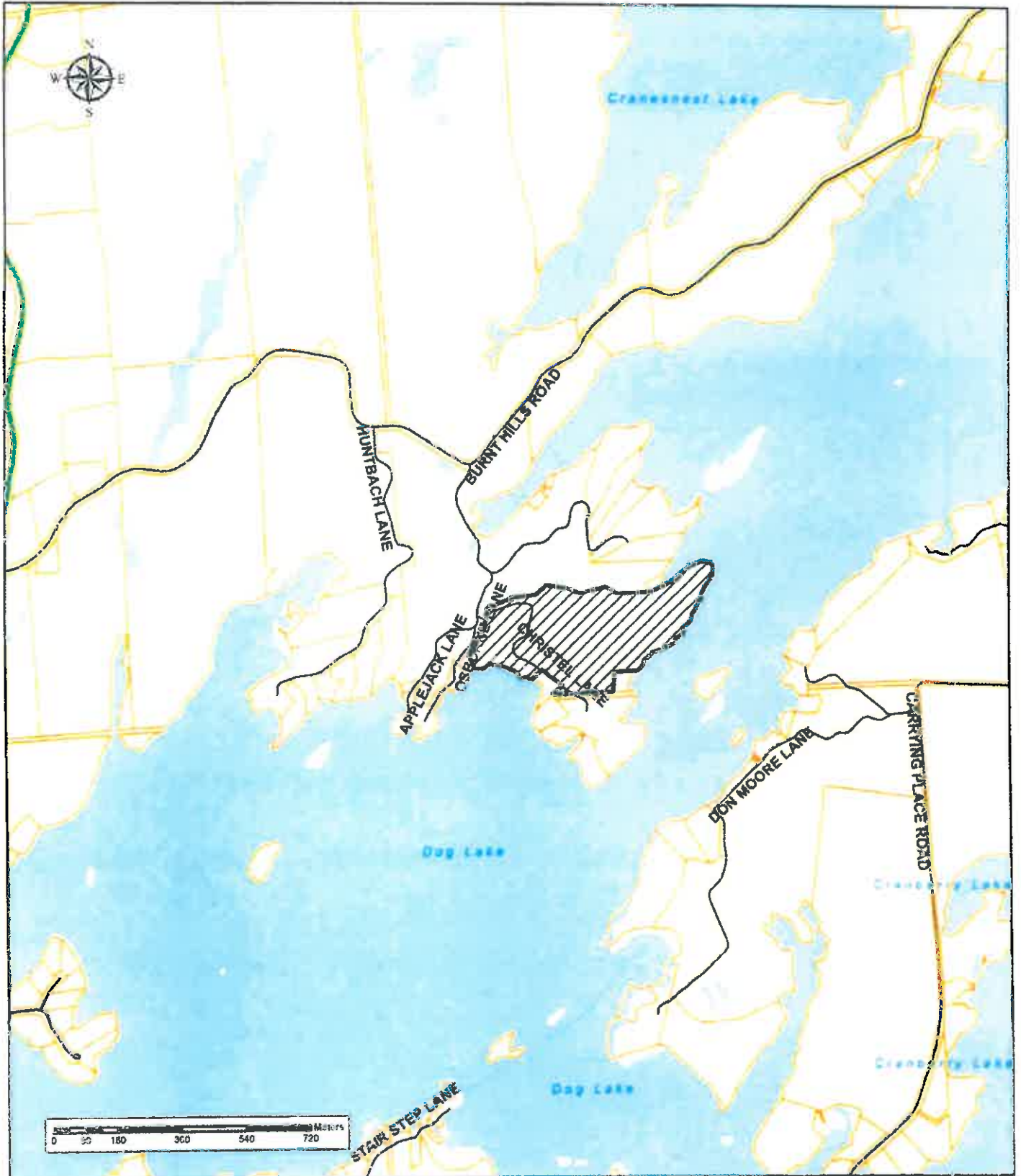
CLERK *[Signature]*

TOWNSHIP OF SOUTH FRONTENAC  
(STORRINGTON DISTRICT)

SCHEDULE '3'  
BY-LAW NO. 2016-20



AREA REZONED FROM 'RU' TO 'RLSW'



THIS SCHEDULE "2" TO BY-LAW NO. 2016-20  
PASSED THIS 15<sup>TH</sup> DAY OF MARCH 2016

MAYOR *Ken Henderson*

CLERK *[Signature]*