

**TOWNSHIP OF SOUTH FRONTENAC
BY-LAW NUMBER 2016-36**

BEING A TOWNSHIP-INITIATED HOUSEKEEPING BY-LAW TO AMEND BY-LAW NUMBER 2003-75, AS AMENDED, TO CLARIFY THE WORDING OF SECTION 5.10.2 AND DELETE WORDING FROM SECTION 5.11.

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 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

1. **THAT** Zoning By-law Number 2003-75 as amended, is hereby further amended by inserting a new sentence into section 5.10.2, immediately following the first sentence that ends with the word "height" to read "Reconstruction of the building is prohibited." so that the section reads as follows:

"Where a building has been erected prior to the date of passing of this By-law on an existing lot and said building has less than the minimum 30 metre (98.4 ft.) setback from the highwater mark of a waterbody or watercourse, then said building may be repaired, renovated or strengthened to a safe condition provided there is no enlargement of the gross floor area or increase in height. Reconstruction of the building is prohibited. In addition, no living space shall be added below grade to any existing building or structure."

Also a new sentence is added to read as follows:

"For the purposes of interpreting section 5.10.2, once more than fifty percent of the exterior load-bearing walls of a structure located within the minimum 30 metre setback have been removed, the land is deemed to be vacant and the structure may not be reconstructed within the 30 metre setback."

2. **THAT** Zoning By-law Number 2003-75 as amended, is hereby further amended by deleting the words in the first sentence of section 5.11 that read "or demolition permit required by the Corporation of the Township of South Frontenac or other authority for safety, health or sanitation requirements , providing such building or structure is serviced by potable water supply and sewage disposal system approved by the appropriate authority." so that the whole section reads as follows:

"5.11 REPLACEMENT OF BUILDINGS OR STRUCTURES

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. A building permit will only be issued, in the absence of zoning relief, provided no enlargement of the footprint or increase in 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 and not increase the footprint or gross floor area of the 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 within the same footprint as the non-conforming/non-complying building. Where applicable, floodproofing and avoidance of erosion hazards should be considered.”

3. **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 seventh day of June, 2016.

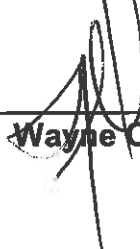
Read a first and second time this seventh day of June, 2016.

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

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



Ron Vandewal, Mayor



Wayne Orr, Clerk-Administrator