

**TOWNSHIP OF SOUTH FRONTENAC  
BY-LAW 2019-45**

**Being a by-law to amend By-law 2003-75, as amended, to rezone land from the Special Recreational Resort Commercial (RRC-26) Zone to the Special Waterfront Residential (RW-44) Zone, Part Lot 11, Concession 8, Part 5 RP13R-15931, District of Loughborough, Township of South Frontenac: S. Clark Homes Ltd.**

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**WHEREAS** pursuant to the provisions of the Section 34 of the *Planning Act*, RSO 1990 as amended, the Council of a Municipality may enact by-laws regulating the use of land and the erection, location and use of buildings and structures thereon;

**AND WHEREAS** By-law 2003-75 being the Zoning By-law regulates the use of land and the erection, location and use of buildings and structures within the Township of South Frontenac;

**AND WHEREAS** the Council of the Corporation of the Township of South Frontenac considered all written and oral submissions received on this application, the effect of which helped Council make an informed decision;

**NOW THEREFORE**, the Council of the Corporation of the Township of South Frontenac by its Council, hereby enacts as follows:

1. THAT Schedule "B", to Zoning By-law Number 2003-75 as amended, is hereby further amended by changing the zoning from the Special Recreational Resort Commercial (RRC-26) Zone to the Special Waterfront Residential (RW-44) Zone for those lands shown on the attached map designated as Schedule "1".
2. THAT Zoning By-law Number 2003-75, as amended, is hereby further amended by adding a new section RW-44 (Part Lot 11, Concession 8, Part 5 RP13R-15931, District of Loughborough, municipally known as Eel Bay Road) to read as follows:

**RW-44 (Part Lot 11, Concession 8, Part 5 RP13R-15931 Loughborough District – S. Clark Homes Ltd.)**

Notwithstanding the provisions of Section 8, or any other provision of this By-law to the contrary, on lands zoned the Special Waterfront Residential Zone (RW-44) Zone, the following provision applies:

**Zone Regulations**

- a. Permitted Uses
  - i) Two docks, subject to the approval of the appropriate authority
- b. Setback to the highwater mark of Sydenham Lake (Minimum)
  - i) Single detached dwelling unit      23.7 metres (77.8 ft.)
  - ii) Shed (108 sq ft maximum)      10.0 metres (32.8ft.)
- c. Structures permitted in the front yard (Minimum setback from front lot line):
  - i) Detached garage      11.95 metres (39.2ft.)
- d. For Accessory Buildings Not Attached to the Principle Building
  - i) Building Height (Maximum)      8.84 metres (29 ft.)

All other provisions of this by-law shall apply.

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

**Dated at the Township of South Frontenac this 2<sup>nd</sup> day of July, 2019.**

**Read a first and second time this 2<sup>nd</sup> day of July, 2019.**

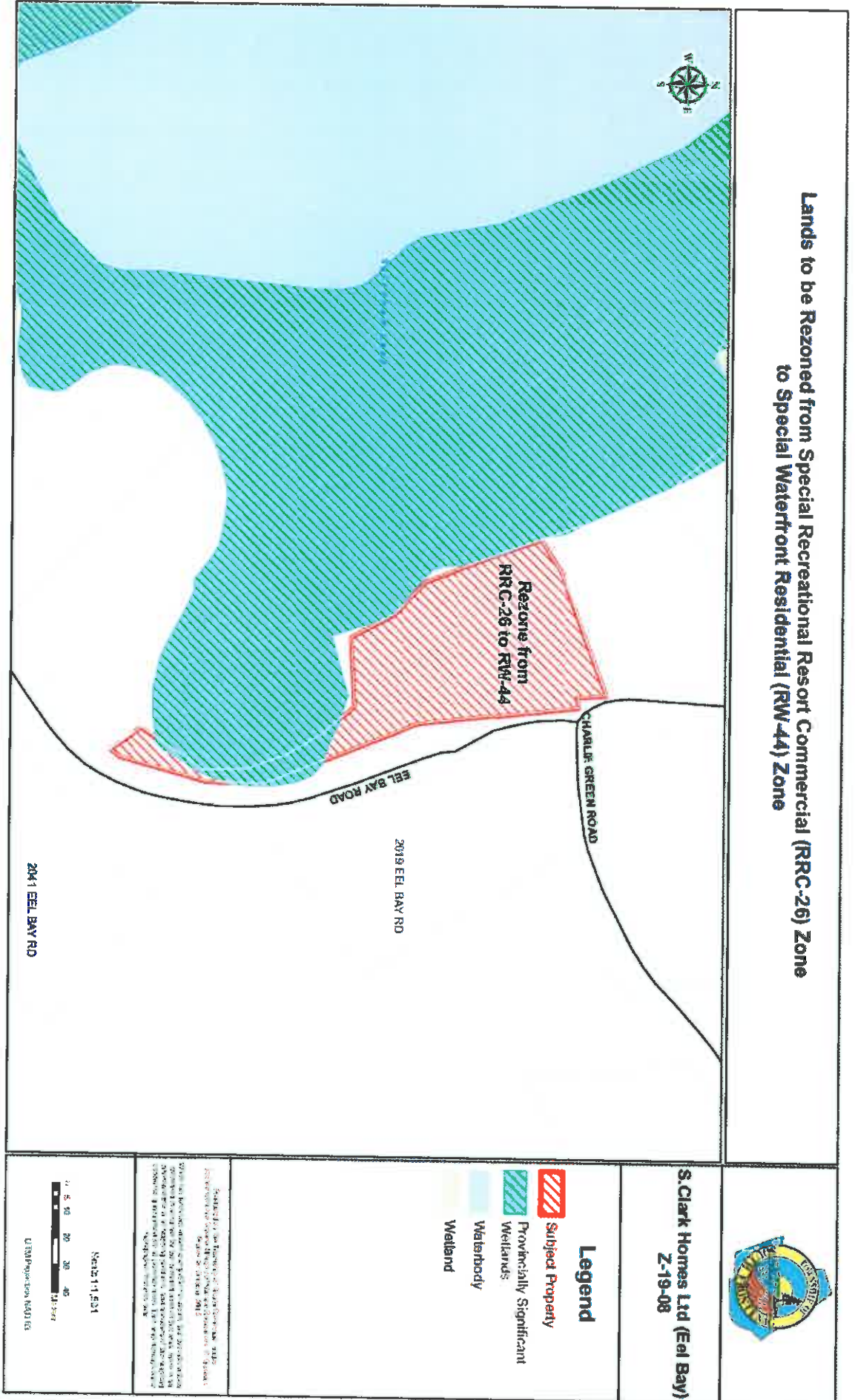
**Read a third time and finally passed this 2<sup>nd</sup> day of July, 2019.**

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

  
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Ron Vandewal, Mayor

  
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Angela Maddocks, Clerk

Schedule 1



This is Schedule "1" to By-law No. 2019-45

Passed this 2<sup>nd</sup> day of July, 2019

MAYOR *Don Vandenberg*

CLERK *Angela Maddocks*