

**TOWNSHIP OF SOUTH FRONTENAC
BY-LAW 2020-50**

BEING A BY-LAW TO AMEND BY-LAW 2003-75, AS AMENDED, TO REZONE LAND FROM LIMITED SERVICE RESIDENTIAL – WATERFRONT TO WATERFRONT RESIDENTIAL – SPECIAL EXCEPTION (RW-47) ON LANDS DESCRIBED AS 316 KOEN ROAD, PART OF LOT 25, CONCESSION 6, DISTRICT OF LOUGHBOROUGH: POTTS

WHEREAS pursuant to the provisions of 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 Limited Service Residential – Waterfront (RLSW) to Waterfront Residential – Special Exception (RW-47) for the lands shown on Schedule “1”.
2. **THAT** Zoning By-law number 2003-75 as amended is hereby further amended by adding a new section RW-47 (316 Koen Road, Part of Lot 25, Concession 6, Loughborough District – Potts), immediately after Section RW-46 (2529 Devil Lake Road, Part of Lot 7, Concession 8, Bedford District – Leone-Ganado and Otis) to read as follows:

RW-47 (316 Koen Road, Part of Lot 25, Concession 6, Loughborough District – Potts)

Notwithstanding the provisions of Section 8 or any other provision of this By-law to the contrary, on the lands zoned Special Waterfront Residential (RW-47), the following provisions shall apply:

- *For the principal building*
 - a) *Lot Coverage (Maximum)* 7.5%
 - b) *Front Yard (Minimum)* 19.8 Metres (65 ft.)
 - c) *Rear Yard (Minimum)* 8.8 Metres (29 ft.)
 - d) *Set back from high water mark or floodline (Minimum)* 8.8 Metres (29 ft.)
 - e) *Set back from top of bank (Minimum)* 5.3 Metres (17 ft.)
- *For accessory buildings*
 - a) *Lot coverage (Maximum)* 2.9%
 - b) *An accessory building (detached garage)*
 - a. *shall be permitted between the principal building and the front lot line*
 - b. *Set back from front lot line (Minimum)* 7.6 Metres (24.9 ft.)
 - c. *Western Interior Side Yard (Minimum)* 1.5 Metres (5 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 6th day of October, 2020.

Read a first and second time this 6th day of October, 2020.

Read a third time and finally passed this 6th day of October, 2020.

THE CORPORATION OF THE
TOWNSHIP OF SOUTH FRONTENAC



Ron Vandewal, Mayor



Angela Maddocks, Clerk

