

**TOWNSHIP OF SOUTH FRONTENAC  
BY-LAW 2022-79**

**BEING A BY-LAW TO AMEND BY-LAW 2003-75, AS AMENDED, TO REZONE LAND FROM LIMITED SERVICE RESIDENTIAL – WATERFRONT (RLSW) TO LIMITED SERVICE RESIDENTIAL – WATERFRONT – SPECIAL PROVISION (RLSW-134) ON LANDS DESCRIBED AS 73 MILL BAY LANE, PART 18 ON PLAN 13R167, LOT 33 TO 34, CONCESSION 7, DISTRICT OF BEDFORD: KLASSEN**

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**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;

**AND** that there be no further notice pursuant to Section 34 (17) of the *Planning Act*;

**NOW THEREFORE**, the Council of the Corporation of the Township of South Frontenac, 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 Limited Service Residential – Waterfront to Limited Service Residential – Waterfront – Special Provision (RLSW-134) on the lands as shown on Schedule “1”.
2. **THAT** Zoning By-law Number 2003-75 as amended is hereby further amended by adding a new section RLSW-134 (73 Mill Bay Lane, Part 18 On Plan 13R167, Lot 33 to 34, Concession 7, District of Bedford: Klassen) immediately after the last Limited Service Residential – Waterfront – Special Provision section to read as follows:

***RLSW-134 (73 Mill Bay Lane, Part 18 On Plan 13R167, Lot 33 to 34, Concession 7, District of Bedford: Klassen)***

*Notwithstanding the provisions of section 10.3.1 or any other provision of this By-law to the contrary, on the lands zoned Special Limited Service Residential – Waterfront (RLSW-134), the following provision shall apply:*

- *For the Principal Dwelling:*
  - a) *Lot Coverage (Maximum)* 12.4%
  - b) *Top of Bank setback (Minimum)* 9.5 metres (31 feet)
- *No accessory buildings and structures are permitted.*

*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 6<sup>th</sup> day of September, 2022.**

**Read a first and second time this 6<sup>th</sup> day of September, 2022.**

**Read a third time and finally passed this 6<sup>th</sup> day of September, 2022.**

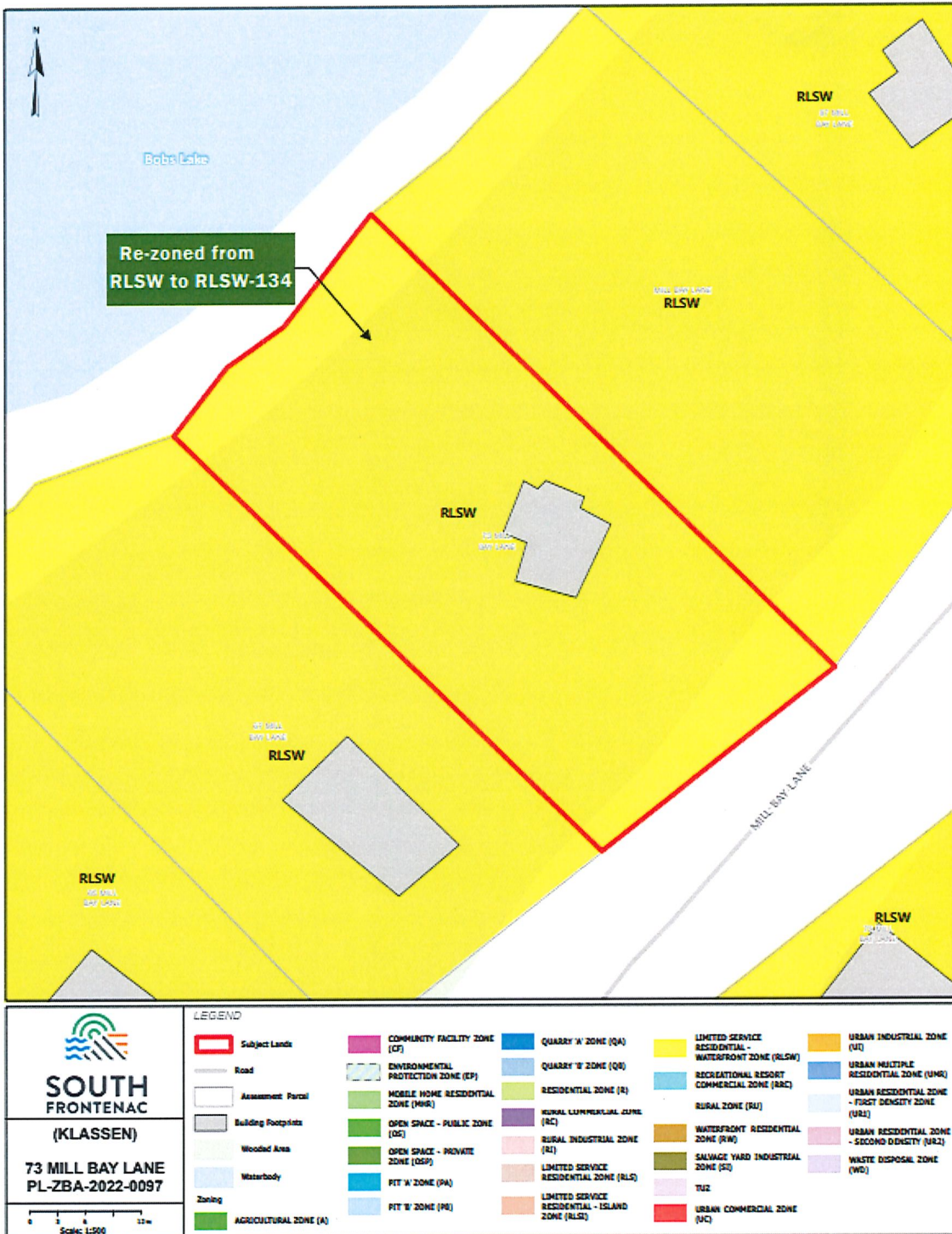
THE CORPORATION OF THE  
TOWNSHIP OF SOUTH FRONTENAC

*Ron Vandewal*  
Ron Vandewal, Mayor

*Angela Maddocks*  
Angela Maddocks, Clerk

Schedule 1

This is Schedule "1" to By-law No. 2022- 79



Passed this 6<sup>th</sup> day of September, 2022.

Ron Vandewal, Mayor

Angela Maddocks, Clerk