

**TOWNSHIP OF SOUTH FRONTENAC
BY-LAW 2023-80**

BEING A BY-LAW TO AMEND BY-LAW 2003-75, AS AMENDED, TO REZONE LAND FROM RECREATIONAL RESORT COMMERCIAL – SPECIAL PROVISION (RRC-39) TO LIMITED SERVICE RESIDENTIAL – WATERFRONT (RLSW AND RLSW-135) ON LANDS DESCRIBED AS PART LOT 32, CONCESSION 7, DISTRICT OF BEDFORD

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 Recreational Resort Commercial – Special Provision (RRC-39) to Limited Service Residential Waterfront (RLSW and RLSW-135) 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 RLSW-135 (Part Lot 32, Concession 7, District of Bedford) immediately after the last Limited Service Residential – Waterfront – Special Provision section to read as follows:

RLSW-135 (Part Lot 32, Concession 7, District of Bedford)

Notwithstanding the provisions of Section 10 or any other provision of this By-law to the contrary, on the lands zoned Special Limited Service Residential – Waterfront (RLSW-135), the following provisions apply:

Permitted Uses

- *Private vehicle parking area and boat docking for the exclusive use of lots whose only access is by means of a navigable waterway, and that have deeded rights to parking and docking at this location*
- *Accessory uses, buildings and structures to the above uses*

Zone Requirements

- *Number of Parking Spaces (Maximum) 12*
- *Lot Coverage for Accessory Buildings (Maximum) 3%*

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 3rd day of October, 2023.

Read a first and second time this 3rd day of October, 2023.

Read a third time and finally passed this 3rd day of October, 2023.

THE CORPORATION OF THE
TOWNSHIP OF SOUTH FRONTENAC



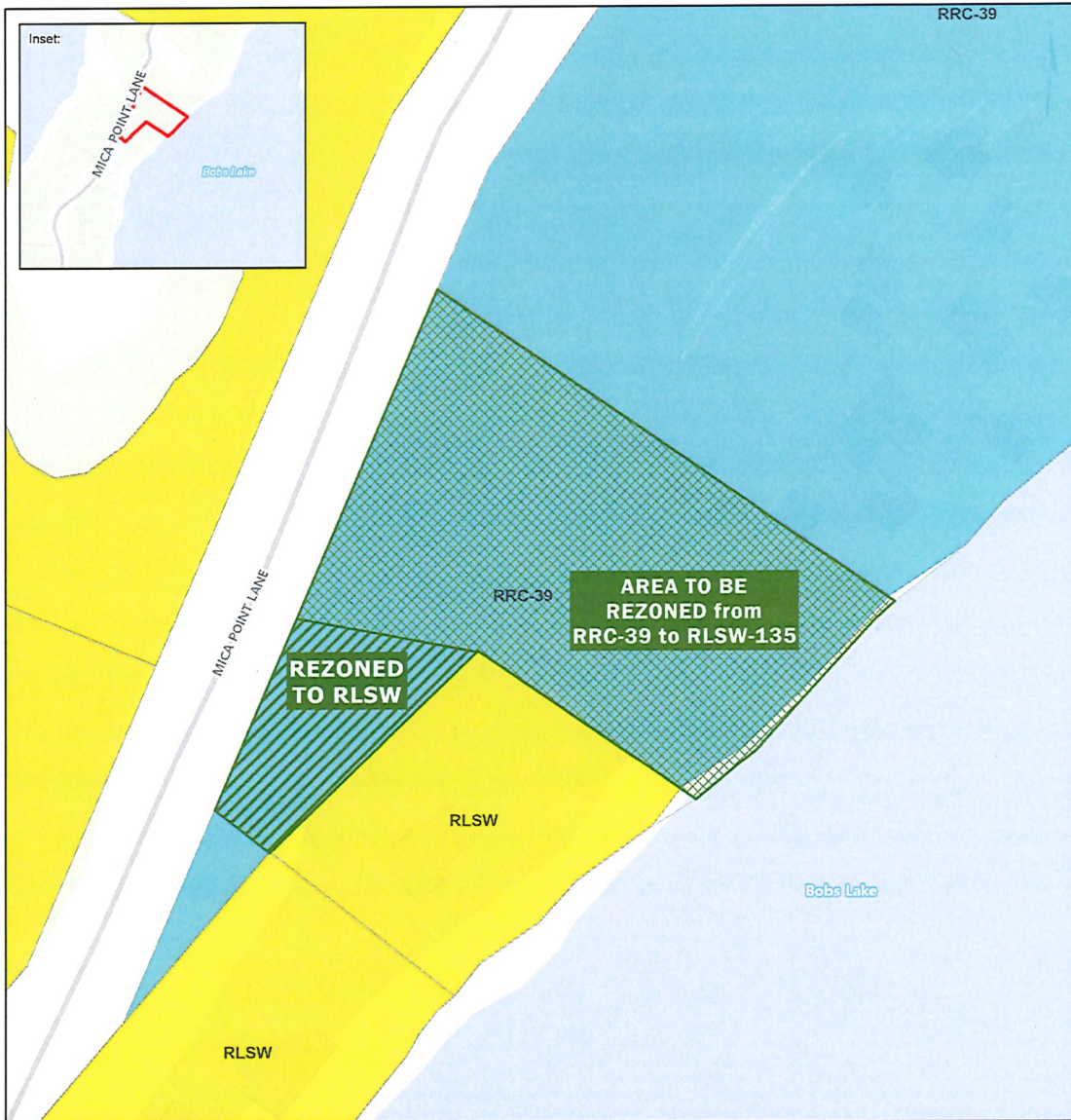
Ron Vandewal, Mayor



James Thompson, Clerk

Schedule 1

This is Schedule "1" to By-law No. 2023-80.



SOUTH FRONTENAC
(11188615 Canada INC.)
(ZanderPlan Inc.)
Mica Point Lane
PL-ZBA-2023-0109

Scale: 1:950

LEGEND

Road	Zoning	PIT 'B' ZONE (PB)	LIMITED SERVICE RESIDENTIAL - ISLAND ZONE (RLSI)	URBAN COMMERCIAL ZONE (UC)
Area to be Rezoned to RLSW-x	AGRICULTURAL ZONE (A)	QUARRY 'A' ZONE (QA)	LIMITED SERVICE RESIDENTIAL - WATERFRONT ZONE (RLSW)	URBAN INDUSTRIAL ZONE (UI)
Area to be Rezoned to RLSW	COMMUNITY FACILITY ZONE (CF)	QUARRY 'B' ZONE (QB)	RECREATIONAL RESORT COMMERCIAL ZONE (RRC)	URBAN MULTIPLE RESIDENTIAL ZONE (UMR)
Parcels	ENVIRONMENTAL PROTECTION ZONE (EP)	RESIDENTIAL ZONE (R)	RURAL ZONE (RU)	URBAN RESIDENTIAL ZONE - FIRST DENSITY ZONE (UR1)
Building Footprints	MOBILE HOME RESIDENTIAL ZONE (MHR)	RURAL COMMERCIAL ZONE (RC)	WATERFRONT RESIDENTIAL ZONE (RW)	URBAN RESIDENTIAL ZONE - SECOND DENSITY (UR2)
Wooded Area	OPEN SPACE - PUBLIC ZONE (OS)	RURAL INDUSTRIAL ZONE (RI)	SALVAGE YARD INDUSTRIAL ZONE (SI)	WASTE DISPOSAL ZONE (WD)
Waterbody	OPEN SPACE - PRIVATE ZONE (OSP)	LIMITED SERVICE RESIDENTIAL ZONE (RLS)	TEMPORARY USE ZONE (TUZ)	
	PIT 'A' ZONE (PA)			

Produced by the County Frontenac under license with the Ontario Ministry of Natural Resources © King's Printer for Ontario, 2022. While the County makes every effort to insure that the information presented is accurate for the intended uses of this map, there is an inherent error in all mapping products, and accuracy of the mapping cannot be guaranteed for all possible uses. This map displays basic topographic features only. UTM Projection NAD 83 | Date: 2023-09-20

Passed this 3rd day of October, 2023

Ron Vandewal, Mayor

James Thompson, Clerk