

By-Law Number 2025-15

A By-Law to amend By-law 2003-75, as amended, to repeal the RLSW-1 zone, and to rezone land from RLSW-1 to Limited Service Residential – Waterfront – Special Provision (RLSW-144) and Rural – Special Provision (RU-83) on portions of lands described as 1015 Little Deer Lane, Part Block 18, Plan 1938, Part of Lot 1, Concession 12, District of Portland: McCaldon

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

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

Therefore be it resolved that the Council of the Corporation of the Township of South Frontenac hereby enacts as follows:

1. That Section RLSW-1 (Part Lot 1, Concession XII, Block 18, Registered Plan 1938, Portland District – McCaldon) of Zoning By-law Number 2003-75, as amended, is hereby repealed.
2. That Schedule “A” to Zoning By-law Number 2003-75 as amended, is hereby further amended by changing the zoning from Limited Service Residential – Waterfront – Special (RLSW-1) to Limited Service Residential – Waterfront – Special Provisions (RLSW-144) and Rural – Special Provision (RU-83) for lands shown on Schedule “1”.
3. That Zoning By-law Number 2003-75 as amended is hereby further amended by adding a new section RLSW-144 (Part Lot 1, Concession XII, Part of Block 18, Registered Plan 1938, Portland District - McCaldon) immediately after the last Limited Service Residential – Waterfront – Special Provision section to read as follows:

RLSW-144 (Part Lot 1, Concession XII, Part of Block 18, Registered Plan 1938, Portland District - McCaldon)

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-144), the following provisions shall apply:

- Lot Area (Minimum) 3.2 hectares (8 acres)
- Lot Frontage, Private Lane (Minimum) 24 metres (78.7 ft.)

All other provisions of this by-law shall apply.

4. That Zoning By-law Number 2003-75 as amended is hereby further amended by adding a new section RU-83 (Part Lot 1, Concession XII, Part of Block 18, Registered Plan 1938, Portland District - McCaldon) immediately after the last Rural – Special Provision section to read as follows:

RU-83 (Part Lot 1, Concession XII, Part of Block 18, Registered Plan 1938, Portland District - McCaldon)

Notwithstanding the provisions of Section 7 or any other provision of this By-law to the contrary, on the lands zoned Special Rural (RU-83), the following provisions shall apply:

- Permitted Uses:
 - A conservation use, including reforestation and other activities connected with the conservation of soil or wildlife, excluding any buildings
 - A wood lot, excluding any buildings

- Lot Area (Minimum) 10.5 hectares (26 acres)

All other provisions of this by-law shall apply.

5. 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.

Given First and Second Readings: Tuesday, March 11, 2025

Given Third Reading and Passed: Tuesday, March 11, 2025



James Thompson, Clerk



Ron Vandewal, Mayor

Schedule 1



<p>SOUTH FRONTENAC (MCCALDON) 1015 LITTLE DEER LANE PL-ZBA-2024-0131</p> <p>Scale: 1:1,000</p>	LEGEND Subject Property Area to be rezoned Township Boundaries building footprints Wooded Area Waterbody Road		Zoning AGRICULTURAL ZONE (A) COMMUNITY FACILITY ZONE (CF) ENVIRONMENTAL PROTECTION ZONE (EP) MOBILE HOME RESIDENTIAL ZONE (MHR) OPEN SPACE - PUBLIC ZONE (OS) OPEN SPACE - PRIVATE ZONE (OSP) FIT 'N' ZONE (FN) AGRICULTURAL ZONE (A) QUARRY 'N' ZONE (QA) QUARRY 'Y' ZONE (QB) RESIDENTIAL ZONE (R) RURAL COMMERCIAL ZONE (RC) RURAL INDUSTRIAL ZONE (RI) LIMITED SERVICE RESIDENTIAL ZONE (RLS)		FIT 'N' ZONE (FN) QUARRY 'N' ZONE (QA) QUARRY 'Y' ZONE (QB) RESIDENTIAL ZONE (R) RURAL COMMERCIAL ZONE (RC) RURAL INDUSTRIAL ZONE (RI) LIMITED SERVICE RESIDENTIAL ZONE (RLS)		LIMITED SERVICE RESIDENTIAL - ISLAND ZONE (RLS) LIMITED SERVICE RESIDENTIAL - WATERFRONT ZONE (RLSW) RECREATIONAL RESORT COMMERCIAL ZONE (RRCC) RURAL ZONE (RU) WATERFRONT RESIDENTIAL ZONE (RW) SALVAGE YARD INDUSTRIAL ZONE (SI) TWR LIMITED SERVICE RESIDENTIAL - URBAN COMMERCIAL ZONE (UC) URBAN INDUSTRIAL ZONE (UI) URBAN MULTIPLE RESIDENTIAL ZONE (UMR) URBAN RESIDENTIAL ZONE - FIRST DENSITY ZONE (UR1) URBAN RESIDENTIAL ZONE - SECOND DENSITY (UR2) WASTE DISPOSAL ZONE (WD)	
	Subject Property Area to be rezoned Township Boundaries building footprints Wooded Area Waterbody Road		FIT 'N' ZONE (FN) QUARRY 'N' ZONE (QA) QUARRY 'Y' ZONE (QB) RESIDENTIAL ZONE (R) RURAL COMMERCIAL ZONE (RC) RURAL INDUSTRIAL ZONE (RI) LIMITED SERVICE RESIDENTIAL ZONE (RLS)		LIMITED SERVICE RESIDENTIAL - ISLAND ZONE (RLS) LIMITED SERVICE RESIDENTIAL - WATERFRONT ZONE (RLSW) RECREATIONAL RESORT COMMERCIAL ZONE (RRCC) RURAL ZONE (RU) WATERFRONT RESIDENTIAL ZONE (RW) SALVAGE YARD INDUSTRIAL ZONE (SI) TWR LIMITED SERVICE RESIDENTIAL - URBAN COMMERCIAL ZONE (UC) URBAN INDUSTRIAL ZONE (UI) URBAN MULTIPLE RESIDENTIAL ZONE (UMR) URBAN RESIDENTIAL ZONE - FIRST DENSITY ZONE (UR1) URBAN RESIDENTIAL ZONE - SECOND DENSITY (UR2) WASTE DISPOSAL ZONE (WD)			

Produced by the County Frontenac under license with the Ontario Ministry of Natural Resources © King's Printer for Ontario, 2025. While the County makes every effort to ensure 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: 15/02/2025