

By-Law Number 2025-27

A By-Law to amend By-law 2003-75, as amended, to rezone land from RU to Limited Service Residential – Waterfront – Special Provision (RLSW-145) and Limited Service Residential – Waterfront – Special Provision (RLSW-146) on portions of lands described as Part of Lots 3 and 4, Concession 11, District of Portland: Trousdale

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 Schedule "A" to Zoning By-law Number 2003-75 as amended, is hereby further amended by changing the zoning from Rural (RU) to Limited Service Residential – Waterfront – Special Provisions (RLSW-145) and Limited Service Residential – Waterfront – Special Provisions (RLSW-146) for 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-145 (1125 and 1127 Willy's Lane, Part Lot 4, Concession XI, Portland District - Trousdale) immediately after the last Limited Service Residential – Waterfront – Special Provision section to read as follows:

RLSW-145 (1125 and 1127 Willy's Lane, Part Lot 4, Concession XI, Portland District - Trousdale)

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-145), the following provisions shall apply:

- Permitted Uses
 - Maximum of two (2) single detached or seasonal dwellings
 - Accessory uses and buildings to the above, including a maximum of three (3) sleeping cabins
- Lot Area (Minimum) 2.0 hectares (4.9 acres)
- Lot Frontage, Private Lane (Minimum) 0 Metres (0 feet)

All other provisions of this by-law shall apply.

3. That Zoning By-law Number 2003-75 as amended is hereby further amended by adding a new section RLSW-146 (1137 Willy's Lane, Part Lot 4, Concession XI, Portland District - Trousdale) immediately after the last Limited Service Residential – Waterfront – Special Provision section to read as follows:

RLSW-146 (1137 Willy's Lane, Part Lot 4, Concession XI, Portland District - Trousdale)

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-146), the following provisions shall apply:

- Lot Area (Minimum) 0.4 hectares (1 acre)
- Lot Frontage, Private Lane (Minimum) 0 Metres (0 feet)
- Waterfrontage (Minimum) 25 Metres (82 feet)

All other provisions of this by-law shall apply.

4. 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, April 15, 2025

Given Third Reading and Passed: Tuesday, April 15, 2025

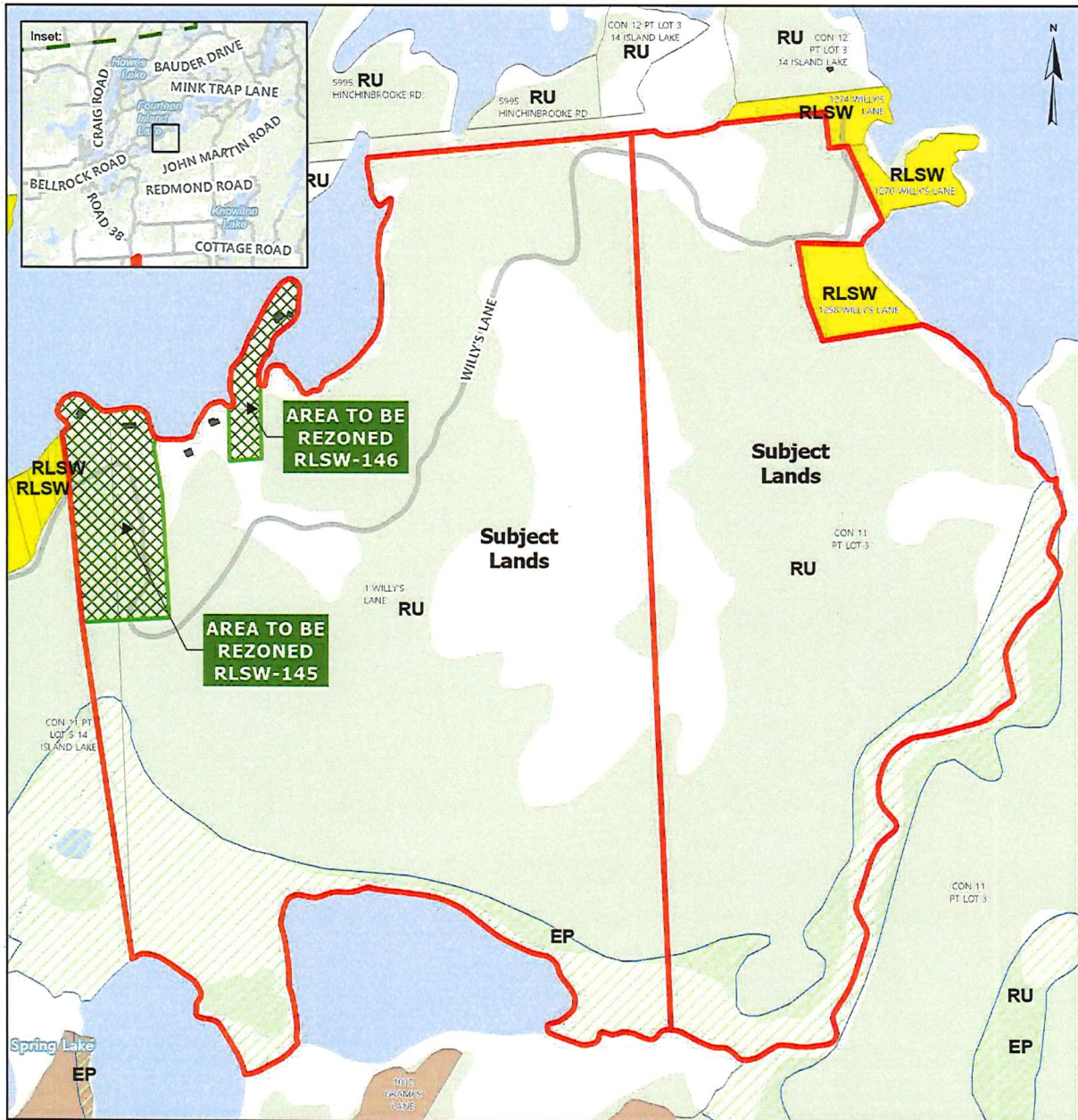


James Thompson, Clerk



Ron Vandewal, Mayor

Schedule 1 of By-law 2025-27



<p>SOUTH FRONTENAC (TROUSDALE)</p> <p>1125, 1127, 1137 WILLY'S LANE</p> <p>PL-ZBA-2025-0001</p> <p>Scale: 1:5,500</p>	<p>LEGEND</p> <p> Subject Property</p> <p> Area to be Rezoned</p> <p> Parcels</p> <p> Building Footprints</p> <p> Wooded Area</p> <p> Waterbody</p> <p> Road</p>		<p>Zoning</p> <p> AGRICULTURAL ZONE (A)</p> <p> COMMUNITY FACILITY ZONE (CF)</p> <p> ENVIRONMENTAL PROTECTION ZONE (EP)</p> <p> MOBILE HOME RESIDENTIAL ZONE (MHR)</p> <p> OPEN SPACE - PUBLIC ZONE (OSP)</p> <p> OPEN SPACE - PRIVATE ZONE (OSP)</p> <p> PIT 'A' ZONE (PA)</p>		<p> PIT 'B' ZONE (PB)</p> <p> QUARRY 'A' ZONE (QA)</p> <p> QUARRY 'B' ZONE (QB)</p> <p> RESIDENTIAL ZONE (R)</p> <p> RURAL COMMERCIAL ZONE (RC)</p> <p> RURAL INDUSTRIAL ZONE (RI)</p> <p> LIMITED SERVICE RESIDENTIAL ZONE (RLS)</p>		<p> LIMITED SERVICE RESIDENTIAL - ISLAND ZONE (RLSI)</p> <p> LIMITED SERVICE RESIDENTIAL - WATERFRONT ZONE (RLSW)</p> <p> RECREATIONAL RESORT COMMERCIAL ZONE (RRC)</p> <p> RURAL ZONE (RU)</p> <p> WATERFRONT RESIDENTIAL ZONE (RW)</p> <p> SALVAGE YARD INDUSTRIAL ZONE (SI)</p> <p> TUZ</p>		<p> URBAN COMMERCIAL ZONE (UC)</p> <p> URBAN INDUSTRIAL ZONE (UI)</p> <p> URBAN MULTIPLE RESIDENTIAL ZONE (UMR)</p> <p> URBAN RESIDENTIAL ZONE - FIRST DENSITY ZONE (UR1)</p> <p> URBAN RESIDENTIAL ZONE - SECOND DENSITY (UR2)</p> <p> WASTE DISPOSAL ZONE (WD)</p>	
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