

By-Law Number 2025-56**A By-Law to amend By-law 2003-75, as amended, to rezone land from RU to RLSW-148 on a portion of lands described as 223 Spruce Lane, Part of Lot 2, Concession 3, District of Bedford: Bechard**

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 "D" 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 Provision (RLSW-148) 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-148 (Part Lot 2, Concession 3, District of Bedford: Bechard) immediately after the last Limited Service Residential – Waterfront Special Provision section to read as follows:

RLSW-148 (Part Lot 2, Concession 3, District of Bedford: Bechard)

Notwithstanding the provisions of Section 10 or any other position of this By-law to the contrary, on lands zoned Limited Service Residential – Waterfront Special Provision (RLSW-148), the following provisions apply:

- Waterfrontage (Minimum) 150 Metres (492.1 ft)
- For any building, structure or sewage system
 - a. Front yard (Minimum) 50 Metres (164 ft)
 - b. Setback from highwater mark of Desert Lake (Minimum) 50 Metres (164 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.

Given First and Second Readings: Tuesday, August 12, 2025

Given Third Reading and Passed: Tuesday, August 12, 2025

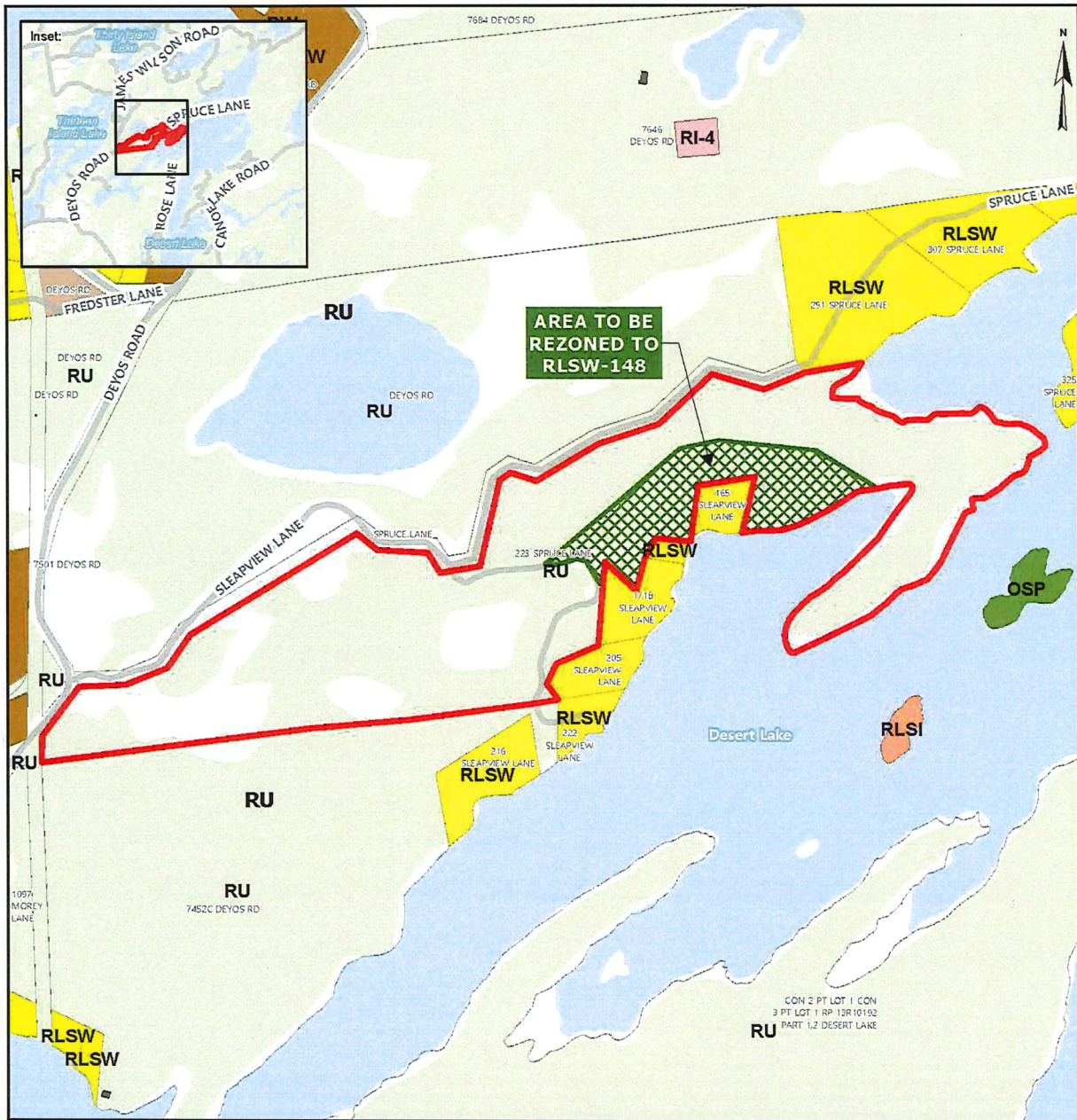


James Thompson, Clerk



Ron Vandewal, Mayor

Schedule 1 of By-law 2025-56



SOUTH FRONTENAC (BECHARD) 223 SLEAPVIEW LANE PL-ZBA-2025-0082		LEGEND	
	Subject Property		Area to be Rezoned
	Township Boundaries		Parcels
	Building Footprints		Wooded Area
	Waterbody		Road
	AGRICULTURAL ZONE (A)		PIT 'B' ZONE (PB)
	COMMUNITY FACILITY ZONE (CF)		QUARRY 'A' ZONE (QA)
	ENVIRONMENTAL PROTECTION ZONE (EP)		QUARRY 'B' ZONE (QB)
	MOBILE HOME RESIDENTIAL ZONE (MHR)		RESIDENTIAL ZONE (R)
	OPEN SPACE - PUBLIC ZONE (OS)		RURAL COMMERCIAL ZONE (RC)
	OPEN SPACE - PRIVATE ZONE (OSP)		RURAL INDUSTRIAL ZONE (RI)
	PIT 'A' ZONE (PA)		LIMITED SERVICE RESIDENTIAL - ISLAND ZONE (RLSI)
			LIMITED SERVICE RESIDENTIAL - WATERFRONT ZONE (RLSW)
			RECREATIONAL RESORT COMMERCIAL ZONE (RRC)
			RURAL ZONE (RU)
			WATERFRONT RESIDENTIAL ZONE (RW)
			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)
			TUZ

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