

By-Law Number 2026-01

A By-Law to amend By-law 2003-75, as amended, to rezone land from Rural (RU) to Limited Service Residential – Waterfront – Special Provision (RLSW-150-H4) on a portion of lands described as Part of Lot 3, Concession 9, District of Loughborough: Estate of Everett Orser

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 “B” 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-150-H4) 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-150 (Part of Lot 3, Concession 9, District of Loughborough) immediately after the last Limited Service Residential - Waterfront – Special Provision section to read as follows:

RLSW-150 (Part of Lot 3, Concession 9, District of Loughborough)

Notwithstanding the provisions of Section 10 or any other provision of this By-law to the contrary, the lands zoned Special Limited Service Residential - Waterfront (RLSW-150), shall be used in accordance with the following:

- In addition to the Permitted Uses in Section 10.2, the following uses are permitted:
 - o Conservation uses, including reforestation and other activities connected with the conservation of soil or wildlife
 - o A wood lot

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 holding symbol to Section 33.3 Holding Zones Special Provisions to read as follows:

Holding Symbol H4

The Holding Symbol -H4 applying to lands zoned RLSW-150 may be removed to permit development and site alteration only when a Site Plan Agreement is entered into between the Owner and the Township and is registered on the title of the property, implementing the recommendations of the Environmental Impact Statement prepared by ASC Environmental and dated June 6, 2025, as well as the Response to Technical Comments prepared by ASC Environmental and dated November 28, 2025.

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, January 13, 2026

Given Third Reading and Passed: Tuesday, January 13, 2026

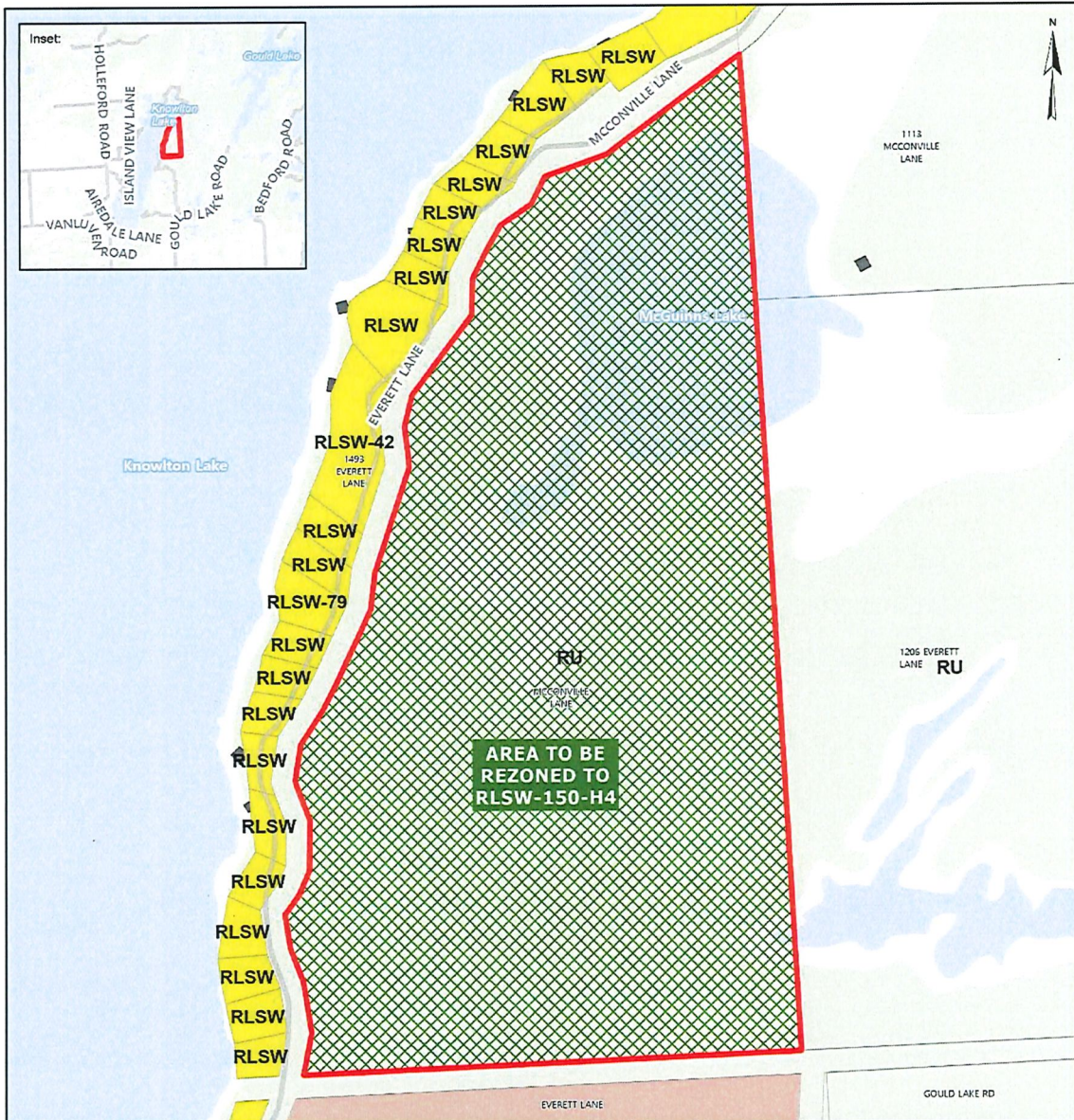


James Thompson, Clerk



Ron Vandewal, Mayor

Schedule 1 of By-law 2026-01



<p>SOUTH FRONTENAC</p> <p>(ORSER) MCCONVILLE LANE PL-ZBA-2024-0126</p> <p>Scale: 1:4,500</p>	<p>LEGEND</p>			
	<p> Subject Property</p> <p> Area to be Rezoned</p> <p> Township Boundaries</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 (OS)</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>

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