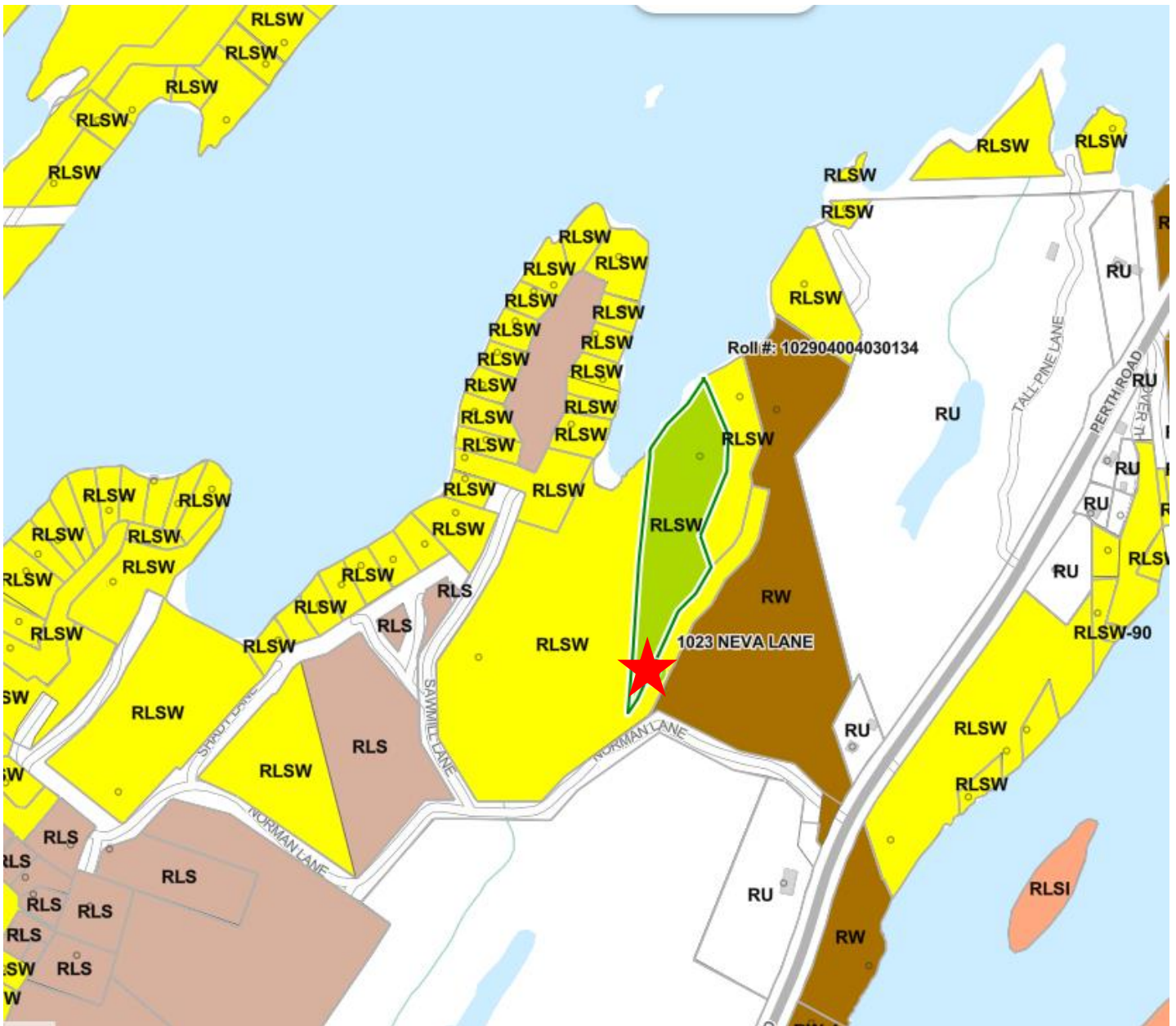


Zoning Information

1023 Neva Lane South Frontenac



RLSW – Limited Service Residential Waterfront Zone

**TOWNSHIP OF SOUTH FRONTENAC
COMPREHENSIVE ZONING BY-LAW
BY-LAW NO. 2003-75**

**PASSED SEPTEMBER 16, 2003
REVISED MAY 15, 2007
REVISED DECEMBER 18, 2012
REVISED JUNE 7, 2016
REVISED AUGUST 5, 2021
CONSOLIDATED January 19, 2023
CONSOLIDATED May 31, 2023
CONSOLIDATED January 23, 2024
CONSOLIDATED January 29, 2025**

SECTION 10 - RLSW - LIMITED SERVICE RESIDENTIAL - WATERFRONT ZONE

- 10.1** Within a RLSW - Limited Service Residential - Waterfront Zone, no person shall use any land, erect, alter, enlarge, use or maintain any building or structure for any use other than as permitted in this section and also such use, building or structure shall be in accordance with the regulations contained or referred to in this section.

In a Limited Service Residential Waterfront Zone, there is no commitment or requirement by the municipality to assume responsibility for ownership or maintenance of any private lane. Due to road condition of privately maintained roads, there is no commitment or requirement by the municipality to ensure that emergency vehicles are able to access privately owned roads. The intent of the Limited Service Residential Waterfront Zone is to recognize residential development on private lanes.

10.2 PERMITTED USES

- a seasonal dwelling,
- a single detached dwelling,
- a dock, subject to approval from the appropriate authority,
- accessory buildings or uses, including one sleeping cabin,
- a home occupation, in accordance with the provisions of Section 5.28 of this By-law.

10.3 ZONE REGULATIONS

10.3.1 For the Principal Building

- | | |
|---|-------------------------------------|
| • Lot Area (Minimum) | 10,000 sq. metres (107,642 sq. ft.) |
| • Lot Frontage, Private Lane (Minimum) | 76 metres (250 ft.) |
| • Water Frontage (Minimum) | 91 metres (300 ft.) |
| • Front Yard (Minimum) | 30 metres (98.4 ft.) |
| • Rear Yard (Minimum) | 10 metres (32.8 ft.) |
| • Interior Side Yard (Minimum) | 3 metres (9.8 ft.) |
| • Exterior Side Yard (Minimum) | 10 metres (32.8 ft.) |
| • Gross Floor Area (Minimum) | 59 sq. metres (635.1 sq. ft.) |
| • Lot Coverage (Maximum) | 5 percent |
| • Building Height (Maximum) | 11 metres (36.1 ft.) |
| • Setback from highwater mark or floodline of a body of water (Minimum) | 30 metres (98.4 ft.) |
| • Off-street parking shall be provided in accordance with Section 5.30. | |
| • Where communal docking facilities are proposed, such facilities shall be located a minimum of 60 metres (196.9 ft.) from the nearest residential use, residential land use designation or residential zone. | |

10.3.2 For Accessory Buildings Not Attached To The Principal Building

- | | |
|------------------------|----------------------|
| • Front Yard (Minimum) | 30 metres (98.4 ft.) |
|------------------------|----------------------|

- Rear Yard (Minimum) 3 metres (9.8 ft.)
- Interior Side Yard (Minimum) 3 metres (9.8 ft.)
- Exterior Side Yard (Minimum) 3 metres (9.8 ft.)
- Building Height (Maximum) 8 metres (26.2 ft.)
- Setback from highwater mark or floodline of a body of water (Minimum) 30 metres (98.4 ft.)
- In the case of docks, where a rear yard or interior side yard abuts a body of water, then such rear yard and/or interior sideyard may be reduced to zero metres.

(See also section 5.6.1).

10.4 GENERAL PROVISIONS

All special provisions of Section 5 "General Provisions" shall apply, where applicable, to any land, lot building, structure or use within the RLSW - Limited Service Residential- Waterfront Zone.

10.5 SPECIAL RLSW - LIMITED SERVICE RESIDENTIAL - WATERFRONT ZONES

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

Notwithstanding any provision of this by-law to the contrary, the lands zoned Special Limited Service Residential-Waterfront (RLSW-1) shall be used only in accordance with the following:

- The issuance of a building permit within 40 metres (131.2 ft.) of the highwater mark of Fourteen Island Lake shall require the prior written approval of the Napanee Regional Conservation Authority.
- No accessory building shall be located in any front yard, except for a boathouse or dock which has been approved by the Napanee Region Conservation Authority and the Ministry of Natural Resources.
- The minimum lot area permitted is 10 hectares (24.7 ac).

All other provisions of this by-law shall apply.

RLSW-2 (Part Lot 2, Concession VIII, Loughborough District)

Notwithstanding any provision of this by-law to the contrary, the lands zoned Special Limited Service Residential-Waterfront (RLSW-2) shall be used only in accordance with the following:

- A minimum setback of 122.0 metres (400.3 ft.) shall be required from the highwater mark of Knowlton Lake.

All other provisions of this by-law shall apply.