



# Public Council Agenda

5:00 p.m.- Thursday, June 11, 2026  
Council Chambers  
[Zoom Meeting Registration](#)

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## 1. Call to Order; Purpose of Meeting; and Chair's Opening Remarks

- a) Public Notice regarding Recording of Meetings 3  
[Recorded Meetings - Notice to Public](#)

## 2. Traditional Land Acknowledgement

We begin this gathering by acknowledging and celebrating these traditional lands as a gathering place of the first peoples and their ancestors who are entrusted to care for Mother Earth since time immemorial. We do so respecting both the land and the Indigenous People who continue to walk with us through this world. Today, the Township of North Frontenac is committed to working with Indigenous Peoples and all residents to pursue a united path of reconciliation.

## 3. Approval of Agenda

- a) June 11, 2026

**Be It Resolved That** Council approves the Agenda for the Public Meeting regarding proposed amendments to the Township's Comprehensive Zoning By-law dated June 11, 2026, as circulated.

## 4. Disclosure of Pecuniary Interest and General Nature Thereof

## 5. Administrative Reports

- a) County Planner's Report: Public Meeting Report for the 2026 Housekeeping Zoning By-law Amendment 4 - 25

**Be It Resolved That** Council receives the Planning Report from Dmitry Kurylovich, Project Manager/Senior Planner, County of Frontenac entitled "Public Meeting Report for the 2026 Housekeeping Zoning By-law Amendment";

**And That** Council receives for consideration all public comments regarding the proposed amendments;

**And That** Council directs Planning staff to make any necessary revisions and provide the draft By-law to Council at a future meeting for consideration.

[Planning Report - 2026 Housekeeping ZBA - Public Meeting](#)  
[Draft Zoning Amendment - Housekeeping](#)

## 6. Public Comments

## 7. Adjournment

- a) Adjournment of the Meeting

**Be It Resolved That** Council adjourns the Public Meeting at \_\_\_\_\_  
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Please be advised North Frontenac Council Meetings are recorded. By attending a public meeting of Council, you are consenting to your image, voice and comments being recorded.

The Chair and/or the Clerk have the discretion and authority at any time to direct the termination or interruption of the recording. Such direction will only be given in exceptional circumstances where deemed relevant. Circumstances may include instances where the content of debate is considered misleading, defamatory or potentially inappropriate to be published.

The Township shall not be responsible should technical difficulties prevent the recording of any meeting, or a portion thereof. Technical issues may include but are not limited to the availability of the internet connection, device failure or malfunction, unavailability of social media platforms or power outages. It should be noted that no protection is afforded to Council Members, Employees or the public for comments made during Meetings which are subsequently challenged in a court of law and/or determined to be defamatory.

Notice is hereby provided that under the authority of the Municipal Act, 2001 and in accordance with the Municipal Freedom of Information and Privacy Act (MFIPPA), that all information provided for at a public meeting or other public process are considered a public record.

Members of Council, Staff, Delegates and attendees should be mindful of using names of individuals or entities when discussing matters in public. Attendees are advised that they may be subject to legal action if their actions result in inappropriate and/or unacceptable behaviour or comments.



**To:** Council of the Township of North Frontenac

**From:** Dmitry Kurylovich, Senior Planner, County of Frontenac  
Sonya Bolton, Manager of Community Planning, County of Frontenac

**Date of Meeting:** June 11, 2026

**Re:** Planning Report: Public Meeting Report for the 2026 Housekeeping Zoning By-law Amendment.

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## **Recommendation**

That Council receives the Planning Report from Dmitry Kurylovich, Project Manager/Senior Planner, County of Frontenac entitled “Public Meeting Report for the 2026 Housekeeping Zoning By-law Amendment”; and

That Council receives for consideration all public comments regarding the proposed amendments; and

That Council directs Planning staff to make any necessary revisions and provide the draft By-law to Council at a future meeting for consideration

## **Background**

Through the day-to-day administration of the Township Zoning By-law, staff regularly identify minor errors, outdated provisions, and opportunities to improve clarity of the By-law. These issues are compiled over time and addressed through periodic housekeeping amendments to ensure the By-law remains current, effective, and accessible to the public.

Housekeeping amendments are minor and administrative in nature. They do not introduce new policy direction or development standards. Rather, they clarify intent, correct discrepancies, and eliminate redundancies, with the overall goal of improving the By-law’s usability and readability.

Under the Planning Act, a public meeting is required to be held to receive comments from the public on the proposed Zoning By-Law Amendment. Planning staff recommend Council receive public comments for consideration about the proposed housekeeping amendments and direct staff to make revisions as necessary and bring the final version of the amendment back to Council on a future agenda.

## **Proposal**

A brief overview of the proposed amendments are summarized below.

- The inclusion of new definitions and amendments to some existing definitions for the purposes of clarification, reduction of redundancy, and grammatical consistency.
- Amendments to several general provisions for the purposes of clarification and grammatical correction (e.g., boathouses, docks, waterfront structures, illumination, kennels, backyard chickens)
- Modify Section 3.24(d) – Legal Non-Conforming Uses and Non-Complying Structures by deleting the existing subsection in its entirety and replacing it with updated provisions that will permit additions to non-complying structures located outside of waterfront areas without a planning application, provided the addition does not create any additional deficiencies. Such additions would no longer require a minor variance or other planning approval.
- Clarify that the required lot area and frontage within a Zone are required for newly created lots through application for consent.
- Remove the site-specific Zone H-X3 as it applies to 735 and 734 Road 506. H-X3 permits a dining lounge, yet a dining lounge is not a defined use in the Zoning By-law. The dining lounge use is already permitted as a Restaurant Use in the Hamlet (H) Zone, rendering the H-X3 zone redundant. This change is for clarity only and does not remove any existing zoning permissions on the property.
- Remove “Cemetery” as a permitted use in several zones based on information and guidance received from the Bereavement Authority of Ontario (BAO).
- Remove “Kennel” as a permitted use in several zones as Kennels are now regulated under the Animal Control By-law.
- Amend some exception zone numbers in Section 4.7.5 Rural - RU “Exception Zones” to ensure exception numbers are correct.

Greater detail regarding the amendments is provided below under the Comments section of the report.

## Public Notice

Public Notice was provided in accordance with Ontario Regulation 545/06, Section 5 (9) to all specified persons and public bodies; posted on the Township's Engage Frontenac Page; and published in the Frontenac News (May 21, 2026 edition).

## Researched By:

Dmitry Kurylovich, Senior Planner, County of Frontenac

## Comments

### Proposed Housekeeping Amendments of the Township of North Frontenac Zoning By-Law

#### Changes to Section 2 - Definitions:

1. **Proposed Change: Aerodrome** - Remove from the definitions section.
  - a. **Explanation:** Aerodrome is not a permitted use in any zone. Zoning By-law best practices generally discourage the inclusion of definitions for terms or uses that are not referenced elsewhere in the By-law.
2. **Proposed Change: Airfield - Private** – Remove from definitions section.
  - a. **Explanation:** Airfield - Private is not a permitted use in any Zone. Zoning By-law best practices generally discourage the inclusion of definitions for terms or uses that are not referenced elsewhere in the By-law.
3. **Proposed Change: Boathouse/Boat Port** - Remove maximum height from Boathouse/Boat Port definition. Height restriction already exists in Section 3.1.2(a)(ii) of the Zoning By-law.
  - a. **Existing Wording:** Boathouse / Boat Port Means a one-storey accessory building with a maximum height of 4.5 metres that does not contain habitable living space or plumbing, has an opening to the water body of an appropriate size to accommodate a boat and is connected to the water body by a boat slip, boat lift, or marine railway.
  - b. **New Wording:** Boathouse / Boat Port Means a one-storey accessory building that does not contain habitable living space or plumbing, has an opening to the water body of an appropriate size to accommodate a boat and is connected to the water body by a boat slip, boat lift, or marine railway.
  - c. **Explanation:** The maximum height restriction already exists in Section 3.1.2(a)(ii) of the Zoning By-law. Zoning By-law best practice suggests that provisions or regulations governing a specific use should be

addressed in a separate section of the By-law rather than incorporated into the definition of the use itself. This change removes redundancy.

4. **Proposed Change: Dock** - Remove provisions restricting additional development or structures on top of a dock from the definition section and incorporate them as a new subsection under Section 3.1.2(b), which contains the regulations applicable to Docks.
  - a. **Existing Wording:** Dock means a structure built at or anchored to the shore at which boats or other floating vessels are berthed or secured, and which may provide a foundation for a boathouse/boat port. Any structure situated in or over lands covered by water, which is within 3 metres of a dock, shall be deemed to be part of the dock unless it is a boathouse / boat port. With the exception a boathouse/boat port, no additional structures or buildings are permitted to be located on the dock. (See Figure D-5 below).
  - b. **New Wording:** Dock means a structure built at or anchored to the shore at which boats or other floating vessels are berthed or secured and which may provide a foundation for a boathouse/boat port. Any structure situated in or over lands covered by water, which is within 3 metres of a dock, shall be deemed to be part of the dock unless it is a boathouse / boat port.
  - c. **Explanation:** Zoning By-law best practice suggests that provisions or rules that govern a specific use should be included in a separate provisions section rather than in the definition of that specific use.
5. **Proposed Change: Natural Vegetation Buffer** – Remove '15 metres in depth' from the definition as the provisions already exists in Section 3.29 of the Zoning By-law.
  - a. **Existing Wording:** Natural Vegetation Buffer means a natural area 15m in depth extending perpendicular from the high-water mark of a water body and encompassing the area between the side lot lines, which is used to buffer buildings and structures on a lot from an abutting water body or wetland.
  - b. **Proposed Wording:** Natural Vegetation Buffer means a natural area extending perpendicular from the high-water mark of a water body and encompassing the area between the side lot lines, which is used to buffer buildings and structures on a lot from an abutting water body or wetland.
  - c. **Explanation:** Section 3.29.1 of the Zoning By-law already provides provisions related to depth of the Natural Vegetation Buffer. Zoning By-law best practice suggests that provisions or regulations governing a specific

use should be addressed in a separate section of the By-law rather than incorporated into the definition of the use itself. This change removes redundancy.

**6. Proposed Change: Sleep Cabin** – Remove provisions related to size from the definition as they are already included in the Section 3.1.4(b) of the Zoning By-law.

- a. **Existing Wording:** Sleep Cabin means a single storey accessory building or structure with a minimum of 10 square metres and a maximum of 19 square metres in building footprint located on the same lot as the principal building or structure, the accessory use being for sleeping accommodation on an occasional basis. A sleep cabin may include sanitary facilities.
- b. **Proposed Wording:** Sleep Cabin means a single storey accessory building or structure located on the same lot as the principal building or structure, the accessory use being for sleeping accommodation on an occasional basis. A sleep cabin may include sanitary facilities.
- c. **Explanation:** Section 3.1.4(b) of the Zoning By-law already provides specific size provisions related to Sleep Cabins. Zoning By-law best practice suggests that provisions or regulations governing a specific use should be addressed in a separate section of the By-law rather than incorporated into the definition of the use itself. This change removes redundancy.

**7. Proposed Change: Veterinary Establishment** – Wording change to refer to Animal Control By-law in the context of kennels.

- a. **Existing Wording:** Veterinary Establishment means a building or part of a building in which facilities are provided by a qualified veterinarian for the prevention, cure and alleviation of disease and or injury to animals, in conjunction with which there may be facilities provided for the sheltering of animals during the treatment period but does not include a kennel as otherwise defined.
- b. **Proposed Wording:** Veterinary Establishment means a building or part of a building in which facilities are provided by a qualified veterinarian for the prevention, cure and alleviation of disease and or injury to animals, in conjunction with which there may be facilities provided for the sheltering of animals during the treatment period but does not include a kennel as defined in the Township’s Animal Control By-law.
- c. **Explanation:** The Township’s Animal Control By-law regulates kennels. The change presented here references the Animal Control By-law as the primary tool/by-law that regulates kennels.

## Changes to Section 3 – General Provisions

- 1. Proposed Change: 3.1 Accessory Buildings, Structures and Uses – Add 'Boat Port'** to all sections that reference a Boathouse to the following sections: Section 3.1.1.c.i, Section 3.1.2, Section 3.1.2 (a), Section 3.1.3,

(a) **Existing Wording:** Boathouse

(b) **Proposed Wording:** Boathouse/boat port

(c) **Explanation:** This change is intended to improve clarity within the By-law. Currently, the Zoning By-law defines a boathouse and boat port as the same type of structure within the definitions section. This amendment ensures that the Boathouse/Boat Port definition is consistent with the provisions and regulations applicable to Boathouses/Boat Ports elsewhere in the By-law.

- 2. Proposed Change: 3.1.1 General – Removed height exemption provisions for agricultural buildings from subsection (h) and place it in its own subsection (j) and renumber all following subsections as follows: (j) to (k), (k) to (l), (l) to (m), (m) to (n), (n) to (o).**

(a) **Existing Wording:**

(i) Buildings or structures which are accessory to a non-residential use shall not exceed the maximum height provision of the Zone in which the use is located, except that there shall be no height restriction on buildings and structures such as barns and silos which are accessory to an agricultural use;

(b) **Proposed Wording:**

(i) Buildings or structures which are accessory to a non-residential use shall not exceed the maximum height provision of the Zone in which the use is located,

(j) There shall be no height restriction on buildings and structures such as barns and silos which are accessory to an agricultural use;

(c) **Explanation:** This change is intended to provide greater clarity and usability of the By-law with respect to how provisions are referenced and applied.

- 3. Proposed Change: 3.1.2 Boathouses, Docks, Waterfront Structures, Marine Storage Sheds and Pumphouses. - Added 'Boathouse/Boat Port' where a boat house is mentioned.**

**(a) Existing Wording:**

**3.1.2 Boathouses, Docks, Waterfront Structures, Marine Storage Sheds and Pumphouses**

**(a) Boathouses**

- i. The maximum gross area of a boathouse shall not exceed 47 square metres;
- ii. A boathouse shall not exceed 4.5 metres in total height and is limited to a single storey
- iii. iii) A boathouse shall not be constructed closer than 3 metres from the nearest adjacent side lot line where the lot abuts another property and 7 metres where the lot abuts an opened or unopened road allowance and shall not encroach on adjacent lot lines when the lot boundaries are extended into the water. There is no front yard setback for a boathouse;
- iv. Boathouses may project a maximum of 8 metres into the waterfront.
- v. Boathouses shall not be permitted to include any plumbing, or contain other accessory uses including a sauna.
- vi. A maximum of one (1) Boathouse/Boat Port is permitted on each lot

**(b) Proposed Wording:**

**3.1.2 Boathouses/Boat Ports, Docks, Waterfront Structures, Marine Storage Sheds and Pumphouses**

**(a) Boathouses/Boat ports**

- i. The maximum gross area of a boathouse/boat port shall not exceed 47 square metres;
- ii. A boathouse/boat port shall not exceed 4.5 metres in total height and is limited to a single storey;
- iii. A boathouse/boat port shall not be constructed closer than 3 metres from the nearest adjacent side lot line where the lot abuts another property and 7 metres where the lot abuts an opened or unopened road allowance and shall not encroach on adjacent lot lines when the lot boundaries are extended into the water. There is no front yard setback for a boathouse/boat port;
- iv. Boathouses/boat ports may project a maximum of 8 metres into the waterfront.

- v. Boathouses/boat ports shall not be permitted to include any plumbing, or contain other accessory uses including a sauna.
- vi. A maximum of one (1) Boathouse/Boat Port is permitted on each lot.

**(c) Explanation:** This change is intended to provide clarity to the By-law. The Zoning By-law defines a boathouse and boat port as the same type of structure in the definitions section of the By-law. This change ensure that the Boathouse/ Boat Port definition aligns with the provisions for Boathouses/Boat Ports.

**4. Proposed Change: 3.1.2 (b) Docks** – Added a new subsection (x) to state that no additional structures or buildings are permitted to be constructed on top of a dock. This subsection used to be part of the definition of Dock.

**(a) Existing Wording:** No subsection (x) exists.

**(b) Proposed Wording:** (x) With the exception a boathouse/boat port, no additional structures or buildings are permitted to be located on the dock.

**(c) Explanation:** The provision stating that additional structures or buildings are not permitted to be placed on a dock is not new and exists within the current definition of a dock. Zoning By-law best practice dictates that provisions should be provided in appropriate sections and not within the definition of a structure.

**5. Proposed Change: 3.3 Backyard Chickens** – Removed reference to By-law Number 68-22 and replaced with ‘the Township’s Animal Control By-law’

**(a) Existing Wording:** Please refer to the By-law Number 68-22, being a by-law to regulate animals in the Township of North Frontenac, as amended

**(b) Proposed Wording:** Please refer to the Township’s Animal Control By-law, being a by-law to regulate animals in the Township of North Frontenac, as amended

**(c) Explanation:** This change adds a dynamic reference so that the Zoning By-law does not require amendment if the Township’s Animal Control By-law is updated or if a new by-law number is assigned. This change improves clarity and consistency in referencing.

**6. Proposed Change: Section 3.16(a)(ii)(1) Frontage and Access – Water Access Lots** – Remove reference to Section 3.31 (Parking and Storage of Motor Vehicles)

(a) **Existing Wording:** A minimum of two parking spaces shall be required for each dwelling unit, in accordance with Section 3.31 and 3.32 of this By-law.

(b) **Proposed Wording:** A minimum of two parking spaces shall be required for each dwelling unit, in accordance with Section 3.32 of this By-law.

(c) **Explanations:** When considering parking for Water Access Lots, the most appropriate section of the by-law that needs to be referenced is Section 3.32 (Parking Requirements), not Section 3.31 (Parking and Storage of Motor Vehicles).

7. **Proposed Change: Section 3.21(b)(ix) Home Based Business** – Add text to clarify that parking for a home based business must comply with the Parking sections of this by-law.

(a) **Existing Wording:** Parking shall be provided in accordance with Sections 3.31 and 3.32 of this By-law

(b) **Proposed Wording:** Any Parking area servicing the home based business shall comply with the Sections of this By-law setting out provisions for parking.

(c) **Explanation:** This revision points the reader to the parking section of the by-law. Allows section numbers to be modified without losing intent of the Zoning By-law.

8. **Proposed Change: Section 3.22. Illumination** – Revise the section title to include “of Buildings and Grounds” and make corresponding revisions to sentence structure for clarity and consistency.

(a) **Existing Wording:**

### **3.22 Illumination**

Illumination of buildings and grounds shall be permitted in accordance with the Township’s lighting guidelines (as amended from time to time) enacted by the Township under the authority of the Municipal Act

(b) **Proposed Wording:**

### **3.22 Illumination of Buildings and Grounds**

Please refer to the Township's lighting guidelines (as amended from time to time) enacted by the Township under the authority of the Municipal Act.

(c) **Explanation:** This change is intended to provide clarity.

**9. Proposed Change: Section 3.23 Kennels – Change of sentence structure.**

**(a) Existing Wording:** Unless otherwise indicated in Zoning By-law Number 55-19, provisions regarding the placement of kennels on individual lots shall be governed by the Township of North Frontenac Animal Control By-law, as amended from time to time.

**(b) Proposed Wording:** Please refer to the Township’s Animal Control By-law, being a by-law to regulate the keeping of animals in the Township of North Frontenac, as amended.

**(c) Explanation:** The existing wording suggests that the Zoning By-law regulates use of kennels in addition to the Animal Control By-law. This change is intended to provide clarity that kennels are regulated entirely by the Animal Control By-law.

**10. Proposed Change: Section 3.24(d) Renovation or Reconstruction of an Existing Non-Complying/Non-Conforming Building or Structure. – Adding permission to allow for expansion of legal non-conforming/complying uses and structures when those structures are located outside of the required waterbody or wetland setback.**

**(a) Existing Wording:**

Nothing in this By-law shall prevent the renovation, repair or reconstruction of an existing non-complying/non-conforming building or structure including a sewage system provided such renovation, repair or reconstruction does not:

- i. Expand, enlarge or increase the height, size, volume, footprint or gross floor area of the original non-complying building or structure or sewage system; or
- ii. Relocate the building or structure from its original footprint.
- iii. An increase in volume of an existing non-complying/non-conforming building or structure due to the replacement and/or addition of windows (e.g., dormer windows, bay windows) is permitted without planning approvals provided the addition of these windows does not have the effect of increasing the gross floor area of the building or structure.

**(b) Proposed Wording:**

Nothing in this By-law shall prevent the renovation, repair, reconstruction or enlargement of an existing non-complying/non-conforming building or structure, including a sewage system, provided that:

- i. Any expansion, enlargement or increase in height, size, volume, footprint or gross floor area shall occur only in a direction or area that complies with the applicable yard, setback, height and coverage provisions of this By-law, and shall not further reduce any deficient yard or setback;
- ii. No portion of the existing dwelling is located within 30 metres of a waterbody, wetland, or watercourse.
- iii. The building or structure shall not be relocated from its original footprint in a manner that increases non-compliance with this By-law;
- iv. An increase in volume of an existing non-complying/non-conforming building or structure resulting from the replacement and/or addition of windows (e.g., dormer windows, bay windows) is permitted without planning approvals, provided such additions do not increase the gross floor area of the building or structure.

**(c) Explanation:** This change allows structures with existing legally non-complying but deficient setbacks to expand without requiring a Planning Act application (e.g., minor variance or permission to expand), provided the expansion does not occur within the deficient setback and no part of the existing dwelling is located within 30 metres of a waterbody, wetland, or watercourse.

The amendment provides additional flexibility for the expansion of non-complying structures in areas that do not pose a risk to regulated natural heritage features such as lakes, rivers, and wetlands.

**11. Proposed Change: Section 3.25 – Live/Work Units –** Reorganize the existing list of permitted uses into a bullet point list.

**(a) Existing Wording:** Where a live/work unit is a permitted use, the following uses shall be permitted: Antique Sales, Bakery, Catering Establishment, Day Nursery – Private, Distribution Sales Office or Mail Order Sales, Farm Produce Outlet, Maple Syrup Processing and Sales Establishment, Office, Personal Service Establishment, Pet Grooming but not including overnight keeping and boarding of animals, Printing and Publishing Establishment, School – Private, Studio, Veterinary Establishment, and Wellness Centre.

**(b) Proposed Wording:**

Where a live/work unit is a permitted use, the following uses shall be permitted:

- Antique Sales,
- Bakery,
- Catering Establishment,
- Day Nursery – Private,
- Distribution Sales Office or Mail Order Sales,
- Farm Produce Outlet,
- Maple Syrup Processing and Sales Establishment,
- Office,
- Personal Service Establishment,
- Pet Grooming but not including overnight keeping and boarding of animals,
- Printing and Publishing Establishment,
- School – Private,
- Studio,
- Veterinary Establishment, and
- Wellness Centre.

**(c) Explanation:** This is intended to improve readability of the By-law.

**12. Proposed Change: Section 3.29 – Natural Vegetation Buffer and Waterfront Activity Areas** – Remove preamble and remove ‘3.29’ from sub-sections ‘3.29.1’ and ‘3.29.2’ from the subheading of the section. All existing provisions will remain.

**(a) Existing Wording**

### **3.29 Natural Vegetation Buffer and Waterfront Activity Areas**

The area from the high water mark extending inland a depth of a minimum of 15 metres, for the entire width of the lot, shall be maintained with natural vegetation in accordance with Section 3.29.1 below, subject only to the limited exception of a waterfront activity area as described in Section 3.29.2 below.

**(b) Proposed Wording:** Removal of entire paragraph.

**(c) Explanation:** This change removes redundancy, as the preamble is already repeated in Section 3.29(1) of the Zoning By-law immediately below the subject provision. The removal of “3.29” from the subsection references in 3.29.1. and 3.29.2 aligns the subsection formatting with the existing numbering structure of the Zoning By-law. These amendments do

not affect the interpretation or implementation of the provisions within this section.

**13. Proposed Change: Section 3.31(j) Parking and Storage of Motor vehicles –** added clarity to section references.

**(a) Existing Wording:** (j) Despite Section 3.32, if the calculation of the minimum parking space requirement results in a fraction, the minimum requirement shall be the next higher whole number. (e.g. 7.23 spaces shall be deemed to require 8 parking spaces).

**(b) Proposed Wording:** (j) Despite the provisions included in the Parking Requirements Section 3.32, if the calculation of the minimum parking space requirement results in a fraction, the minimum requirement shall be the next higher whole number. (e.g. 7.23 spaces shall be deemed to require 8 parking spaces).

**(c) Explanation:** Intended to provide better readability and referencing.

**14. Proposed Change: Section 3.34 Permitted Projections -** Added wording to provide clarity that projections are not permitted into the waterbody setback

**(a) Existing Wording:**

**3.34 Permitted Projections**

Every part of any yard required by this By-law shall be open and unobstructed by any building or structure from the ground to the sky except those structures listed in the following table shall be permitted to project into the minimum required yards required by this By-law for the following specified distances as set out in Table Two (2) below:

**(b) Proposed Wording:**

**3.34 Permitted Projections**

Every part of any yard required by this By-law shall be open and unobstructed by any building or structure from the ground to the sky except those structures listed in the following table shall be permitted to project into the minimum required yards required by this By-law for the following specified distances as set out in Table Two (2) below:

No structure permitted to project into any required yard as set out in Table 2 shall be permitted to encroach into the minimum required waterbody/wetland setback [See also Section 3.27 Minimum Distance Separation, Influence Areas, and Special Setbacks].

(c) **Explanation:** This is intended to provide clarity between a waterbody setback and a yard setback and ensure that the integrity of the 30 metre (98.4 foot) waterbody setback is maintained.

**15. Proposed Change: Section 3.37 Recreational Vehicles on Individual Lots –**  
Change of sentence structure

(a) **Existing Wording:** Unless otherwise indicated in Zoning By-law Number 55-19, provisions regarding the placement of recreational vehicles on individual lots shall be governed by the Township of North Frontenac Recreational Vehicles By-law, as amended from time to time.

(b) **Proposed Wording:** Please refer to the Township’s Recreational Vehicle By-law, being a by-law to regulate the recreational vehicles in the Township of North Frontenac, as amended.

(c) **Explanation:** Intended to improve clarity.

**16. Proposed Change: Section 3.40 Signs –** Change of sentence structure.

(a) **Existing Wording:** Unless otherwise stated in the By-law, signs shall be permitted only in accordance with applicable By-law(s) of the Township

(b) **Proposed Wording:** Please refer to any applicable By-law regulating the placement, height, and type of signs in the Township of North Frontenac, as amended.

(c) **Explanation:** Intended to improve clarity.

**Changes to Section 4 – Zones:**

**1. Proposed Change: Section 4.1 Zone Classification –** Add paragraph to direct readers to the County’s online mapping portal for zoning maps.

**a. Existing Wording:**

For the purposes of this By-law, the Township of North Frontenac is divided into the following Zones as named and described in the following sections, the boundaries of which are shown on the Zoning Schedule which is attached to and forms part of this By-law.

**b. Proposed Wording:**

For the purposes of this By-law, the Township of North Frontenac is divided into the following Zones as named and described in the following sections, the boundaries of which are shown on the Zoning Schedule which is attached to and forms part of this By-law.



**4. Proposed Change: Remove ‘Cemetery’ as a permitted use and delete regulations associated with cemeteries.** The following Sections are impacted: 4.6.1, 4.7.1, 4.8.1, 4.7.4(c), and 4.8.4(a). Subsections 4.7.4(d), (e), (f) are renumbered to (c), (d), (e). Subsection 4.8.4 (b) and (c) are renumbered to (a) and (b).

**a. Explanation:** Based on training and advice received from the Bereavement Authority of Ontario (BAO), Township staff are recommending that this section be removed. The BAO advised that new cemeteries should go through a comprehensive planning process including a zoning by-law amendment rather than being permitted as-of-right.

**5. Proposed Change: Remove References to Kennels are a Permitted Use.** The following sections are impacted: Section 4.4.2, Section 4.7.2, Section 4.8.2, Section 4.9, Section 4.10.2, Section 4.11.2, Section 4.7.3(c), Section 4.8.3(c), Section 4.11.3(b)

**a. Explanation:** Kennels are now regulated by the Township Animal Control By-law. This change removes redundancy in regulations.

### **Financial Impact:**

The County Planner’s hours spent on this file will be included in the Township’s annual billing from the County. As per the Shared Services Agreement, the billing is based on the percentage of County Planning staff hours used by North Frontenac. The annual costs are based on a three-year rolling average.

### **Strategic Implications:**

None

### **Attachments**

None

The Corporation of the Township of North Frontenac

**DRAFT By-law #2026- XX**

**Being a By-law to Amend By-law #55-19 To Regulate the Use of Land, Buildings and Structures within the Township (Zoning By-law) and to Update Provisions based on an Administrative Review (Housekeeping Amendments)**

**Whereas** Council passed By-law #55-19 on July 5, 2019 to Regulate the Use of Land, Building and Structures within the Township of North Frontenac;

**And Whereas** Council deems it necessary to amend By-law #55-19, to update sections of the Zoning By-law through a housekeeping amendment with respect to several minor corrections and administrative changes for clarification;

**Therefore Be It Resolved That** the Council of The Corporation of the Township of North Frontenac enacts as follows:

**That** the Township of North Frontenac Zoning By-Law #55-19, as amended, is hereby amended as follows:

**Part 2 - Definitions:**

1) Delete the definitions of “Aerodrome”; and “Airfield – Private” in their entirety;

2) Delete the existing definition of “Boathouse/Boat Port” and replace it with the following new definition:

**“Boathouse / Boat Port”** Means a one-storey accessory building that does not contain habitable living space or plumbing, has an opening to the water body of an appropriate size to accommodate a boat and is connected to the water body by a boat slip, boat lift, or marine railway.

3) Delete the existing definition of “Dock” and replace it with the following new definition:

**“Dock”** means a structure built at or anchored to the shore at which boats or other floating vessels are berthed or secured and which may provide a foundation for a boathouse/boat port. Any structure situated in or over lands covered by water, which is within 3 metres of a dock, shall be deemed to be part of the dock unless it is a boathouse / boat port.

4) Delete the existing definition of “Natural Vegetation Buffer” and replace it with the following new definition:

**“Natural Vegetation Buffer”** means a natural area extending perpendicular from the high-water mark of a water body and encompassing the area between the side lot lines, which is used to buffer buildings and structures on a lot from an abutting water body or wetland.

5) Delete the existing definition of “Sleep Cabin” and replace it with the following new definition:

**“Sleep Cabin”** means a single storey accessory building or structure located on the same lot as the principal building or structure, the accessory use being for sleeping accommodation on an occasional basis. A sleep cabin may include sanitary facilities.

6) Delete the existing definition of “Veterinary Establishment” and replace it with the following new definition:

**“Veterinary Establishment”** means a building or part of a building in which facilities are provided by a qualified veterinarian for the prevention, cure and alleviation of disease and or injury to animals, in conjunction with which there may be facilities provided for the sheltering of animals during the treatment period but does not include a kennel as defined in the Township’s Animal Control By-law.

**Part 3 – General Provisions:**

7) **Section 3.1 Accessory Buildings, Structures and Uses** – Add the text “/Boat Port” following the word “Boathouse” in each of the following sections:

- Section 3.1.1. c.(i) General
- Section 3.1.2 Boathouses, Docks, Waterfront Structures, Marine Storage Sheds and Pumphouses
- Section 3.1.3 (h) Secondary Dwelling Unit

8) **Section 3.1.1 General** – Delete Section 3.1.1(i) in its entirety and replace with the following wording:

“(i) Buildings or structures which are accessory to a non-residential use shall not exceed the maximum height provision of the Zone in which the use is located;”

9) **Section 3.1.1 General** - Add a new sub-section 3.1.1(j) that reads as follows:

“(j) There shall be no height restriction on buildings and structures such as barns and silos which are accessory to an agricultural use;”

10) **Section 3.1.1 General** - Re-number the remainder of Section 3.1.1 accordingly.

11) **Section 3.1.2 Boathouses/Boat Ports, Docks, Waterfront Structures, Marine Storage Sheds and Pumphouses** – Delete Section 3.1.2 (a) in its entirety and replace it with the following new text:

**“(a) Boathouses/Boat ports**

- i. The maximum gross area of a boathouse/boat port shall not exceed 47 square metres;
- ii. A boathouse/boat port shall not exceed 4.5 metres in total height and is limited to a single storey;
- iii. A boathouse/boat port shall not be constructed closer than 3 metres from the nearest adjacent side lot line where the lot abuts another property and 7 metres where the lot abuts an opened or unopened road allowance and shall not encroach on adjacent lot lines when the lot boundaries are extended into the water. There is no front yard setback for a boathouse/boat port;
- iv. Boathouses/boat ports may project a maximum of 8 metres into the waterfront.
- v. Boathouses/boat ports shall not be permitted to include any plumbing or contain other accessory uses including a sauna.
- vi. A maximum of one (1) Boathouse/Boat Port is permitted on each lot.”

12) **Section 3.1.2 (b) Docks** - Add subsection (x) as follows:

“(x) With the exception a boathouse/boat port, no additional structures or buildings are permitted to be located on the dock.”

- 13) **Section 3.3 Backyard Chickens** - Delete existing wording and replace with the following wording:

“Please refer to the Township’s Animal Control By-law, being a by-law to regulate animals in the Township of North Frontenac, as amended.”

- 14) **Section 3.16 Frontage and Access** - Delete existing wording in Section 3.16 (a)(ii)(1) and replace with the following wording:

“1) A minimum of two parking spaces shall be required for each dwelling unit, in accordance with Section 3.32 of this By-law.”

- 15) **Section 3.21 Home Based Business** – Delete the existing wording in Section 3.21 (b)(ix) and replace with the following wording:

“ix. Any Parking area servicing the home based business shall comply with the Sections of this By-law setting out provisions for parking.”

- 16) **Section 3.22 Illumination** - Delete existing wording and replace with the following wording:

**“3.22 Illumination of Buildings and Grounds**

Please refer to the Township's lighting guidelines (as amended from time to time) enacted by the Township under the authority of the Municipal Act.”

- 17) **Section 3.23 Kennels** - Delete existing wording and replace with the following wording:

“Please refer to the Township’s Animal Control By-law, being a by-law to regulate the keeping of animals in the Township of North Frontenac, as amended.”

- 18) **Section 3.24(d) Renovation or Reconstruction of an Existing Non-Complying/Non-Conforming Building or Structure** - Delete existing wording and replace with the following wording:

“Nothing in this By-law shall prevent the renovation, repair, reconstruction or enlargement of an existing non-complying/non-conforming building or structure, including a sewage system, provided that:

- i. Any expansion, enlargement or increase in height, size, volume, footprint or gross floor area shall occur only in a direction or area that complies with the applicable yard, setback, height and coverage provisions of this By-law, and shall not further reduce any deficient yard or setback;
- ii. No portion of the existing dwelling is located within 30 metres of a waterbody, wetland, or watercourse.
- iii. The building or structure shall not be relocated from its original footprint in a manner that increases non-compliance with this By-law;
- iv. An increase in volume of an existing non-complying/non-conforming building or structure resulting from the replacement and/or addition of windows (e.g., dormer windows, bay windows) is permitted without planning approvals, provided such additions do not increase the gross floor area of the building or structure.”

- 19) **Section 3.25 – Live/Work Units** – Delete existing wording and replace with the following wording:
- Antique Sales
  - Bakery
  - Catering Establishment
  - Day Nursery – Private
  - Distribution Sales Office or Mail Order Sales,
  - Farm Produce Outlet,
  - Maple Syrup Processing and Sales Establishment
  - Office
  - Personal Service Establishment
  - Pet Grooming but not including overnight keeping and boarding of animals
  - Printing and Publishing Establishment
  - School – Private
  - Studio
  - Veterinary Establishment
  - Wellness Centre
- 20) **Section 3.29 – Natural Vegetation Buffer and Waterfront** – Delete preamble/first paragraph in its entirety; renumber subheading “3.29.1” to “(1)”; and renumber subheading “3.29.2” to “(2)”;
- 21) **Section 3.31 (j) - Parking and Storage of Motor Vehicles** - Delete existing wording and replace with the following wording:
- “(j) Despite the provisions included in the Parking Requirements Section 3.32, if the calculation of the minimum parking space requirement results in a fraction, the minimum requirement shall be the next higher whole number. (e.g. 7.23 spaces shall be deemed to require 8 parking spaces).”
- 22) **Section 3.34 - Permitted Projections** - Move the second paragraph of the section so that it is located between the first paragraph and Table 2 entitled “Schedule for Maximum Projections”.
- 23) **Section 3.37 Recreational Vehicles on Individual Lots** – Delete existing wording and replace with the following wording:
- “Please refer to the Township’s Recreational Vehicle By-law, being a by-law to regulate the recreational vehicles in the Township of North Frontenac, as amended.”
- 24) **Section 3.40 Signs** - Delete existing wording and replace with the following wording:
- “Please refer to any applicable By-law regulating the placement, height, and type of signs in the Township of North Frontenac, as amended.”

**Part 4 – Zones:**

- 25) **Section 4.1 Zoning Classification** - Delete existing wording and replace with the following wording:

The original Zoning Schedule, and all subsequent amendments, are maintained in the Clerk’s Office and are available upon request. For the most up-to-date zoning mapping, please visit the County of Frontenac’s GIS portal at [frontenacmaps.ca](http://frontenacmaps.ca)

- 26) **Section 4.4.3 (a) Principle Uses** - Add the following wording:  
 'The minimum frontage and lot area apply to lots created after the passage of this by-law and for the creation of all new lots.'
- 27) **Section 4.5.3 (a) Principle Uses** - Add the following wording to the sub-heading and before the table:  
 'The minimum frontage and lot area apply to lots created after the passage of this by-law and for the creation of all new lots.'
- 28) **Section 4.6.3 (a) Principle Uses (excluding Tourist Establishment)** - Add the following wording to the sub-heading and before the table:  
 'The minimum frontage and lot area apply to lots created after the passage of this by-law and for the creation of all new lots.'
- 29) **Section 4.6.3 (b) Principle Uses - Tourist Establishment** - Add the following wording to the sub-heading and before the table:  
 'The minimum frontage and lot area apply to lots created after the passage of this by-law and for the creation of all new lots.'
- 30) **Section 4.7.3 Zone Requirements** - Add the following wording before the table:  
 'The minimum frontage and lot area apply to lots created after the passage of this by-law and for the creation of all new lots.'
- 31) **Section 4.8.3 Zone Requirements** - Add the following wording before the table:  
 'The minimum frontage and lot area apply to lots created after the passage of this by-law and for the creation of all new lots.'
- 32) **Section 4.9.3 Zone Requirements** - Add the following wording before the table:  
 'The minimum frontage and lot area apply to lots created after the passage of this by-law and for the creation of all new lots.'
- 33) **Section 4.10.3 Zone Requirements** - Add the following wording before the table:  
 'The minimum frontage and lot area apply to lots created after the passage of this by-law and for the creation of all new lots.'
- 34) **Section 4.11.3 Zone Requirements**- Add the following wording before the table:  
 'The minimum frontage and lot area apply to lots created after the passage of this by-law and for the creation of all new lots.'
- 35) **Section 4.12.3 Zone Requirements** - Add the following wording before the table:  
 'The minimum frontage and lot area apply to lots created after the passage of this by-law and for the creation of all new lots.'
- 36) **Section 4.6.5 (c) and (d) Hamlet Exception Zones** – Remove H-X3 and renumber H-X4 to H-X3
- 37) **Remove 'Cemetery' as a permitted use in the following Sections:** 4.6.1, 4.7.1, 4.8.1, 4.7.4(c), and 4.8.4(a). Subsections 4.7.4(d), (e), (f) are

renumbered to (c), (d), (e). Subsection 4.8.4 (b) and (c) are renumbered to (a) and (b).

- 38) **Remove References to Kennels as a permitted use in the following sections:** 4.4.2, 4.7.2, 4.7.3(c), 4.8.2, 4.8.3(c), 4.9.2, 4.10.2, 4.11.2, and 4.11.3(b)

**And That** all resolutions, By-laws or parts of By-laws, which are contrary to or inconsistent with this By-law, are hereby repealed;

**And That** all other provisions of Zoning By-Law #55-19 shall continue to apply;

**And That** this By-law shall come into force and take effect on the date of final passing by the Council of the Township of North Frontenac, subject to the provisions of the *Planning Act, R.S.O., 1990*, as amended.

**Read** a first and second time this \_\_\_\_ day of \_\_\_\_\_ 2026

**Read** a third time and passed this \_\_\_ day of \_\_\_\_\_ 2026

\_\_\_\_\_  
Gerry Lichty, Mayor

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Tara Mieske, Clerk