

**BY-LAW NO. 2025-90
ZBA-8-2025**

**THE CORPORATION OF
THE TOWNSHIP OF RIDEAU LAKES**

WHYTE, MARTIN
CON 3 PT LOT 19 PERTH RD N
Civic Address: Perth Rd N – no civic address
Ward of North Crosby-Newboro, **Township of Rideau Lakes**
Roll Number: 0831-839-049-11300

**CORPORATION OF THE TOWNSHIP OF RIDEAU LAKES
BY-LAW NO. 2025-90
BEING A BY-LAW TO AMEND ZONING BY-LAW NO. 2023-50, AS AMENDED**

WHYTE, MARTIN
CON 3 PT LOT 19 PERTH RD N
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Roll Number: 0831-839-049-11300

WHEREAS Section 34(1) of the Planning Act, R.S.O., 1990, Chapter P.13, authorizes Council to pass by-laws to regulate the use of lands and the character, location and use of buildings and structures within the Township of Rideau Lakes;

AND WHEREAS the Council of The Corporation of the Township of Rideau Lakes deems it advisable to amend Zoning By-law No. 2023-50, as amended, as hereinafter set forth;

NOW THEREFORE the Council of The Corporation of the Township of Rideau Lakes enacts as follows:

1. The lands affected by this By-law are highlighted on Schedule, "A" which is attached hereto and forms part of this By-law.
2. That By-Law 2023-50 is hereby amended by changing the zoning on a portion of the subject property from Rural (RU) to Rural Special Exception (RU-47) to reflect the deficient frontage of 56m for the severed lands where a minimum of 60m is required.
3. That By-Law 2023-50 is hereby amended by changing the zoning on a portion of the subject property from Rural (RU) to Rural Special Exception (RU-48) to reflect the deficient frontage of 20m for the retained lands where a minimum of 60m is required and also restricts future development in this area. The area to be rezoned RU-48 is to be the portion of the retained lands in consent application B-149-23 within 180m of the centreline of Little Crosby Lake Road.

Read a first and second time this _____ day of _____, 2025.

Arie Hoogenboom
Mayor

Mary Ellen Truelove
Clerk

Read a third time and finally passed this _____ day of _____, 2025.

Arie Hoogenboom
Mayor

Mary Ellen Truelove
Clerk

CORPORATION OF THE TOWNSHIP OF RIDEAU LAKES

EXPLANATORY NOTE

The Purpose and Effect of By-law No. 2025-90

This application is related to draft approved consent application B-149-23 for the creation of a lot. The request is to change the zoning classification on a portion of the subject property from Rural (RU) to Rural Special Exception (RU-47) to reflect the deficient frontage of 56m for the severed lands where a minimum of 60m is required.

This application is also requesting to change the zoning classification on a portion of the subject property from Rural (RU) to Rural Special Exception (RU-48) to reflect the deficient frontage of 20m for the retained lands where a minimum of 60m is required. Further, this request will include that the retained lands are to have a minimum 180m setback from the centreline of Little Crosby Lake Road for future buildings and structures where 20m is ordinarily the standard.

Key Map

For the purposes of this explanatory note, Schedule "A" to the by-law (attached) will serve as the Key Map which shows the general location of the subject lands in relation to the surrounding lands.

Tom Fehr

Manager of Development Services

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I, Mary Ellen Truelove, Clerk, hereby certify that By-law No. **2025-90** has been passed in accordance with the requirements of the following:

1. Notice of the public meeting under Sections 34(12) and 34(13) of the *Planning Act*, R.S.O., 1990, Chapter P.13; and
2. Written notice of the passing of the By-law under Section 34(18) of the *Planning Act*, R.S.O., 1990, Chapter P.13.

I further certify that: (check one)

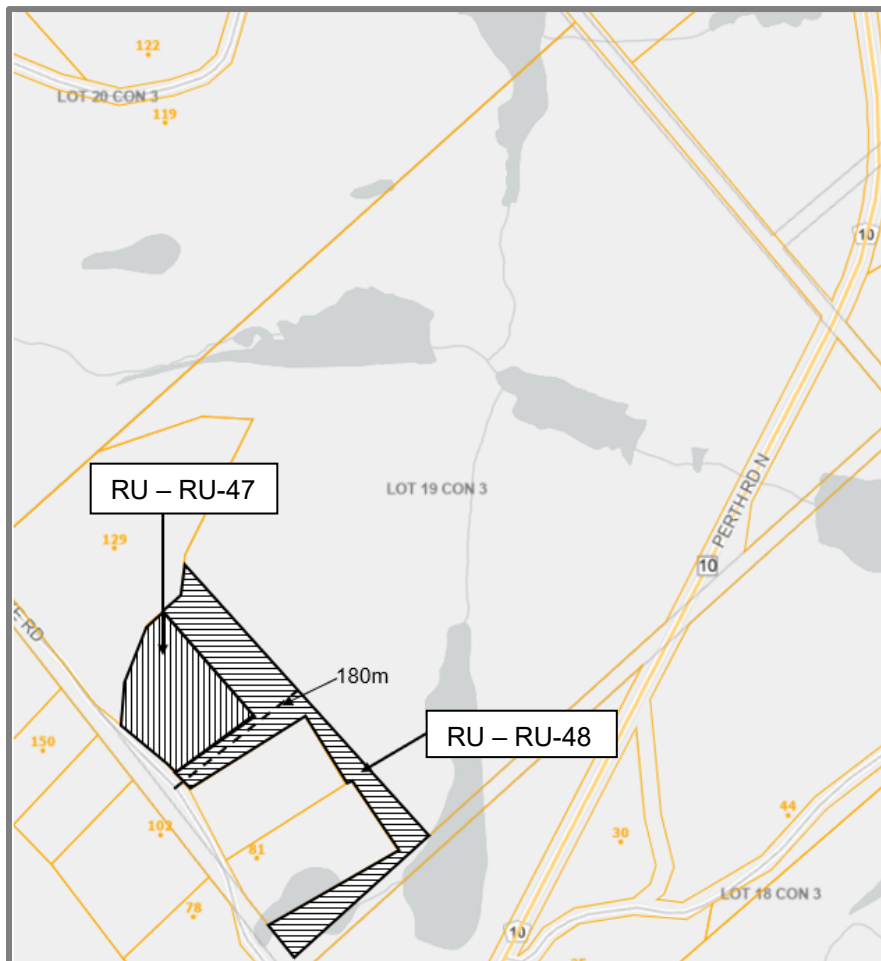
- ☐ No notice of appeal under Section 34(19) of the *Planning Act*, R.S.O., 1990, Chapter P.13, has been filed within twenty (20) days from the date of notice of the passing of the By-law; or
- ☐ Notice of appeal has been filed and the attached submissions are true copies of all written submissions and supporting material received in respect of the By-law prior to the passing thereof together with all notices of appeal.

Mary Ellen Truelove
Clerk

CORPORATION OF THE TOWNSHIP OF RIDEAU LAKES

SCHEDULE "A" TO BY-LAW NUMBER 2025-90

This is Schedule "A" to By-law No. **2025-90** passed this ____ day of _____, 2025.



Arie Hoogenboom
Mayor

Mary Ellen Truelove
Clerk