

**BY-LAW NO. 2025-111  
ZBA-12-2025**

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

**CHARLOTTE & GEORGE COVELL**  
SOUTH ELMSLEY CON 5 PT LOTS;15 AND 16 RP 28R10724 PARTS;1 TO 3 RP 28R12826  
PARTS 46;AND 47 RIDEAU LAKE  
Civic Address: 70 R2  
Ward of South Elmsley, **Township of Rideau Lakes**  
**Roll Number: 0831-828-033-67900**

**CORPORATION OF THE TOWNSHIP OF RIDEAU LAKES  
BY-LAW NO. 2025-111  
BEING A BY-LAW TO AMEND ZONING BY-LAW NO. 2023-50, AS AMENDED**

**CHARLOTTE & GEORGE COVELL**  
SOUTH ELMSLEY CON 5 PT LOTS;15 AND 16 RP 28R10724 PARTS;1 TO 3 RP 28R12826  
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**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 Waterfront Residential (RW) to Waterfront Residential Special Exception (RW-X) to permit a sleeping cabin within an existing 2 storey building with the following provisions:
  - Sleeping cabin maximum floor area – 67.6sqm (728sqft)
  - Rear yard setback for a sleeping cabin – 6.5m (21.3ft)

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. 2025-111**

The request is to change the zoning classification on a portion of the subject property from Waterfront Residential (RW) to Waterfront Residential Special Exception (RW-X) to permit a sleeping cabin within the second storey of an existing detached garage. An accessory structure other than a sleeping cabin is not permitted to be used for habitation, and a sleeping cabin is limited to 1 storey as well as a maximum size of 25sqm including attached decks. The proposed building is 2 stories and has a 67.6sqm (728sqft) footprint. The sleeping cabin will also have a 6.5m (21.3ft) rear yard setback where a minimum of 7.5m is required. The Special Exception is to permit a 2 storey building to be used for a sleeping cabin, and to permit an increased size and reduced rear yard setback for the sleeping cabin. This property is also subject to a Site Plan Control application SP-34-2025 for this conversion.

### **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.

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Tom Fehr

Manager of Development Services

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I, Mary Ellen Truelove, Clerk, hereby certify that By-law No. **2025-111** 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.

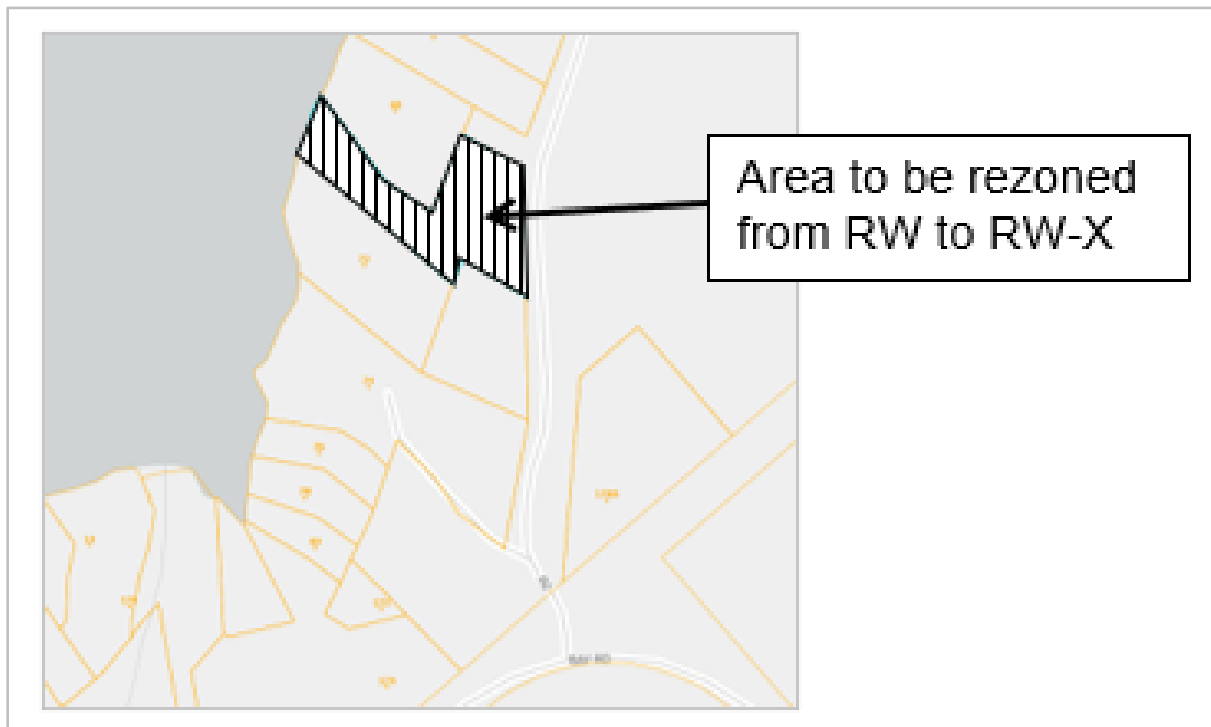
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Mary Ellen Truelove  
Clerk

**CORPORATION OF THE TOWNSHIP OF RIDEAU LAKES**

**SCHEDULE “A” TO BY-LAW NUMBER 2025-111**

This is Schedule “A” to By-law No. **2025-111** passed this \_\_\_\_ day of \_\_\_\_\_, 2025.



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Arie Hoogenboom  
Mayor

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Mary Ellen Truelove  
Clerk