

**BY-LAW NO. 2024-93
ZBA-4-2024**

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

**2632920 ONTARIO LIMITED
BASTARD CON 2 PT LOT 17 RP;28R4388 PARTS 1 TO 9 14 PT;PARTS 10 AND 11 RP
28R4472;PART 5 RIDEAU LAKE
Civic Address: 201-203 R33
Ward of Bastard & South Burgess, Township of Rideau Lakes
Roll Number: 0831-831-036-46300**

**CORPORATION OF THE TOWNSHIP OF RIDEAU LAKES
BY-LAW NO. 2024-93
BEING A BY-LAW TO AMEND ZONING BY-LAW NO. 2023-50, AS AMENDED**

**2632920 ONTARIO LIMITED
BASTARD CON 2 PT LOT 17 RP;28R4388 PARTS 1 TO 9 14 PT;PARTS 10 AND 11 RP
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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 the subject property from Tourist Commercial Special Exception 4 (CT-4) zone to an amended CT-4-h that is subject to a holding designation (CT-4-h). The following additional clauses shall be added to Section 6.3.4.4

CT-4-h the following permitted use is permitted:

- Multiple Dwelling (Tri-plex)

CT-4-h the following restriction will apply:

- A maximum of four dwelling units on the subject property

The holding designation is to be lifted prior to the issuance of a building permit for the Multiple Dwelling (Tri-plex) and is only to be lifted subject to the receipt and review of the following:

1. Completion of the submitted preliminary Hydrogeological and Servicing Options Report that demonstrates adequate quality and quantity of water;
2. Submission of an Environmental Impact Assessment through the completion of a Natural Heritage Screening Report.
3. Enter into a Development Agreement that is registered on title as deemed necessary by the Manager of Development Services with the Township that implements any conditions or requirements that stem from the findings of the above reports

Read a first and second time this _____ day of _____, 2024.

Arie Hoogenboom
Mayor

Mary Ellen Truelove
Clerk

Read a third time and finally passed this _____ day of _____, 2024.

Arie Hoogenboom
Mayor

Mary Ellen Truelove
Clerk

CORPORATION OF THE TOWNSHIP OF RIDEAU LAKES

EXPLANATORY NOTE

The Purpose and Effect of By-law No. 2024-93

The request is to add an additional permitted use to the Tourist Commercial Special Exception 4 (CT-4) zoning on the subject property. The proposed additional special exception is sought to permit all currently permitted uses in the CT-4 zone in addition to the following proposed use in the CT-4 zone:

- Multiple Dwelling (Tri-plex)

The property is also subject to a holding designation until such time that the hydrogeological and servicing options report is completed, as well as a scoped Environmental Impact Assessment (Natural Heritage Screening Report) as well as a Development Agreement that is to implement any recommended conditions resulting from the 2 required studies. The holding designation is to be lifted prior to the issuance of a building permit for the Multiple Dwelling (Tri-plex).

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.

Malcolm Norwood
Manager of Development Services

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I, Mary Ellen Truelove, Clerk, hereby certify that By-law No. **2024-93** 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)

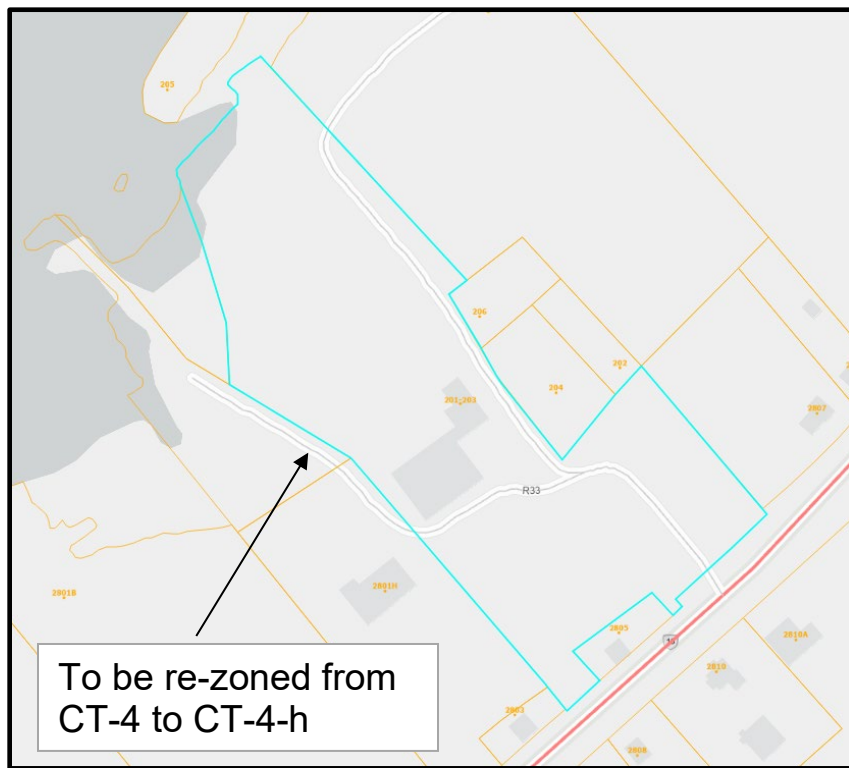
- No notice of appeal under Section 34(19) of the *Planning Act*, R.S.O., 1990, Chapter P.13, has been filed within twenty (20) days from the date of notice of the passing of the By-law; or
- Notice of appeal has been filed and the attached submissions are true copies of all written submissions and supporting 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 2024-93

This is Schedule "A" to By-law No. **2024-93** passed this ____ day of _____, 2024.



Arie Hoogenboom
Mayor

Mary Ellen Truelove
Clerk