



**File #Z02/24**  
**Notice of Public Meeting**  
**Re: Amendments to the Zoning By-law**

**Take Notice That** the Council of the Corporation of the Township of North Frontenac will hold a Public Meeting on **October 25, 2024, at 9:00 a.m.** with participation in-person at the Township office at 6648 Road 506, Plevna, ON or through electronic participation on Zoom.

At this meeting, Council will receive public comments (verbal and written) regarding a proposed amendment to Zoning By-law #55-19, as amended by the Township of North Frontenac pursuant to Section 34 of the Planning Act, R.S.O. 1990, Chapter P.13.

**Purpose and Effect of the Proposed Zoning By-law Amendment**

The purpose is to undertake a housekeeping amendment to the Zoning By-law that will provide administrative updates for clarification. The full amendment package should be reviewed for all the details and is available as per the instructions below. The following is a brief summary of the proposed changes:

- Add 'and constructed entirely on land' to the viewing platform definition to provide clarity.
- Remove Section 3.3 'Backyard Chickens' and reference in permitted uses. Backyard Chickens are now regulated by the Animal Control by-law.
- Remove Section 3.15 'Fences' as fences are regulated through the Township's Fence By-law.
- Remove 'Garden Suite' as a permitted use in the following designations:
  - Section 4.4 Residential Waterfront; and
  - Section 4.9 Limited Service Waterfront
- Modify Section 3.1 'Accessory Buildings, Structures and Uses' to add *'that supports a residential use as the principal use'* in Section 3.1.2(b)(ix) pertaining to docks. This wording is to provide more flexibility to commercial properties that may have more than one dock facility (e.g. campground, marina). Additional docks will be assessed at the site plan application stage to ensure compatibility with surroundings and impact on the environment.
- Modify Section 3.16 (d) to:
  - provide clarity for when Private Lane standards apply
  - add a new provision for a Right-Of-Way easement that provides access to one property only
- Modify Section 3.27(c) pertaining to Minimum Distance Separation, Influence Areas, and Special Setbacks, to provide clarity on when land use compatibility studies are required.
- Modify Section 3.42(a)(i) 'Swimming Pools' to reference the Fencing By-law for pool fencing requirements.
- Update the Assessment Roll Number referenced in site specific RU-X6 Zone.
- Change the Zone from Rural (RU) to Mineral Extraction (MXE) to recognize the existing aggregate licence on a property located at Lot 11, North East Range, Geographic Township of Miller (ARN 1042 080 010 50200). A key map has been provided as part of the amendment package.

**Description of Lands**

The proposed amendments apply to the entire Township of North Frontenac, with the exception of a site specific change to a Zoning Designation (key map included).

### **Information Available**

For more information about this matter, including information about appeal rights, contact the undersigned. Members of the public may also review the detailed amendment package during business hours at the Municipal office or on Engage Frontenac at [engagefrontenac.ca](https://engagefrontenac.ca)

### **Submission of Public Comments**

Any person may provide written comments to the Clerk on the proposed changes to the Zoning By-law. In order for comments to be included in the Public Agenda package provided to Council, comments must be submitted by the end of business day October 16, 2024. Comments received after October 16, 2024, will be provided to Council for consideration but will not be included in the Public Agenda.

If a person or public body would otherwise have an ability to appeal the decision of the Council of North Frontenac to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written statements to the Township before the by-law is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting, or make written submissions to the Township before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

If a person would like to be notified of Council's decision on the proposed Zoning By-law Amendment, they must make a written request to the Clerk/Planning Manager at the email or mailing address below.

**Public Hearing:** You are entitled to attend this public hearing in person; or through the use of electronic participation.

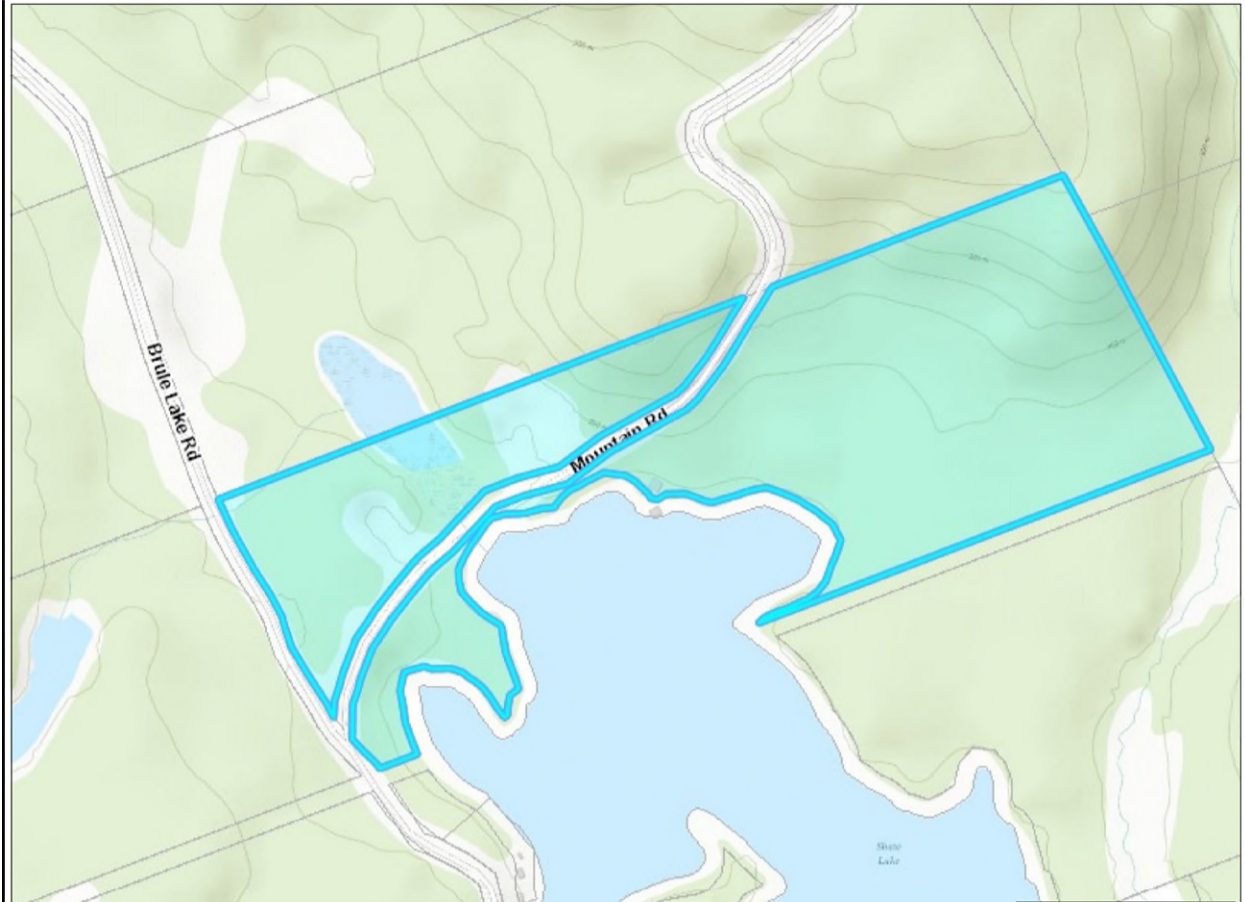
To register for Electronic Participation, please visit the Township's Website; email Brooke Drechsler at [deputyclerk@northfrontenac.ca](mailto:deputyclerk@northfrontenac.ca); or call (613) 479-2231 or 1-800-234-3953 ext. 231.

If a person would like to be notified of Council's decision on the proposed Zoning By-law Amendment, they must make a written request to the Clerk/Planning Manager at the email or mailing address below.

Dated this 25<sup>th</sup> day of September 2024.

Tara Mieske  
Clerk/Planning Manager  
Township of North Frontenac  
613-479-2231 Ext. 225  
[clerkplanning@northfrontenac.ca](mailto:clerkplanning@northfrontenac.ca)

## Key Map



Lot 11, North East Range, Geographic Township of Miller (ARN 1042 080 010 50200)