



Notice of Complete Application for Consent

File Number B02/26 - Creation of New Lot

File Number B03/26 - Creation of Right-of-Way

The Township of North Frontenac has received applications under Section 53 of the Planning Act for the creation of a new lot and a Right-of-Way.

The purpose of this notice is to allow the Township Clerk to decide whether the consent should be granted. These applications meet all relevant Township policies and zoning requirements and will only be referred to the Committee of Adjustment for a public meeting if it is disputed in writing prior to the last date for comments indicated below; and if the concerns cannot be resolved between the parties and planning staff.

Purpose and Effect of Right-of-Way

Owner/Applicant:	Lyndon McNab and Dawn McNab
Subject Lands:	1028 Hamilton Hills Lane Part of Lots 20 and 21, Concession 8, Geographic Township of Clarendon
Roll Number:	1042 060 020 08400

The Applicants have applied to sever a portion of land for the purpose of creating one new lot. The subject parcel is approximately 57 acres with access to Hamilton Hills Lane.

The Applicant has also applied for the Creation of a Right-of-Way to provide access for the proposed Lot 1 over the retained parcel.

Proposed Development	Area	Water Frontage
Severed Lot	2 acres (minimum)	315 feet (+/-) onto Mississippi River
Retained Lot (less severed parcels)	55 acres (+/-)	1555 feet (+/-) onto Mississippi River
Right-of-Way	2058 feet (+/-) Length	

Submissions

The last day to submit comments regarding this application is **March 30, 2026**. If comments have not been provided by this date, it is assumed you have no comments or concerns regarding this matter.

To provide written comments, or for more information on this matter, please contact:

Tara Mieske, Clerk/Planning Manager

6648 Road 506

Plevna Ontario K0H 2M0

Telephone Number: (613) 479-2231

Email Address: clerkplanning@northfrontenac.ca

When providing comments on this application, please refer to the file number and the name of the applicant(s). Your name, address and telephone number must be included in any correspondence.

Notice of Decision

If you wish to be notified of the decision in respect of the proposed consent, you must make a written request to the undersigned by mail, email or in person.

Appeal

If a specified person or any public body as prescribed in the Planning Act that files an appeal of a decision in respect of the proposed consent does not make a written submission before a decision is made, the Ontario Land Tribunal (OLT) may dismiss the appeal.

Additional Information

Additional information regarding the application is available by contacting the undersigned during regular business hours, Monday to Friday 9:00 am to 4:00 pm.

Notice of Collection

Personal information is collected under the authority of the Municipal Act, the Municipal Freedom of Information and Protection of Privacy Act (MFIPPA), the Planning Act, and all other relevant legislation, and will be used to assist in deciding on this matter. All personal information (as defined by MFIPPA), including (but not limited to) names, addresses, opinions and comments collected will be made available for public disclosure to members of the public, at the meeting, through requests, and through the website of the Corporation of the Township of North Frontenac. Questions regarding the collection, use and disclosure of this personal information may be directed to the undersigned.

Dated at Plevna, Ontario this 3rd day of March 2026.

Tara Mieske, Clerk/Planning Manager
Township of North Frontenac

Site Plan of Proposed New Lot and Right-of-Way

