



Notice of Decision - File #A05/26

The Committee of Adjustment for the Township of North Frontenac received an application under Section 45(1) of the Planning Act Requesting a Minor Variance. The application pertains to the parcel of land as follows:

Owner/Applicant:	Chris Mills
Subject Lands:	Highway 41 Part of Lot 20, Range B, Geographic Township of Barrie
Roll Number:	1042 050 010 84010

Purpose and Effect under Section 45 (1) of the Planning Act

This application proposes to construct a new dwelling on an existing vacant lot within the minimum distance separation area of a property supporting an active licensed aggregate extraction operation (quarry).

The proposed dwelling including accessory structures are proposed to be located approximately 200 metres (650 feet) from the quarry to the south.

The aggregate site subject to this application is classified as a quarry due to intermittent blasting.

Criteria for Minor Variance under Section 45(1)

1. Is the application minor?

Although the variance represents a reduction in the required separation distance, the supporting studies and peer review confirm that the proposed development will not experience adverse impacts from quarry operations. Given that the variance results in no negative impacts on surrounding land uses or the aggregate operation, the Committee is of the opinion that the proposed development is considered minor in nature.

2. Is the application desirable for the appropriate development of the lands in question?

The proposed variance will enable the subject lands to be developed for residential purposes that would otherwise be limited by the minimum separation requirements. As compatibility with the adjacent aggregate operation has been satisfactorily demonstrated through supporting studies, the Committee is of the opinion that the proposal represents appropriate and orderly development and is considered desirable for the use of the subject property.

3. Does the application conform to the general intent and purpose of the Zoning By-law?

While the proposed development does not meet the minimum separation distance of 300 metres (984 feet) required under Township of North Frontenac Zoning By-law, the applicant has demonstrated through

technical studies that the proposed use will be compatible with the adjacent quarry operation. The study confirms that the quarry will not have a negative impact on the new dwelling and the new dwelling will not negatively impact the operation or future extraction potential of the aggregate resource in the area. As such, the Committee is of the opinion that the intent of the Zoning By-law is met by this application.

4. Does the application conform to the general intent and purpose of the Official Plan?

The general intent of the Official Plan is to ensure that new sensitive land uses are not adversely impacted by existing aggregate operations, and that current or future aggregate extraction is not constrained by development of nearby sensitive land uses.

Although the proposed development is located within the minimum separation distance, the applicant, through the submission of a Land Use Compatibility Study and supporting acoustic analysis, has demonstrated that the proposed sensitive land use will not be adversely impacted by the existing aggregate operation and will not hinder the continued protection or long-term use of aggregate resources.

As such, the Committee is of the opinion that the proposal maintains the general intent and purpose of the Provincial Planning Statement and the Township Official Plan.

Public Comments and Impact

No public comments were received regarding the proposed development.

Decision

The variance is hereby **Approved** to permit the variance subject to the following conditions:

Applicability

1. That the Minor Variance granted through application A05/26 is to permit the construction of a new sensitive land use (dwelling) within 300 metres (984 feet) of an existing aggregate operation located to the south of the subject property.
2. This Minor Variance does not include any setback reductions to any other regulated feature for the proposed dwelling, nor does it apply to any other existing or future structures on the property.
3. Application number A05/26 is applicable only to the Township of North Frontenac's Zoning By-Law Number 55-19, as amended, and not to any subsequent zoning by-laws.

No Adverse Impacts

4. The owner/applicant shall ensure that there are no adverse impacts on neighbouring properties as a result of the approved proposal, nor shall there be any increased runoff or grade changes to the property as a result of any excavation or downspout orientation.

Building Permits

5. A building permit is required for all demolition and construction on the property. There shall be no additional development, or demolition of

existing structures, on the property without approval from the Township of North Frontenac.

6. The owner/applicant shall provide to the Building Department a copy of the decision of the Committee of Adjustment, together with a copy of any approved drawings. The drawings submitted with the building permit application must, in the opinion of the Township, conform to the general intent and description of any approved drawings, including any amendments and conditions approved by the Committee of Adjustment, as stated in the decision. Additional variances may be required should further zoning deficiencies be identified through the Building Permit application process.

Notice of Last Date of Appeal

Notice is hereby given that the last date for appealing this decision to the Ontario Land Tribunal is **May 19, 2026**.

A Notice of Appeal setting out written reasons in support of the appeal and accompanied by the applicable fee in the form of a certified cheque or money order payable to the Minister of Finance should be received on or before the date noted above. Appellants can also submit and manage an appeal through the Ontario Land Tribunal’s e-file portal at <https://olt.gov.on.ca/e-file-service/>

Chairperson

Member

Member

I, Brooke Drechsler, Secretary-Treasurer of the North Frontenac Township Committee of Adjustment, certify that the above is a true copy of the decision of the Committee with respect to the application recorded herein.

Dated this 27th day of April, 2026