



Notice of Decision - File #A03/26

The Committee of Adjustment for the Township of North Frontenac received an application under Section 45(2) of the Planning Act Requesting Permission to Enlarge a Legal Non-Conforming/Non-Complying Structure. The application pertains to the parcel of land as follows:

Owner/Applicant:	Natalie Strong
Subject Lands:	1052 Ridgeway Lane Plan 1044, Lot 286, Geographic Township of Barrie
Roll Number:	1042 030 020 54000

Purpose and Effect under Section 45 (2) of the Planning Act

This application proposes to:

- a. Demolish an existing one storey 90 square metre (975 square foot) dwelling located approximately 11 metres (35 feet) from the estimated highwater mark of Kashwakamak Lake.
- b. Demolish an existing one storey 58 square metre (625 square foot) dwelling located approximately 10 metres (34 feet) from the estimated highwater mark of Kashwakamak Lake.
- c. Construct a new two storey dwelling in the same location as the two dwellings proposed to be demolished. The proposed dwelling will have a living area that is 170 square metres (1,836 square feet), a covered front entry that is 7.3 square metres (79 square feet), and a deck that is 67.6 square metres (728 square feet). The proposed dwelling will have a total footprint of 245 square metres (2,642 square feet). The proposed dwelling will maintain the existing 10 metre (34 foot) setback from the estimated highwater mark of Kashwakamak Lake.
- d. Install a new Class-4 sewage disposal system within the same location as the existing septic system, east of the proposed and existing dwellings.
- e. Remove a 32 square metre (345 square foot) enclosed trailer located near the dwellings within the waterbody setback.

The existing dwellings are non-compliant because the current Zoning By-law permits only one dwelling on a waterfront lot and requires all new dwellings to maintain a minimum setback of 30 metres (98.4 feet) from the estimated highwater mark.

This proposal consolidates the two existing dwellings into a single dwelling, thereby maintaining the existing waterbody setback while bringing the use of the property closer to compliance with the Zoning By-law.

Criteria for Request for Permission under Section 45(2)

1. Is the application desirable for appropriate development of the subject property?

The Committee is of the opinion that the application is desirable for the appropriate development of the subject property.

The proposed development will maintain the existing footprint and expand into an area that is already cleared. The consolidation of the two dwellings into one larger dwelling will bring the use of the property in closer conformity to the Township Zoning By-law.

The total proposed footprint of all structures on the subject property is below the maximum lot coverage permitted by the Zoning By-law.

2. Will the application result in undue adverse impacts on the surrounding properties and neighbourhood?

The Committee is of the opinion that the proposal will not result in any undue adverse impacts on the surrounding properties and neighbourhood or quality of the adjacent waterbody.

The proposed development is screened by the vegetation along the shoreline slope and is not anticipated to have any negative impact on the aesthetic of the Lake's shoreline. The development also conforms to the general aesthetic and massing of other development within the bay that the property is located on.

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 permission granted through application A03/26 is only to:
 - a. Demolish an existing one storey 90 square metre (975 square foot) dwelling located approximately 11 metres (35 feet) from the estimated highwater mark of Kashwakamak Lake.
 - b. Demolish an existing one storey 58 square metre (625 square foot) dwelling located approximately 10 metres (34 feet) from the estimated highwater mark of Kashwakamak Lake.
 - c. Construct a new two storey dwelling in the same location as the two dwellings proposed to be demolished. The dwelling will have a living area footprint that is 170 square metres (1,836 square feet), a covered front entry that is 7.3 square metres (79 square feet), and a deck that is 67.6 square metres (728 square feet). The proposed dwelling will have a total footprint of 245 square metres (2,642 square feet) and be located approximately 10 metres (34 feet) from the estimated highwater mark of Kashwakamak Lake as measured to the edge of the dwelling.
 - d. Install a new Class-4 sewage disposal system within the same location as the existing septic system.
2. This permission does not include a reduction in the required setbacks along the entire width/length and depth of the property or for any future structures.

No Adverse Impacts

3. 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.

Slope Stability Assessment

4. Prior to the issuance of the Building Permit the applicant shall complete a slope stability assessment to the satisfaction of the Mississippi Valley Conservation Authority and the Township of North Frontenac.
5. The applicant shall ensure that all conditions and recommendations outline in the slope stability assessment are implemented during construction.

Building Permits

6. 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.
7. 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.

Septic System

8. Prior to the issuance of a building permit, the setback of the existing septic system from the rear lot line (waterbody) shall be confirmed by the owner/applicant and provided to the Township on the site plan submitted with the planning application.
9. The owner/applicant shall ensure that the existing septic system is demarcated from the parking area.

Construction Method

10. Sediment control measures shall be implemented throughout the construction process (mainly the placement of a sediment barrier such as staked straw bales between exposed soil and the lake). The sediment barrier shall remain in place and in good working order until all disturbed areas have been stabilized and re-vegetated.
11. All excavated material and accumulated sediment along sediment control measures shall be disposed of more than 30 metres (98 feet) of the waterbody. Excess soil or fill shall not be placed in any low area and shall not interfere with any seasonal or permanent wetlands or watercourse.
12. Natural drainage patterns on the site shall not be substantially altered such that additional run-off is directed towards the lake, or onto neighboring properties. In order to achieve this, eaves troughing shall be installed on the additions and outlet away from the lake, to a leach pit or well-vegetated area to maximize infiltration.
13. The applicant shall maintain all trees along the slope on the shoreline to ensure slope stability and continued visual buffering.

Notice of Last Date of Appeal

Notice is hereby given that the last date for appealing this decision to the Ontario Land Tribunal is **April 13, 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 24th day of March, 2026