



Notice Complete Application and Public Hearing – File Number A01/26

The Committee of Adjustment for the Township of North Frontenac has 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:	Clare Gee and Andrew Gee
Subject Lands:	1074 Chalmers Lane Part of Lot 20, Concession 1, Geographic Township of South Canonto
Roll Number:	1042 110 040 04006

Notice of Hearing

The Township of North Frontenac Committee of Adjustment will hold a public meeting on **March 23, 2026, at 1:00 p.m.** to discuss and hear comments regarding the above-noted application under the authority of Section 45 of the Planning Act, R.S.O. 1990 as amended. The meeting will be held in person at the Municipal Office in Council Chambers, 6648 Road 506, Plevna, Ontario; and through Electronic Participation.

Purpose and Effect under Section 45(2)

The Applicants are applying for relief from Section 3.24 of By-law #55-19, the Zoning By-law.

Section 3.24 (d) permits the renovation, repair or reconstruction of an existing non-complying/non-conforming building or structure provided such renovation, repair or reconstruction does not expand, enlarge or increase the height, size, or volume of the original non-complying building or structure.

The applicants are proposing to construct a full basement consisting of a family room, office, additional bedroom, home gym, laundry and washroom facilities. To support the development, new foundational footings will be installed on the north and east side of the existing dwelling. A new ICF foundation is required under the existing dwelling. The proposed development will not require any enlargement to the existing dwelling footprint.

The footprint of the existing dwelling is approximately 2,023 square feet and is setback of approximately 75 feet from the high water mark of Canonto Lake. The proposed renovation will increase the volume of the original non-complying building by approximately 1,290 square feet.

Submissions

Written comments on this application, shall be provided to the undersigned before the hearing of the application at the address above or by email to the Clerk at clerkplanning@northfrontenac.ca Members of the public are encouraged to submit written comments. Comments shall be made available to any interested person for inspection at the hearing. If we have not heard from you, we will assume that you have no comments or concerns regarding this matter.

Public Hearing

You are entitled to attend this public hearing in person; or by electronic participation to provide comments regarding the proposed development to the Committee. Representation by counsel or an authorized agent is permitted to give evidence about this application.

To register for Electronic Participation, please visit the Township's Website to find the Zoom Meeting link under "Planning Applications Being Considered"; email Brooke Drechsler at deputyclerk@northfrontenac.ca; or call (613) 479-2231 or 1-800-234-3953 ext. 231.

Notice of Decision

If you wish to be notified of the decision of the Committee in respect of the proposed planning application, you must make a written request to the undersigned.

Appeal

If a "specified person" or "public body" as defined in the Planning Act files an appeal of a decision of the Committee of Adjustment in respect of the proposed planning application has not made a written submission or provide comments to the Committee before a decision is made, the Ontario Land Tribunal may dismiss the appeal.

Notice of Collection

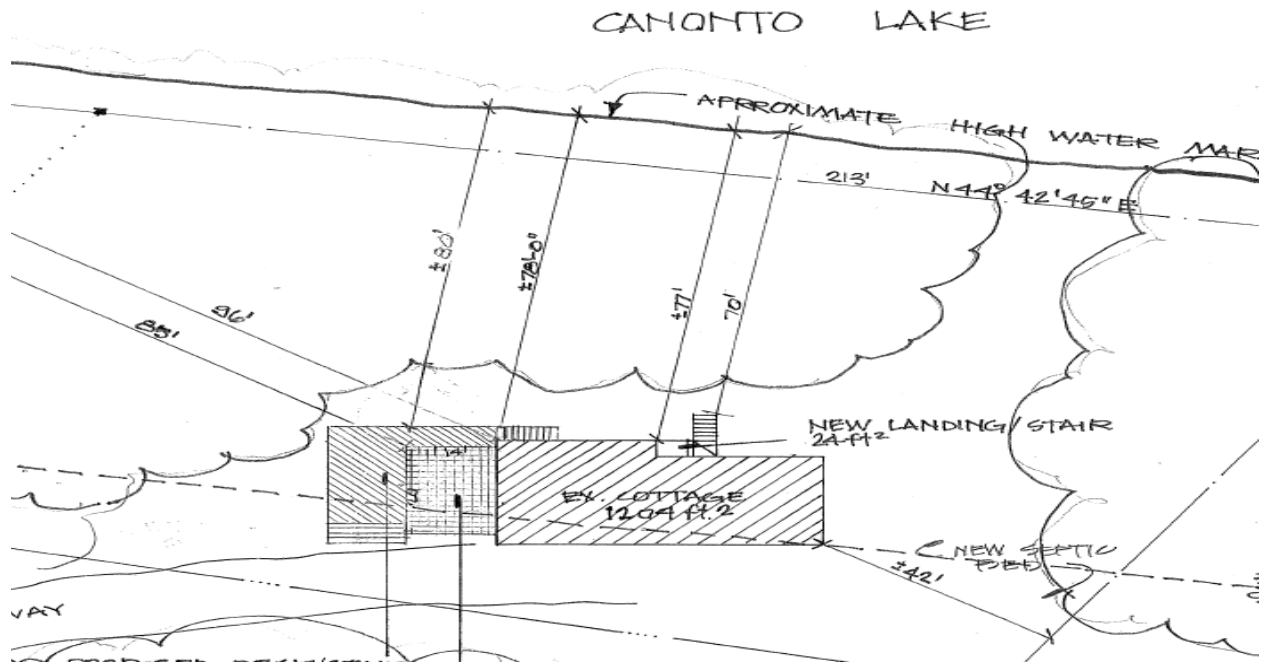
Personal information is collected under the authority of the Municipal Act, the Municipal Freedom of Information and Protection of Privacy Act (MFIPPA), the Planning Act, and all other relevant legislation, and will be used to assist in making a decision on this matter. All personal information (as defined 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.

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.

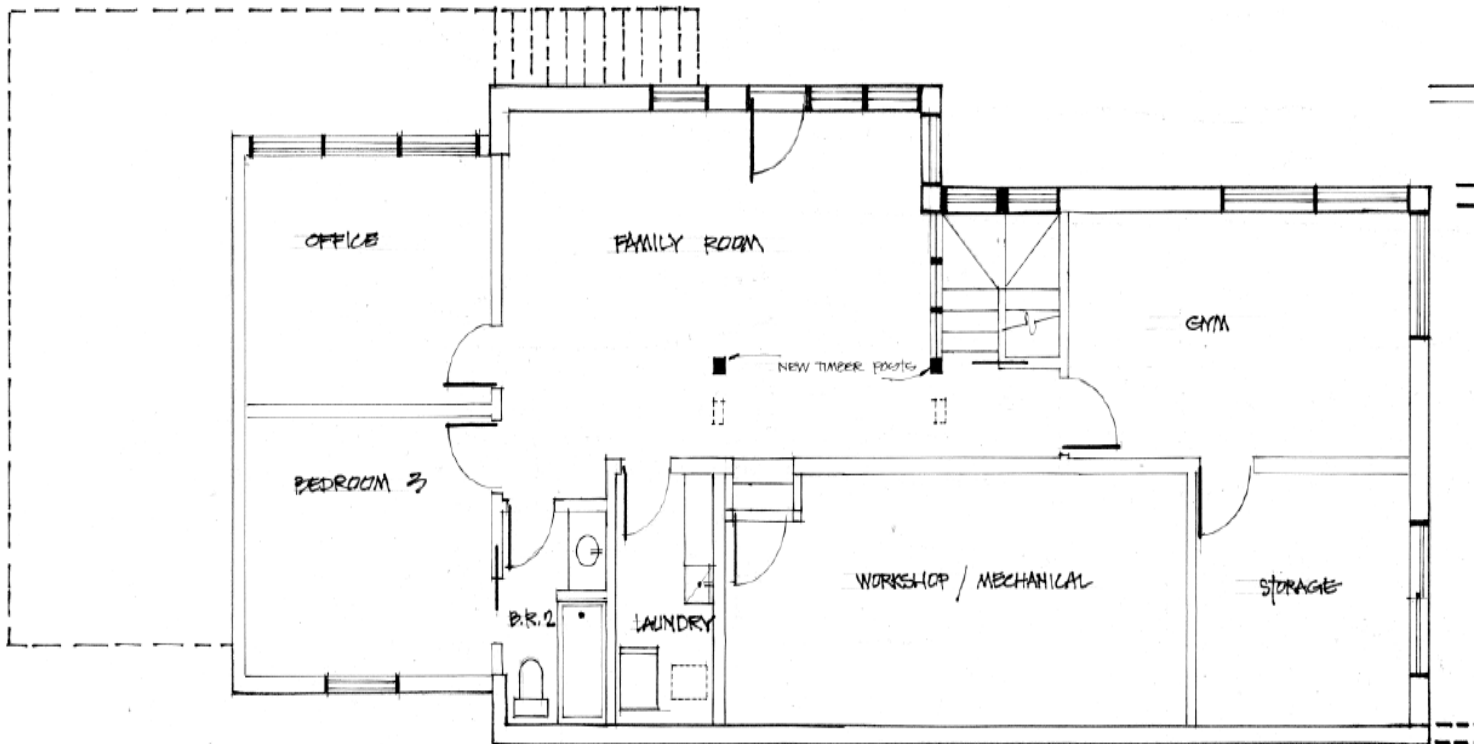
Dated at Plevna, Ontario this 20th day of February 2026.

Tara Mieske, Clerk/Planning Manager
Township of North Frontenac
6648 Road 506, Plevna Ontario
K0H 2M0
Email: clerkplanning@northfrontenac.ca

Site Plan of Property



Floor Plan of Proposed Development



LOWER LEVEL 1/4" = 1'-0"