



Notice Complete Application and Public Hearing – File Number A06/26

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:	Robert Gibson and Linda Gibson
Subject Lands:	1081 Jones Lane Lot 2, Plan 1232, Geographic Township of Clarendon
Roll Number:	1042 070 020 17700

Notice of Hearing

The Township of North Frontenac Committee of Adjustment will hold a public meeting on **May 25, 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 property is developed with a one storey dwelling with a footprint of approximately 73 square metres, setback approximately 15 metres from the high water mark of Big Gull Lake.

The applicants are proposing to enclose a portion of the existing deck to construct a screened in porch on the west side of the existing dwelling; and enclose a small portion of the deck on the waterside to add living space to the existing dwelling.

The proposed screened in porch (20.91 square metres) and addition (2.65 square metres) will have a total area of approximately 24 square metres with no further encroachment towards to the high water mark.

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

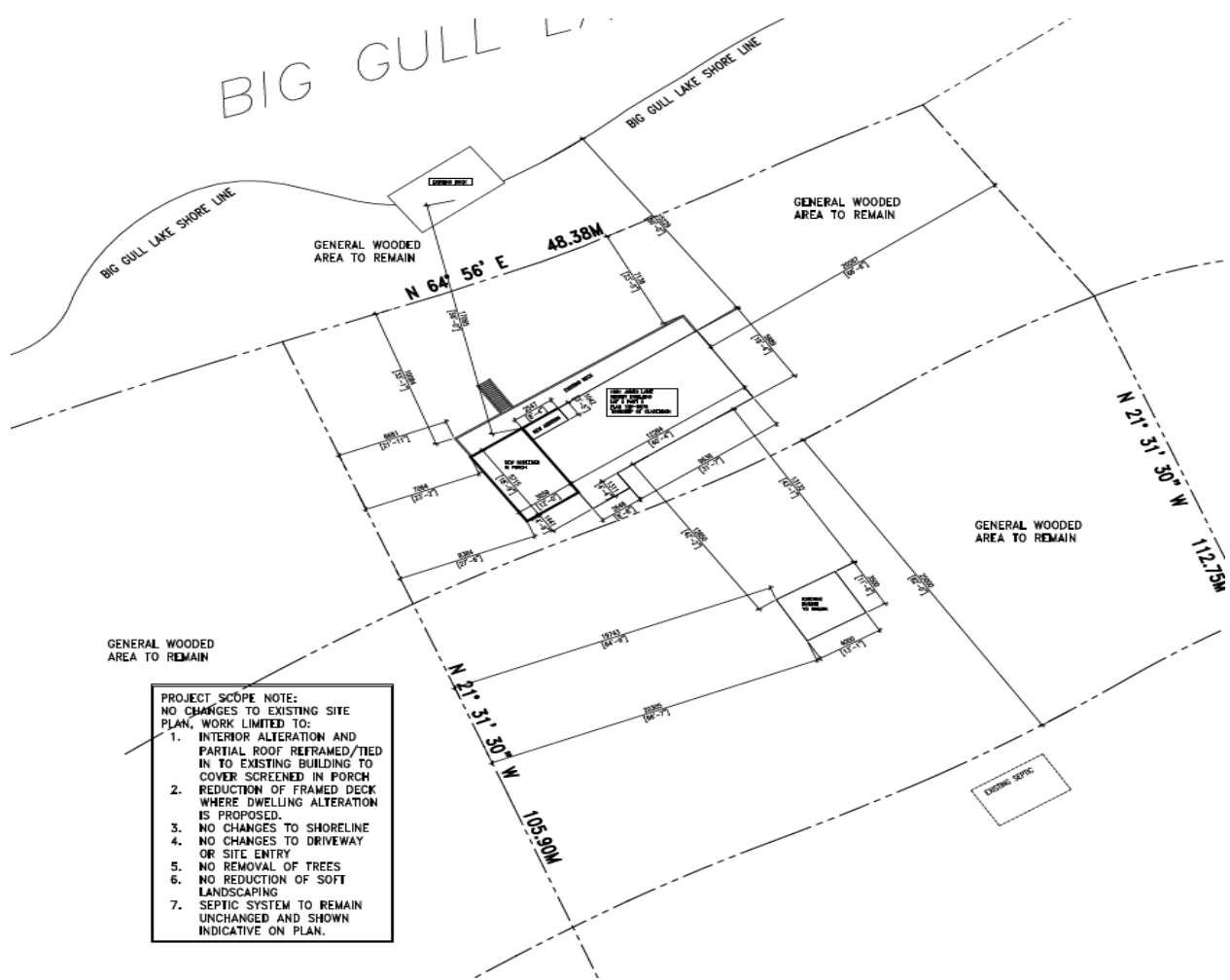
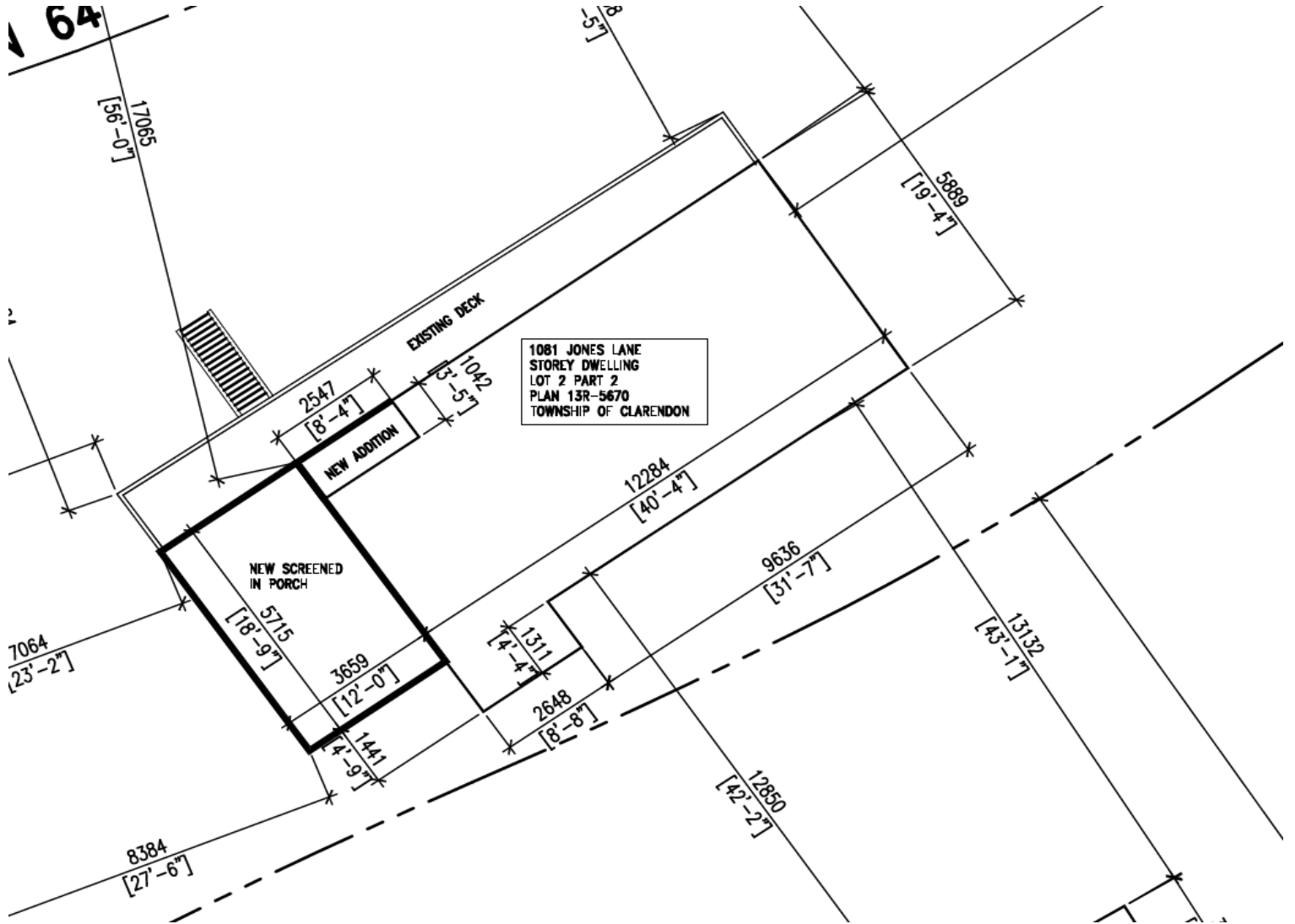
Personal information is collected under the authority of the Municipal Act, the Municipal Freedom of Information and Protection of Privacy Act (MFIPPA), the Planning Act, and all other relevant legislation, and will be used to assist in making a decision on this matter. All personal information (as defined 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 2nd day of April 2026.

Brooke Drechsler, ACST
Township of North Frontenac
6648 Road 506, Plevna Ontario
K0H 2M0
Email: clerkplanning@northfrontenac.ca

Site Plan of Proposed Development



- PROJECT SCOPE NOTE:**
NO CHANGES TO EXISTING SITE PLAN. WORK LIMITED TO:
1. INTERIOR ALTERATION AND PARTIAL ROOF REFRAMED/TIED IN TO EXISTING BUILDING TO COVER SCREENED IN PORCH
 2. REDUCTION OF FRAMED DECK WHERE DWELLING ALTERATION IS PROPOSED.
 3. NO CHANGES TO SHORELINE
 4. NO CHANGES TO DRIVEWAY OR SITE ENTRY
 5. NO REMOVAL OF TREES
 6. NO REDUCTION OF SOFT LANDSCAPING
 7. SEPTIC SYSTEM TO REMAIN UNCHANGED AND SHOWN INDICATIVE ON PLAN.