



Notice Complete Application and Public Hearing – File Number A05/26

The Committee of Adjustment for the Township of North Frontenac has 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

Notice of Hearing

The Township of North Frontenac Committee of Adjustment will hold a public meeting on **April 27, 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(1)

The Applicant are applying for relief from Section 3.27 of By-law #55-19, the Zoning By-law, which provides the following:

- ii) The influence area around a **pit** shall be 300 metres measured from the property line of a sensitive land use and the license boundary of the pit.
- iii) The minimum separation distance shall be 70 metres measured from the lot line of the sensitive land use and the license boundary of the **pit**;
- iv) The influence area around a **quarry** shall be 500 metres measured from the property line of a sensitive land use and the license boundary of the quarry.
- v) The minimum separation distance shall be 300 metres measured from the lot line of the sensitive land use to the license boundary of the **quarry**. No sensitive land use shall be permitted within the influence area of a **quarry**, with the exception of a dwelling unit for the owner/operator.

The purpose of the Minor Variance application is to permit the construction of a single detached dwelling (sensitive land use) and attached garage with a building area of 3000 square feet within the influence area of a licenced pit/quarry.

The proposed development is setback approximately 60 metres (200 feet) from the southern interior lot line and is located approximately 178 metres from the licenced Aggregate Operation. The required separation distance from a quarry is 300 metres.

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 18th day of March 2026.

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

Zoning Map of Subject Property

