



Notice of Application for Minor Variance - Section 45(1)
 File Number A02/26- Reduced Setback from Influence Area of Licenced Pit

Notice of Complete Application for Consent – Section 53
 File Number B01/26 - Creation of New Lot

Owner/Applicant:	George Weiss and Ashley Weiss
Subject Lands:	2975 Ardoch Road Part of Lot 2, Concession 1, Geographic Township of Clarendon
Roll Number:	1042 060 020 00210

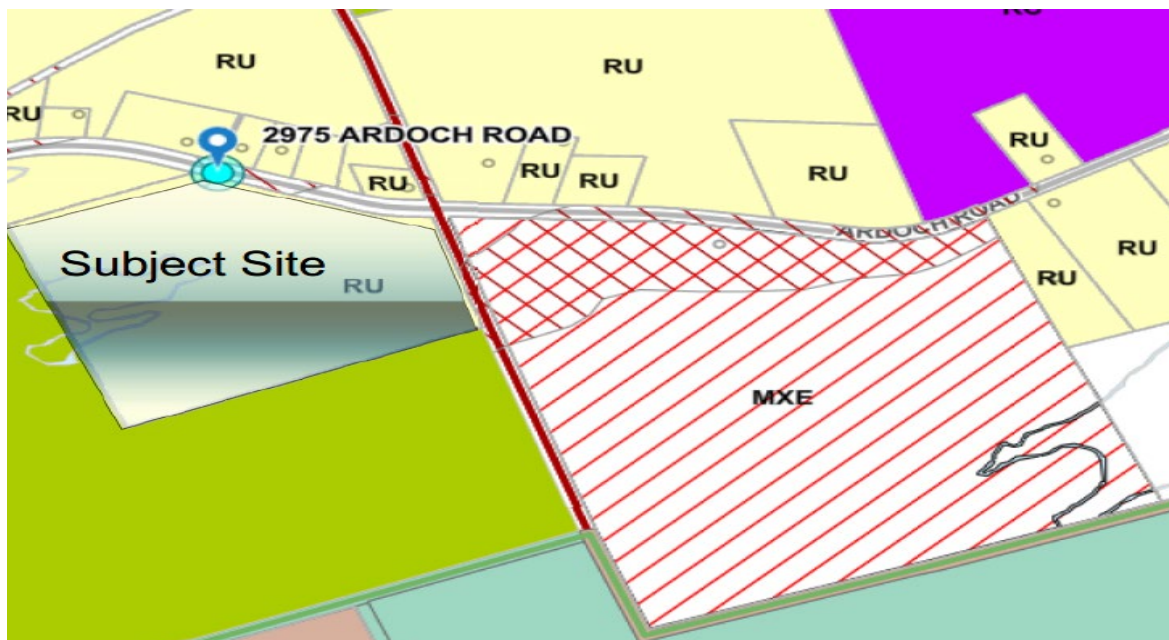
Take Notice: The Township of North Frontenac Committee of Adjustment will hold a public meeting on **April 27, 2026, at 1:00 p.m.** to discuss and hear comments regarding the above-noted applications under the authority of Section 45 and Section 53 of the Planning Act, R.S.O. 1990 as amended. The meeting 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) of the Planning Act

The Applicants are seeking relief from Section 3.27 (ii) and (iii) of Zoning By-law #55-19, which provide 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**;

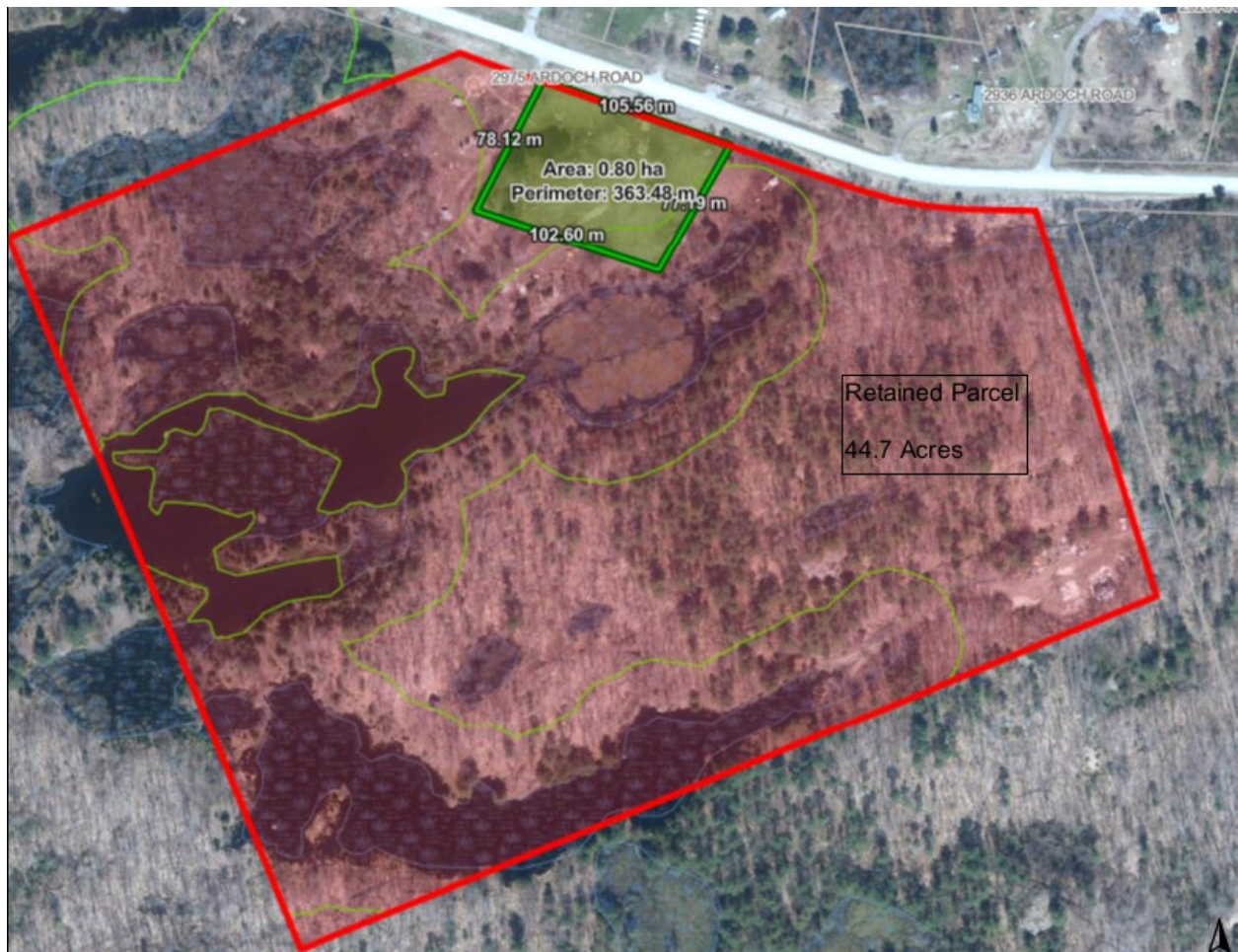
The east property boundary line of the subject property is within the 300 metre influence area distance and the 70-metre separation distance identified by the Zoning By-law. The purpose of the Minor Variance application is to permit the construction of a single use dwelling (sensitive land use) within the influence area of a licenced pit.



Purpose and Effect under Section 53 of the Planning Act

The Applicants have applied to sever a portion from the subject property to create one (1) new lot. The area of the subject property is 50 acres (+/-) with approximately 1070 feet of frontage onto Ardoch Road

The proposed severed lot will have an area of 0.8 hectares with approximately 105 feet of road access onto Ardoch Road. The proposed retained lot will have an area of 48 acres with approximately 965 feet of road access on Ardoch Road.



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 Secretary at deputyclerk@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"; send a request to 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 applications, 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 3rd day of March 2026.

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