



6648 Road 506 Plevna, Ontario K0H 2M0  
[www.northfrontenac.ca](http://www.northfrontenac.ca)

**Notice of Public Hearing**  
**Request for Permission**  
**To Expand Non-Complying Structure**  
Clause 45 (2) of the Planning Act  
Section 3, O.Reg. 200/96

**File No.:** #A10/24  
**Subject Land:** Plan 1044, Lot 265, Geographic Township of Barrie  
(1122 Shoepack Lane)  
**Applicant(s):** Dexter Rubio, Darnell Rubio and Dominador Rubio  
(Agent: Darrell Wilson)

**Take Notice:** The Township of North Frontenac Committee of Adjustment will hold a public meeting on **September 23, 2024 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 proposing the following:

- Construct a 320 square foot addition (bedroom/bathroom) on the east side of the existing dwelling with a setback of 23.5 metres from the high water mark of Kashwakamak Lake;
- Construct a 240 square foot addition (covered deck area with screened in room) which connects to existing uncovered, unenclosed deck along the front of the dwelling with a setback of 19.8 metres from the high water mark.

The existing dwelling has an area of approximately 700 square feet with a 500 square foot uncovered, unenclosed deck and is setback 23.5 metres from the high water mark of Kashwakamak Lake. The total area of the proposed dwelling will be approximately 1260 square feet plus the deck and setback 19.8 metres from 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](mailto: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](mailto:deputyclerk@northfrontenac.ca); or call (613) 479-2231 or 1-800-234-3953 ext. 231.

**Additional Information:** 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.

**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 collected as a result of this public hearing 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.

Dated at Plevna, Ontario this 2<sup>nd</sup> day of August 2024.

Tara Mieske, Secretary-Treasurer  
Township of North Frontenac  
[Email: clerkplanning@northfrontenac.ca](mailto:clerkplanning@northfrontenac.ca)

Key Map



Sketch

