



**NOTICE OF REFUSAL OF A REQUEST FOR
A ZONING BY-LAW AMENDMENT**

Subject Land	Part of Lot 19, South West Range, Parts 9 and 10 on Registered Plan 13R-10703, Geographic Township of Clarendon
Civic Address	1230D Austris Road
Applicant	Spencer Leptick and Julie Leptick
Date of Decision	December 12, 2025
Date of Notice	December 16, 2025

Take Notice That the Council of the Corporation of the Township of North Frontenac made a decision to refuse the application for a Zoning By-law Amendment under Section 34 of the Planning Act, R.S.O. 1990 on the 12th day of December, 2025.

The proposed Zoning By-law Amendment, under Planning File Number Z04/25, concerns a parcel of land described as Part Lot 19, South West Range, Geographic Township of Clarendon, municipally known as 1230D Austris Road (Roll #1042-070-020-38730).

Purpose and Effect of the Proposed Amendments

The purpose of the application is to rezone the subject property from Residential Waterfront (RW) to a Site-Specific Residential Waterfront (RW-X7-H) Zone with a holding symbol. The intent of the application is as follows:

- To permit the construction of a residential dwelling within the 500 metre (1,640 foot) influence area of a waste management facility. The proposed dwelling will be located approximately 120 metres (394 feet) from the existing edge of the fill area and approximately 90 metres (295 feet) from the rear lot line of the subject property.
- To permit a reduced setback from the high water mark of a waterbody. The proposed dwelling will be located a minimum of 18 metres (59 feet) from the high-water mark of Malcolm Lake and will be a 1.5 storey structure with a maximum footprint of 94 square metres (1,012 square feet), including attached decks.

Effect of Written and Oral Submissions

There were no written submissions, or oral submissions provide by members of the public regarding the proposed development.

Reason for Refusal

The application was refused for the following reasons identified by Council:

- Proximity to the water;
- Proximity to the Waste Site;
- Potential for litter, odour, vermin and noise; and
- Vehicular presence when waste site is re-opened.

Notice of Appeal

Notice is hereby given that the last date for appealing this decision to the Ontario Land Tribunal is **January 6, 2026 at 4:00 p.m.**

A Notice of Appeal can be filed with the Clerk/Planning Manager either through the Ontario Land Tribunal E-File Portal at <https://olt.gov.on.ca/e-file-service/> by selecting "North Frontenac, Township" as the approval authority or by mail or in-person at 6648 Road 506, Plevna ON K0H 1K0. The Notice must set out the reasons for the appeal and be accompanied by the fee required by the Tribunal. The prescribed appeal fee can be paid online through e-file or by certified cheque or money order made payable to the Minister of Finance, Province of Ontario. Please note, the filing of an appeal after 4:00 p.m., in-person or electronically, will be deemed to have been received the next business day. If the E-File Portal is down, you can submit your appeal to clerkplanning@northfrontenac.ca.

Who Can File an Appeal

A person that requested amendments to the Township's Zoning By-law may appeal the refusal of the requested amendment to the Ontario Land Tribunal in respect of all or any part of the requested amendment by filing a notice of appeal with the Clerk.

No person or public body shall be added as a party to the hearing of the appeal unless, before the decision was made, the person or public body made oral submissions at a public meeting or written submissions to the council or, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

Additional Information

A copy of the Zoning By-law Amendment is available in the Clerk's Office during regular office hours or can be viewed on the Township's website. Any questions related to the files should be directed to the undersigned.

Dated at the Township of North Frontenac this 16th day of December, 2025.

Tara Mieske, Clerk/Planning Manager, Township of North Frontenac
E-mail: clerkplanning@northfrontenac.ca