

Public Council Agenda

Zoning By-law Amendment - File #Z01/24

9:00 AM - Friday, April 26, 2024

Council Chambers

[Zoom Meeting Registration](#)

1. Call to Order and Purpose of Meeting

2. Chair's Opening Remarks

3. Traditional Land Acknowledgement

We begin this gathering by acknowledging and celebrating these traditional lands as a gathering place of the first peoples and their ancestors who are entrusted to care for Mother Earth since time immemorial. We do so respecting both the land and the Indigenous People who continue to walk with us through this world. Today, the Township of North Frontenac is committed to working with Indigenous Peoples and all residents to pursue a united path of reconciliation.

4. Approval of Agenda

- a) April 26, 2024

Be It Resolved That Council approves the Agenda for the Public Meeting regarding Zoning By-law Amendment File #Z01/24 dated April 26, 2024, as circulated.

5. Disclosure of Pecuniary Interest and General Nature Thereof

6. Zoning By-law Amendment Application

- a) File #Z01/24 - Part of Lots 28 and 29, Concession 4 and Part of Lot 29, Concession 3, Geographic Township of South Canonto (1160 Parsons Lane) 3 - 18

Be It Resolved That Council receives for information the Planning Report from the County Planner regarding Application File #Z01/24 for a Zoning By-law Amendment;

And That Council will consider a By-law to amend Zoning By-law #55-19 later in the Regular meeting.

[Notice of Complete Application and Public Meeting Planning Report](#)

7. Public Comments

8. Adjournment

- a) Adjournment of Meeting

Be It Resolved That Council adjourns the Public Meeting at _____
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Notice of Complete Application and Public Meeting

Proposed Amendment to Zoning By-law #55-19, more specifically to rezone a property from Recreational Commercial (RC) to Rural (RU)

File No.: #Z01/24
Subject Land: Part of Lots 28 and 29, Concession 4 and Part of Lot 29, Concession 3, Geographic Township of South Canonto (1160 Parsons Lane)
Applicant(s): Michael Ward and Greg Ward

Take Notice That an in person and electronic Public Meeting will be held on the **26th day of April, 2024** at 9:00 a.m. in the Township of North Frontenac to consider a proposed amendment to Zoning By-law #55-19 under Section 34 of the Planning Act, RSO 1990.

The Zoning By-law Amendment Application has been deemed complete and concerns the property legally described as Part of Lots 28 and 29, Concession 4, and Part of Lot 29, Concession 3, Geographic Township of South Canonto. A key map showing the parcel which is the subject of the application is attached.

Explanation of the Purpose and Effect:

The Zoning By-law Amendment Application is a condition of Severance File #B16/23. The applicants are creating one new lot with an area of approximately 0.83 hectares (2.07 acres) with approximately 103 metres (337 feet) of frontage along Parsons Lane and approximately 78.6 metres (257 feet) along Canonto Lake.

The purpose of the application is to rezone the severed portion of the subject property from Limited Service Rural (LSR) and Residential Waterfront (RW) to Limited Service Waterfront (LSW) to reflect the proposed use.

Any Person may attend the public meeting in person or electronically to make a verbal presentation or provide written comments either in support of or in opposition to the proposed zoning by-law amendment. If you wish to be notified of the decision of the Township of North Frontenac on the proposed zoning by-law amendment, please make a written request to the undersigned.

Appeal: If a person or public body would otherwise have an ability to appeal the decision of the Township of North Frontenac to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Township of North Frontenac before the By-law is passed, the person or public is not entitled to appeal the decision. If a person or public body does not make oral submissions at a public meeting, or make written submissions to the Township of North Frontenac before the By-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

Additional Information and material related to the proposed By-law is available for inspection by contacting the undersigned.

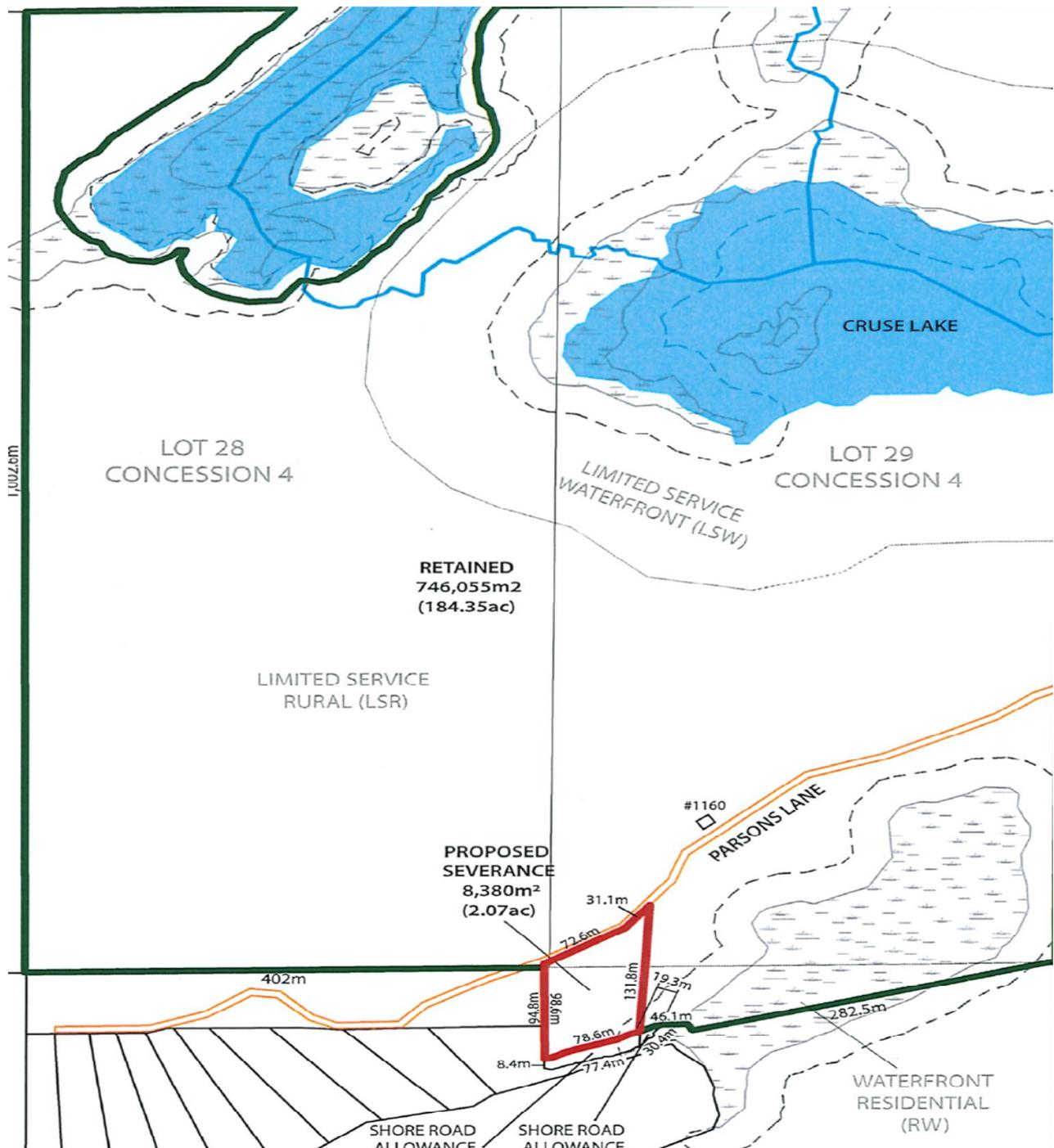
Public Hearing: You are entitled to attend this public hearing in person; or through the use of electronic participation. Representation by counsel or an authorized agent is permitted to give evidence about this application.

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 Collection: Personal information collected as a result of this Public Meeting 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 the Township of North Frontenac this 25th day of March, 2024

Tara Mieske
Clerk/Planning Manager
6648 Road 506, Plevna, ON, K0H 2M0
1-800-234-3953 or 613-479-2231 Ext. 225
clerkplanning@northfrontenac.ca





Planning Report

To: Mayor and Members of Council

Prepared By: Jennie Kapusta, Community Planner, County of Frontenac

Reviewed By: Sonya Bolton, Manager of Planning, County of Frontenac

Re: **Application for Zoning By-law Amendment for a Portion of a Property Located at Concession 3, Part Lot 29 and Concession 4, Part Lots 28 and 29, Geographic Township of South Canonto, Township of North Frontenac (Limited Service Rural (LSR) and Residential Waterfront (RW) to Limited Service Waterfront (LSW))**

Address: 1160 Parsons Lane

Legal Description: Concession 3, Part Lot 29 and Concession 4, Part Lots 28 and 29, Geographic Township of South Canonto; Parts 1, 2 and 3 on Registered Plan 13R-22985

File Number: Z01/24 (Parsons Lane)

Owner(s): Michael Anthony Ward & Joseph Gregory Ward

Applicant Tracy Zander – ZanderPlan Inc.

Date Prepared: April 12, 2024

Date of Meeting: April 26, 2024

Recommendation:

Under the Planning Act, a public meeting is required to be held to receive comments from citizens on the proposed Zoning By-Law Amendment. Planning staff recommend Council receive public comments, and subject to any issues raised at the public meeting, pass the following motion:

That the application for a Zoning By-Law Amendment (File Number Z01/24) for the lot created through Consent Application B16/23 be approved; and,

That Zoning By-Law Number 55-19 of the Township of North Frontenac, as amended, be further amended, as per Attachment 2 (Draft By-Law and Schedule A to Amend Zoning By-Law Number 55-19); and,

That Council determines that in accordance with Section 34(17) of the Planning Act, no further notice is required prior to the passage of the By-Law; and,

That the amending by-law be presented to Council for all three readings.

Proposal:

This application proposes to re-zone a 0.92 hectare (2.3 acre) parcel with approximately 103 metres (337.93 feet) of frontage along Parsons Lane and 77.4 metres (253 feet) of frontage along Canonto Lake from Limited Service Rural (LSR) and Residential Waterfront (LSW) to Limited Service Waterfront (LSW).

Background

On November 27, 2023, the Committee of Adjustment approved consent application B16/23 which proposed to create a new 0.92 hectare (2.3 acre) waterfront lot with frontage on Parsons Lane and Canonto Lake. As a condition of that application, the applicant is required to rezone the subject lot from the current Limited Service Rural (LSR) and Residential Waterfront (RW) to a Limited Service Waterfront (LSW) Zone prior to the creation of the new lot.

The area proposed for rezoning (lot approved through application B16/23) is split-zoned between Limited Service Rural (LSR) and Residential Waterfront (RW). The separation between the LSR and RW zone lies along the border of Concession 3 and Concession 4. The new lot must be re-zoned to Limited Service Waterfront (LSW) to conform with the intent of the Zoning By-law and the Township Official Plan.

The remainder of the retained lands will remain zoned as Limited Service Rural (LSR).

Background Information

Information Category	Response
Official Plan designation	Rural and Waterfront Area
Zoning	Limited Service Rural (LSR), Limited Service Waterfront (LWS), Residential Waterfront (RW)
Current size (area) of subject property	75.4 hectares (186 acres)
Existing road frontage and access	Bisected and accessed from Parsons Lane
Waterfrontage	Approximately 160 metres (524 feet) along Canonto Lake

Information Category	Response
Natural heritage features	Two small waterbodies, three mapped watercourses, and small wetlands on north end of the property. The Canonto Lake shoreline of the retained parcel transitions into a wetland.
Existing development	A 104 square metre (1,120 square foot) dwelling.
Surrounding land uses	Large naturally vegetated lots of similar size to the north, east, west, and southeast. A strip of small waterfront residential lots to the southwest.

Pre-application Consultation:

The applicant consulted with Township and County staff prior to submitting this application and the preceding consent application.

Public Meeting Process and Public Notice

In accordance with the *Planning Act*, signs were posted on the subject property 20 days in advance of the public meeting. In addition, the public meeting notice was mailed out to property owners within 120 metres of the subject property 20 days in advance of the public meeting.

Anyone may attend the public meeting and make a verbal statement, and/or submit comments in writing, either in support of or in opposition to the application.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Township of North Frontenac in respect of the proposed application, the person or public body is not entitled to appeal the decision of the Township of North Frontenac to the Ontario Land Tribunal.

If a person or public body does not make oral submissions at the public meeting or make written submission to the Township of North Frontenac in respect of the proposed plan before the approval authority gives or refuses to give approval, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

Anyone wishing to be notified of Council’s decision on the subject application must submit a written request to:

Tara Mieske, Clerk/Planning Manager
 Township of North Frontenac
 6648 Road 506
 Plevna, ON K0H 2M0

Email: clerkplanning@northfrontenac.ca

Comments

Septic Approval Authority (Township of South Frontenac)

Septic evaluation was conducted as part of Consent Application B16/23 which preceded this Zoning By-law Amendment application. A septic report was received by County planning staff on November 21st, 2023. The report was prepared by Charles Tooley Construction (BCIN 18064) and dated October 31, 2023 and it concluded that the severed parcel is suitable for the installation of a new septic system. The sketch submitted by Charles Tooley placed the new septic system well beyond the required 30 metre (98 foot) waterbody setback.

Mississippi Valley Conservation Authority (MVCA)

MVCA staff provided comments related Consent Application B19/22 which preceded this Zoning By-law Amendment application. In an e-mail dated November 20, 2023, MVCA staff concluded that there are no shoreline slopes that meet the criteria of a potential erosion hazards and that the proposed development envelope is located outside of any required wetland setbacks. No natural hazard issues have been identified.

Township Public Works

County planning staff are of the understanding that Public Works were circulated on the related Consent Application B19/23 and asked to provide comments regarding the condition of Parsons Lane and whether it can support emergency vehicle access. No comments were received from the Township's Public Works department regarding the condition of the private lane.

Public Comments

County planning staff are not aware of any public comments received regarding this matter.

Conformity and Consistency with Policy Planning Documents

Applications for zoning by-law amendment are required to be consistent with the Provincial Policy Statement, 2020 and conform to both the County of Frontenac Official Plan and the Township of North Frontenac Official Plan. It is the opinion of planning staff that the proposed zoning by-law amendment is consistent with and conforms to the planning policies of all these documents.

The key policies of each document that are applicable to the subject application are outlined in Appendix B of this report, and the policy issues are addressed in the planning analysis below.

Township of North Frontenac Comprehensive Zoning By-Law Number 55-19 (2019)

The area subject to this rezoning application is split-zoned between Limited Service Rural (LSR) and Residential Waterfront (RW). The separation between the LSR and RW zone lies along the border of Concession 3 and Concession 4. County planning staff are of the opinion that the proposed new lot must be re-zoned to Limited Service Waterfront (LSW) to conform with the intent of the Zoning By-law and the Township Official Plan.

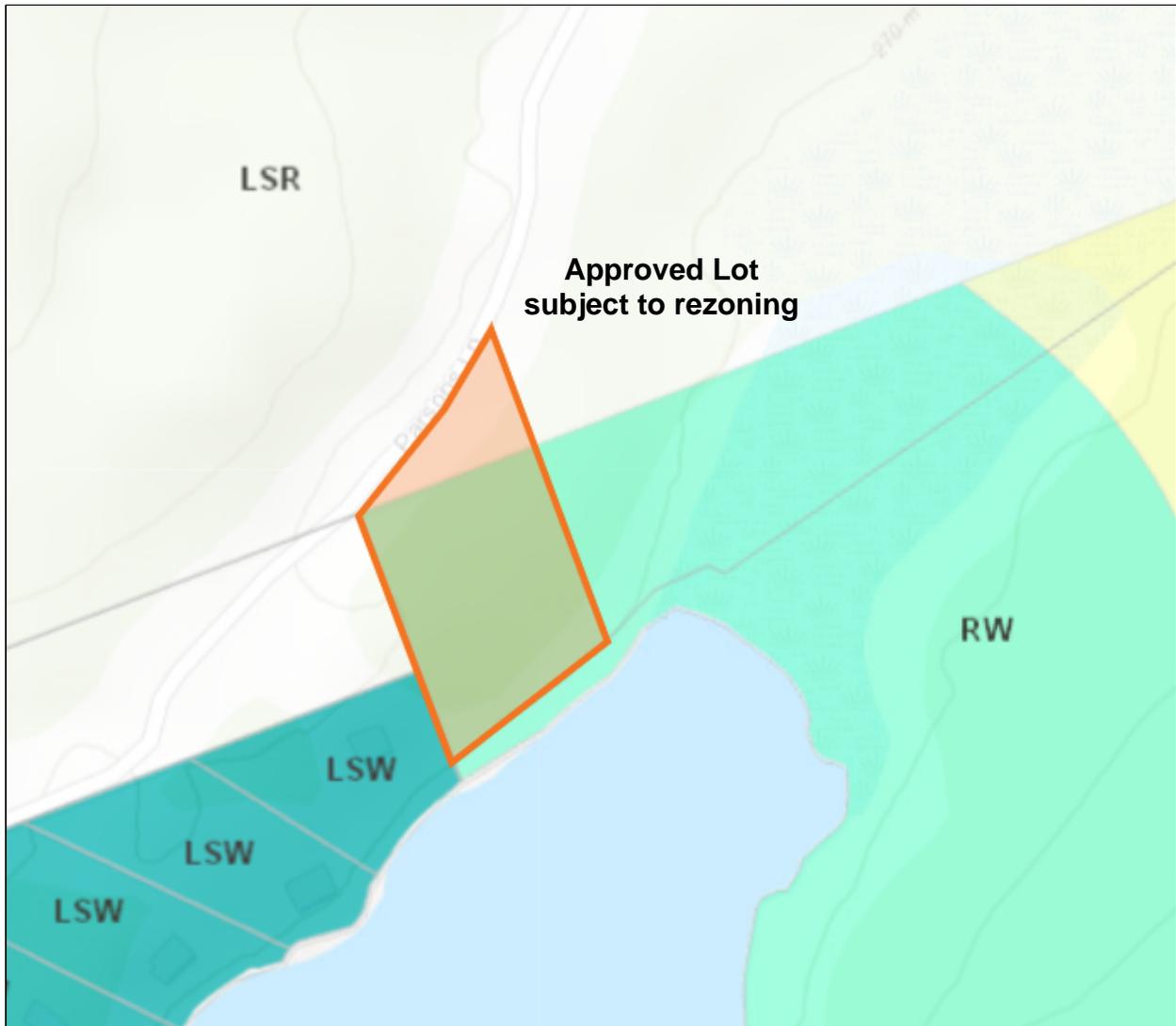


Figure 1: A portion of a map showing the current zoning of the lot approved through Consent Application B16/23. Planning staff would like to note that this map does not show the proposed lot extending to the shoreline of Canonto Lake, as the purchase and transfer of ownership of the Shore Road Allowance has only recently been completed and the mapping has not yet been updated to reflect the purchase.

Maintaining the current zoning would not be appropriate because the property will be a waterfront lot that has frontage on a private lane. The Township Zoning By-law requires all new lots that do not have frontage on a Township Road and that are accessed by a private lane only to be zoned accordingly. The most appropriate zone for the entire lot is Limited Service Waterfront (LSW). Leaving the lot to be split zoned between LSR and RW or LSR and LSW is also not appropriate and will create challenges for the property owner and potentially the Township in the future.

Split zoning is a technique that is typically used on large or constrained properties to ensure that development is compatible with the property's unique characteristics. Large waterfront lots are often split-zoned to ensure that intense uses, such as commercial, industrial and agricultural uses, are not located in an area that could have an impact on lake quality while at the same time not limiting the in-land development potential of a property. In this case, there is no technical reason for the proposed lot to be split-zoned between LSR and RW. Therefore, planning staff are recommending rezoning as a condition of the proposed severance.

Overall Country planning staff are of the opinion that the proposed zoning by-law amendment will allow for the proper and orderly development of the lot and align with the purpose and intent of the Township's Zoning By-law.

Planning Analysis and Considerations

This application was reviewed against the policies of the Provincial Policy Statement, the County of Frontenac Official Plan, and the Township of North Frontenac Official Plan. The analysis below summarizes all relevant policies by theme. A list of all land-use planning policies relevant to these applications are found in Appendix B of this report.

Rural Character and Waterfront Character

This re-zoning application will ultimately result in the creation of a new residential waterfront lot that meets the provisions of the Township Zoning By-law and is accessed from Parsons Lane, a private road.

The lots proposed to be severed and retained will meet the minimum lot size and frontage requirements to support future Limited Service Waterfront and Limited Service Rural uses in the future. No municipal services will need to be extended to support the proposed lot creation or rezoning of the new lot.

County planning staff did not observe any major deficiencies in the condition of Parsons Lane when visiting the property (November 3, 2023) during the evaluation of the Consent Application. It was noted by County staff that the private lane appears to be in better condition than other private lanes in the Township and should be able to provide access to emergency vehicles in the future.

Overall, the creation of this new lot and associated rezoning application is not anticipated to have a negative impact on the rural character of the surrounding area and

represents development that is locally appropriate and leverages existing rural services and amenities.

Natural Heritage

Planning staff are of the opinion that the subject parcel contains a sufficient development envelope to support the construction of a new dwelling and sewage disposal system that are located more than 30 metres (98 feet) from the edge of the lake as required by the Township Zoning By-law. The septic sketch submitted by Charles Tooley Construction confirms the required setback. No evident natural heritage concerns were identified by County planning staff.

Sewage Disposal System Services

The report prepared by Charles Tooley Construction (BCIN 18064) concluded that the severed parcel is suitable for the installation of a new septic system. The sketch submitted by Charles Tooley placed the new septic system well beyond the required 30 metre (98 foot) waterbody setback.

Natural Hazards

MVCA staff concluded that there are no shoreline slopes that meet the criteria of a potential erosion hazard and that the proposed development envelope is located outside of any required wetland setbacks. No natural hazard issues have been identified.

Conclusion

As of the writing of this report, no issues had been identified as part of the circulation process. Subject to any issues raised at the public meeting, the proposed Zoning By-Law Amendment is consistent with the Provincial Policy Statement and conforms to both the County and Township Official Plans.

Attachments

Appendix A: Relevant Planning Policy and Legislation

Attachment 1: Key Map

Attachment 2: Draft By-law and Schedule A to Amend Zoning By-law Number 55-19.

Appendix A: Relevant Planning Policy and Legislation

Planning Act

Section 53(1) of the Planning Act allows for the division of land by consent, provided that the approval authority is satisfied that a plan of subdivision of the land is not necessary for the proper and orderly development of the municipality. When determining whether to grant a provisional consent, a municipality is required by Section 53(12) of the Planning Act to have regard for the matters listed in Section 51(24) of the Planning Act.

Section 51(24) of the Planning Act includes a list of criteria that need to be addressed when subdividing land, which includes: conformity with the Official Plan; suitability of the land for the proposed development; adequacy of, and connections to, public roads; dimensions and shapes of lots; conservation of natural resources and flood control; and adequacy of utilities and municipal services.

Provincial Policy Statement (2020)

The Provincial Policy Statement (PPS) provides direction on matters of Provincial interest related to land use planning and development. The PPS promotes efficient land use and development patterns that support strong, liveable and healthy communities, protect the environment and public health and safety, and facilitate economic growth. Under Section 3 of the Planning Act, all municipal decisions regarding planning applications “shall be consistent with” applicable provincial policy.

When assessing consent applications on rural lands, planning authorities must comply with Section 1.1.5.1 of the PPS, which requires the approval authority to apply the relevant policies of the following sections:

- Section 1: Building Strong Healthy Communities of the PPS promotes the building of healthy communities and includes policies about avoiding development and land use patterns which may cause environmental or public health and safety concerns.
- Section 2: Wise Use and Management of Resources of the PPS contains policies that encourage the protection of natural heritage, water, agricultural land, mineral and aggregate resources, and cultural heritage and archaeological resources for their economic, environmental and social benefits.
- Section 3: Protecting Public Health and Safety of the PPS contains policies intended to reduce the potential for public cost or risk to Ontario’s residents from natural or human-made hazards. Conservation Authorities have provincially delegated responsibilities to represent Provincial interests regarding natural hazards under Section 3.1 of the PPS.

The following policies are applicable to this application:

- Avoiding development and land use patterns which may cause environmental or public health and safety concerns (Section 1.1.1.c).

- Permitted uses on rural lands include residential development that is locally appropriate (Section 1.1.5.2.c).
- Supporting healthy, integrated and viable rural areas by building upon rural character and leveraging rural amenities and assets (Section 1.1.4.1.a).
- Promoting development that is compatible with the rural landscape and can be sustained by rural service levels (Section 1.1.5.4).
- New land uses, including the creation of lots, and new or expanding livestock facilities, shall comply with the minimum distance separation formulae. (Section 1.1.5.8).
- Individual on-site water and sewage services may be used provided that site conditions are suitable for the long-term provision of such services with no negative impacts (Section 1.6.6.4).
- Natural features and areas shall be protected for the long term (Section 2.1.1).
- Development shall be directed away from areas of natural or human-made hazards where there is an unacceptable risk to public health or safety or of property damage, and not create new or aggravate existing hazards (Section 3).

County of Frontenac Official Plan (2016)

The County of Frontenac Official Plan is a framework for guiding development in the County through the management and protection of the natural environment and by providing direction and influence on growth patterns. It is focused on the six themes of economic sustainability, growth management, community building, housing and social services, heritage and culture, and environmental sustainability.

The following policies are applicable to this application:

- Section 3.3, Rural Lands, provides policies for all lands outside of the settlement areas. The Plan recognizes that rural lands are used as an alternative location for those preferring a rural lifestyle. Low density residential development, as well as rural-related commercial, industrial, recreational and institutional development, is permitted.
- Section 4.2, Servicing, includes policies for the use of private on-site water and sewage services, provided that site conditions are suitable for the long-term provision of such services with no negative impacts.
- Section 7, Environmental Sustainability, sets out policies for environmental sustainability and the protection of the natural heritage system and the ecological functions it provides.

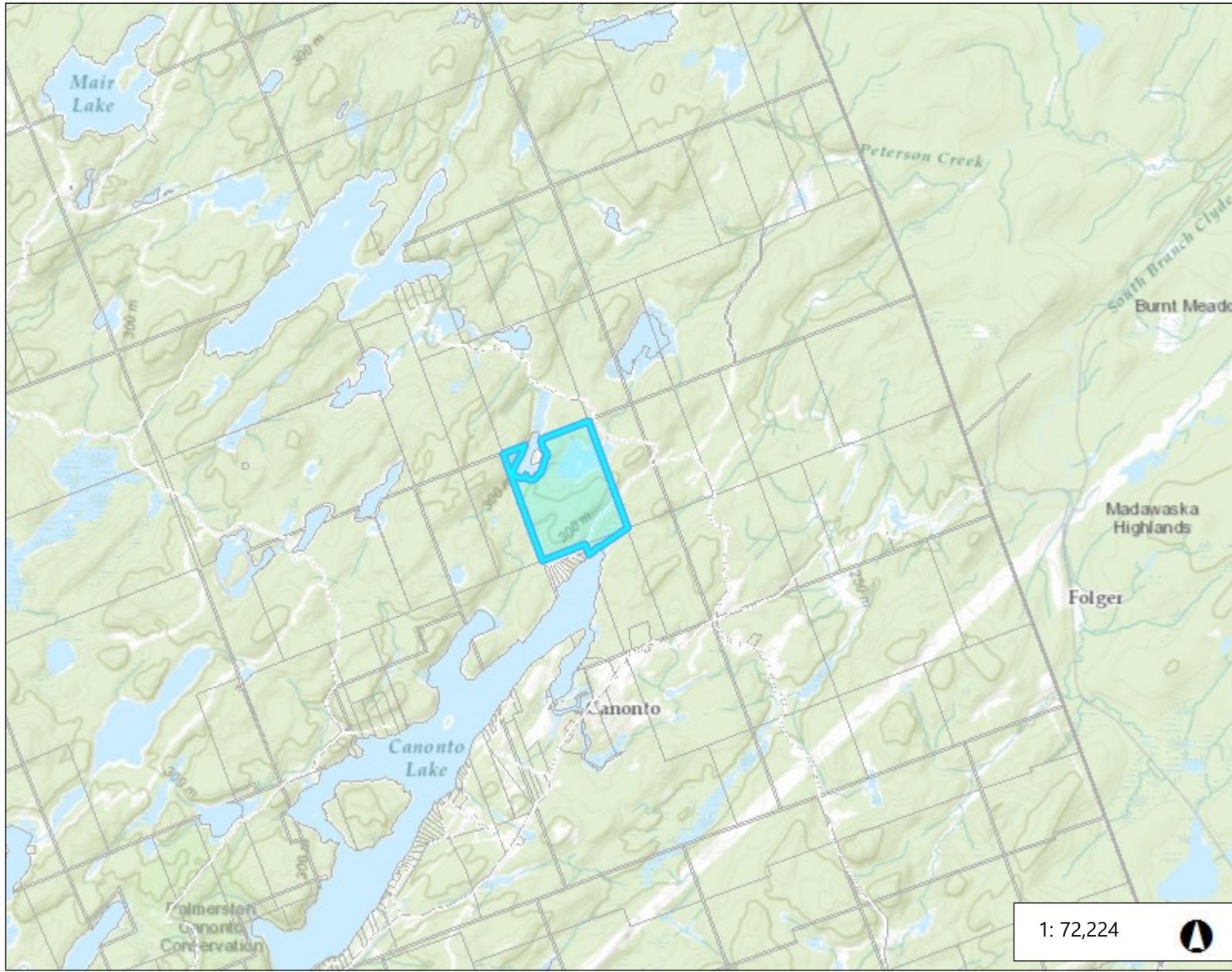
Township of North Frontenac Official Plan (2017)

The subject property is designated as Rural Area in the Township of North Frontenac Official Plan. The intent of the policies in the Rural Area designation are to maintain rural character and ensure that properties may be adequately serviced. Within the Rural Area the plan provides for a supply of land for a diversity of traditional and evolving rural uses including: rural residential, rural co-operative, recreational oriented uses and rural commercial and industrial uses. It is Council's intent that the water quality of all waterbodies in the Municipality will be maintained at their present level or enhanced. New development must be considered in light of its impact on the environmental quality of any lake or river.

The following policies are applicable to this application:

- The lot(s) to be severed and to be retained must meet the requirements of the Zoning By-law. (Section 3.15.2.D)
- The lot shall have the frontage on and direct access to a year round maintained public road unless otherwise exempted as follows (Section 3.15.2):
 - (i) A lot may be created which will have frontage on a publicly maintained seasonal road, or a designated recreational road owned by the Crown but managed through a Land Use Permit (LUP) by the Municipality, or a registered right-of-way or private lane which connects to a publicly maintained year round or seasonal road;
- Residential development may occur on individually created lots or by Plan of Subdivision. (Section 4.3.2.A)
- Lot sizes for rural residential development or waterfront residential development shall be no less than 0.8 ha (2 acres). (Section 4.3.2.A)
- Residential development shall be adequately serviced with on-site water and sewage disposal services (Section 4.3.2.B)
- Residential development will be permitted where it has frontage on and direct access to year-round maintained roads, preferably the existing network of roads, or on private lanes, either of which must meet municipal standards for road construction (Section 3.15.2.H & 4.3.2.C)
- All residential development is subject to the natural and human made hazards requirements of this plan (Section 4.3.2.I)
- The Waterfront Area designation shall generally be defined as those lands extending inland 150 metres (500 feet). More specifically (Section 4.10.2.1):
 - A. Lands which physically or functionally relate to the waterfront area, although extending beyond 150 metres (500 feet) from the waterbody, shall be deemed to be within the Waterfront designation.

- For the purposes of Section 4.10.2.1, when determining whether lands physically or functionally relate to the waterfront, the following guidelines shall be considered (Section 4.10.2.2):
 - A. the boundary shall be extended beyond 150 metres (500 feet) from the waterbody to encompass a significant natural or built feature;
 - B. where a road is between 150 metres (500 feet) and 195 metres (650 feet) of a waterbody, the road shall form the boundary;
- It is a policy of Council to protect and manage the identified wetlands as ecosystems which are important as habitat for a variety of plant and animal species, for water quality, flood control and water storage and recharge areas and for their value for passive recreation (Section 4.12.2.B)
- Severances for new “infill” lots may be permitted along existing private lanes, provided that the condition of the lane abutting the new lots (severed and retained) are improved to the Private Lane Construction Standards set out in Appendix “3” to this Plan. In addition, the whole of the lane travelled on reach the new proposed lots (severed and retained) will be required to be improved to a minimum standard to allow accessibility to the new lots (severed and retained) by emergency service vehicles (Section 5.3.B)



- Legend**
- Road
 - Highway
 - Major Road
 - Secondary Road
 - Ferry Route
 - ▭ Assessment Parcels
 - ▭ Ownership Parcels
 - Citations

1: 72,224 



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THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

The Corporation of the Township of North Frontenac

By-law #2024-34

Being a By-law to Amend Zoning By-law Number 55-19, as amended – Zone Change from Limited Service Rural (LSR) and Residential Waterfront (RW) to Limited Service Waterfront (LSW); Part of Lot 29, Concession 3 and 4, Geographic Township of South Canonto

Whereas pursuant to the provisions of Section 34 of the Planning Act, RSO 1990, the Council of a Municipality may enact by-laws regulating the use of lands and the erection of buildings and structures thereon;

And Whereas By-Law #55-19 regulates the use of land and the location, use and erection of buildings and structures within the Township of North Frontenac;

Now Therefore the Council of The Corporation of the Township of North Frontenac enacts as follows:

- By-Law #55-19 of The Corporation of the Township of North Frontenac, as amended, is hereby further amended as follows:
 - Schedule A of Zoning By-law #55-19, as amended, is hereby further amended to change the zoning of a parcel approximately 0.92 hectares (2.3 acres) in area located on the subject lands legally described as Concession 3, Part of Lot 29 and Concession 4 Part Lots 28 and 29, Geographic Township of South Canonto; Parts 1, 2 and 3 on Registered Plan 13R-22985; from Limited Service Rural (LSR) and Residential Waterfront (RW) to Limited Service Waterfront (LSW); as shown on Schedule 'A' attached to and forming part of By-Law Number 2024-34
- 2. That all other provisions of By-Law #55-19 shall continue to apply.
- 3. That this by-law shall come into force and take effect on the date of final passing by the Council of the Township of North Frontenac, subject to the provisions of the Planning Act, R.S.O, 1990, as amended

Read a first and second time **April 26, 2024**.

Read a third time and finally passed this **April 26, 2024**.

Gerry Lichty, Mayor

Brooke Drechsler, Deputy Clerk

Township of North Frontenac Schedule 'A' to By-Law Number 23-34



TOWNSHIP OF NORTH FRONTENAC
APPLICATION FOR ZONING BY-LAW AMENMENT (Z01/24)
 1160 PARSONS LANE
 GEOGRAPHIC TOWNSHIP OF SOUTH CANONTO



