

# Public Council Agenda

9:00 AM - Friday, April 4, 2025

Council Chambers

[Zoom Meeting Registration](#)

## 1. Call to Order and Purpose of Meeting

- a) Public Notice regarding Recording of Meetings 3  
[Recorded Meetings - Notice to Public](#)

## 2. 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.

## 3. Approval of Agenda

- a) April 4, 2025

**Be It Resolved That** Council approves the Agenda for the Public Meeting regarding Zoning By-law Amendment Applications dated April 4, 2025, as circulated.

## 4. Disclosure of Pecuniary Interest and General Nature Thereof

## 5. Zoning By-law Amendment Application(s)

- a) File #Z01/25 and File #Z02/25 - Application for Zoning By-law Amendments to re-zone from Recreational Commercial (RC) to Limited Service Rural (LSR), Limited Service Waterfront (LSW), and Recreational Commercial Exception Zone 6 (RC-X6) 4 - 36

**Be It Resolved That** Council receives for information the Planning Reports prepared by Dmitry Kurylovich, Project Manager/Senior Planner, County of Frontenac; and thanks him for his time spent today;

**And That** Council will consider the By-laws at the Regular Meeting to re-zone the subject properties.

[Z01-25 Patenaude c.o Egis](#)

[Z02-25 Patenaude c.o Egis](#)

## 6. Public Comments

## 7. Adjournment

- a) Adjournment of the Meeting

**Be It Resolved That** Council adjourns the Public Meeting at \_\_\_\_\_

.m



Please be advised North Frontenac Council Meetings are recorded. By attending a public meeting of Council, you are consenting to your image, voice and comments being recorded.

The Chair and/or the Clerk have the discretion and authority at any time to direct the termination or interruption of the recording. Such direction will only be given in exceptional circumstances where deemed relevant. Circumstances may include instances where the content of debate is considered misleading, defamatory or potentially inappropriate to be published.

The Township shall not be responsible should technical difficulties prevent the recording of any meeting, or a portion thereof. Technical issues may include but are not limited to the availability of the internet connection, device failure or malfunction, unavailability of social media platforms or power outages. It should be noted that no protection is afforded to Council Members, Employees or the public for comments made during Meetings which are subsequently challenged in a court of law and/or determined to be defamatory.

Notice is hereby provided that under the authority of the Municipal Act, 2001 and in accordance with the Municipal Freedom of Information and Privacy Act (MFIPPA), that all information provided for at a public meeting or other public process are considered a public record.

Members of Council, Staff, Delegates and attendees should be mindful of using names of individuals or entities when discussing matters in public. Attendees are advised that they may be subject to legal action if their actions result in inappropriate and/or unacceptable behaviour or comments.



## Planning Report

**To:** Mayor and Members of Council

**Prepared By:** Dmitry Kurylovich, Senior 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 Part Lot 23, Concession 9, Geographic Township of Palmerston. Re-zone from Recreational Commercial to Limited Service Rural (LSR), Limited Service Waterfront (LSW), and Recreational Commercial Exception Zone 6 (RC-X6).**

**Address:** No municipal address.

**Legal Description:** Part Lot 23, Concession 9; Part 1 to Part 7 on Registered Plan 13R-23183, Geographic Township of Palmerston.

**File Number:** Z01/25 (Patenaude c/o Egis)

**Owner(s):** 14209346 CANADA INC

**Applicant:** Egis Group

**Date Prepared:** March 26, 2025

**Date of Meeting:** April 4, 2025

---

### 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 Z01/25) for the change in zoning of lots created through Consent Applications B18/24, B19/24, and B20/24, as well as the retained lands, 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:**

The purpose of this application is to meet the conditions of approval associated with Consent Applications B18/24, B19/24, and B20/24 which were approved to be severed from the subject property on December 18, 2024 in accordance with By-Law Number 2024-10 (Delegated Authority for Site Plan and Consents). Refer to the map in Attachment 1 of this report.

This Zoning By-law amendment proposes the following:

<b>Consent Application Number/Parcel</b>	<b>Current Zoning</b>	<b>Proposed Zoning</b>
B18/24	Recreational Commercial (RC)	Limited-Service Rural (LSR)
B19/24	Recreational Commercial (RC)	Limited-Service Waterfront (LSW)
B20/24	Recreational Commercial (RC)	Limited-Service Waterfront (LSW)
Retained Parcel	Recreational Commercial (RC)	Recreational Commercial Exception Zone 6 (RC-X6)

**Background Information**

**Subject Property:**

<b>Information Category</b>	<b>Response</b>
Official Plan designation	Rural and Waterfront Area
Zoning	Recreational Commercial (RC)
Current size (area) of subject property	22 hectares (54.3 acres)
Existing road frontage and access	No frontage on Township road. Accessed by an unnamed right-of-way.
Waterfrontage	1,157 metres (3,796 feet) on Antoine Lake
Natural heritage features	Several wetlands and watercourses within the subject property.  Most of the property is naturally vegetated.

Information Category	Response
Existing development	Two detached dwellings, on-site services and accessory structures
Surrounding land uses	Similarly sized naturally vegetated parcels to the north, south and west. Antoine Lake is to the east. Unopened Township Road Allowance to the west.

**Parcel B18/24 (Part 1 on Registered Plan 13R-23183):**

Information Category	Response
Area	1.64 hectares (4.05 acres)
Road Frontage	172.4 metres (565.6 feet) on new right-of-way (created through application B21/24)
Waterfrontage	Not Applicable
Existing Development and Use	Vacant
Proposed Development or Use	Vacant – Residential

**Parcel B19/24 (Part 4 on Registered Plan 13R-23183):**

Information Category	Response
Area	1.53 hectares (3.78 acres)
Road Frontage	169.4 metres (555.8 feet) on new right-of-way (created through application B21/24)
Waterfront	146.1 metres (479.3 feet) on Antoine Lake
Existing Development and Use	Vacant
Proposed Development or Use	Residential

**Parcel B20/24 (Part 6 on Registered Plan 13R-23183):**

Information Category	Response
Area	2.36 hectares (5.83 acres)
Road Frontage	168.7 metres (553.5 feet) on new ROW (created through application B21/24)
Waterfront	300 metres (984.3 feet) on Antoine Lake

Information Category	Response
Existing Development and Use	Single dwelling, sewage system, and accessory storage buildings
Proposed Development or Use	Same as existing

**Retained Parcel:**

Information Category	Response
Area	15.99 hectares (39.51 acres)
Road Frontage	510.5 metres (1,674.9 feet) on new ROW (created through application B21/24)
Waterfront	711 metres (2,332.7 feet) on Antoine Lake
Existing Development and Use	1 single detached dwelling, sewage system and accessory structures
Proposed Development or Use	Same as existing

**Pre-application Consultation:**

The landowner and their agents 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 would otherwise have an ability to appeal the decision of the Council 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 body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at the 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.

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](mailto:clerkplanning@northfrontenac.ca)

## **Comments**

### **Septic Approval Authority (Township of North Frontenac Chief Building Official)**

All preceding consent applications included septic reports dated July 4, 2024 from Scott Gemmill indicating the proposed lots which are currently vacant are suitable for the installation of on-site sewage systems.

### **Mississippi Valley Conservation Authority (MVCA)**

No objection to the preceding consent applications and no objections to the proposed Zoning By-law.

While MVCA comments identified erosion hazards, wetlands, and watercourses on the subject property, these comments also confirmed that there are suitable building envelopes on all the proposed new lots that can accommodate the anticipated residential development and the installation of on-site sewage services.

### **Township Public Works Regarding Private Lane Access**

As a condition of the preceding consent applications for all parcels subject to this application, the applicant is required to name the right-of-way easement/private lane that provides access to all the parcels of land subject to this application in accordance with the Township of North Frontenac Civic Addressing By-Law Number 58-16.

Schedule 'A', Section 3.3.5 of the Township's Civic Addressing By-Law states that a maximum of four (4) sub-numbers may be assigned in respect of the same entrance. If more than four (4) sub-numbers are required in respect to the same entrance, the Township shall name the entrance as a private lane in accordance with the Township's Naming of Roads By-Law (Schedule C of By-Law Number 58-16) and numbers shall be assigned to each property that has direct access to the private lane.

The existing right-of-way met emergency vehicle access standards at the time of the consent application however the surveyed width will need to be widened to ensure that the right-of-way is compliant with the Township's and County's Private Lane Standards.

### **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 an amendment to the zoning by-law are required to be consistent with the Provincial Planning Statement, 2024 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 proposed re-zoning is required for the following reasons:

1. The parcels approved to be created as new lots under Consent applications B18/24, B19/24, and B20/24 are intended to be used for residential purposes, and because they are too small to support Tourist Establishments in the future. The Township's Zoning By-law requires a lot to be a minimum of 4 hectares (10 acres) in area for the establishment of a Tourist Establishment.

As such, the three lots are proposed to be re-zoned to more appropriate zones that recognize their location on a private lane and permit residential uses as a principal use. Parcel B18/25 is proposed to be re-zoned to Limited Service Rural (LSR) as it lacks water frontage. Parcel B19/25 and Parcel B20/25 will be re-zoned to Limited Service Waterfront (LSW) since both have direct access and frontage on Antoine Lake.

2. The retained parcel is proposed to be re-zoned to a site specific Recreational Commercial (RC) Zone that would allow a residential use to be permitted as a primary use in addition to all the uses permitted within the RC Zone. The purpose of this is to allow for residential uses while leaving the option for this lot to also be used for the full array of uses permitted by the Recreational Commercial Zone in the future. The proposed Zone for this parcel is Recreational Commercial Exception Zone 6 (RC-X6).

County planning staff are of the opinion that all the proposed zoning is appropriate for the subject parcels, that the application meets the purpose and intent of the Township Zoning By-law and is in-line with the policies and objectives of the Township Official Plan.

Furthermore, County planning staff are of the opinion that this application represents an appropriate balance between the creation of new rural lots while ensuring that the Township continues to have an adequate inventory of large lots that permit a wide variety of Recreational Commercial uses as of right.

### **Planning Analysis and Considerations**

This application was reviewed against the policies of the Provincial Planning 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**

County planning staff are of the opinion that this Zoning By-law Amendment will not have a negative impact on the rural or waterfront character already established by the current zoning. It should be noted that the north half of the Antoine Lake shoreline is owned by the Province and is not anticipated to be developed.

If the property owner of the retained lands (proposed to be re-zoned to RC-X6) wishes to establish a new recreational commercial use such as a resort, campground, or another type of commercial vacation destination, the property owner will have to apply for a Site Plan Control application. The review of the Site Plan Control application will manage any future commercial development on the retained lands to ensure that it is consistent with all applicable policies and zoning requirements.

### **Natural Heritage**

Planning staff are of the opinion that the subject parcels contain sufficient development envelopes that can support the construction of new structures and sewage disposal systems that meet the minimum required setbacks from any natural heritage features.

### **Sewage Disposal System Services**

All preceding consent applications included septic reports dated July 4, 2024 from Scott Gemmill indicated that the proposed lots are suitable for the installation of on-site sewage systems.

### **Natural Hazards**

MVCA staff concluded that all the parcels are able to support development in areas that are outside of any slope, erosion, or flood hazard (including wetlands).

### **Conclusion**

Based on the information presented in this report, County planning staff are of the opinion that the proposed Zoning By-law Amendment is consistent with the Provincial Planning 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.

Attachment 3: Registered Plan 13R-23183

## **Appendix A: Relevant Planning Policy and Legislation**

### **Planning Act**

Section 34(1) of the Planning Act sets out the rules for creating and administering Zoning By-laws including amendments.

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 Planning Statement (2024)**

The Provincial Planning 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 development applications on rural lands, planning authorities must comply with Sections 2.5, 2.6, and 5.2 of the PPS, and apply the relevant policies of the following sections:

- Chapter 3: Infrastructure and Public Service Facilities of the PPS contains policies that direct the development of public and private infrastructure including transportation networks, sewage, water and stormwater services, waste management, and public spaces, recreation, parks, trails, and open spaces.
- Chapter 4: 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.
- Chapter 5: 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 5.2 of the PPS.

The following policies are applicable to this application:

- Healthy, integrated and viable rural areas should be supported by (Section 2.5.1):
  - a) building upon rural character, and leveraging rural amenities and assets;
  - d) using rural infrastructure and public service facilities efficiently;
  - e) promoting diversification of the economic base and employment opportunities through goods and services, including value-added products and the sustainable management or use of resources;
  - f) providing opportunities for sustainable and diversified tourism, including leveraging historical, cultural, and natural assets;
  - g) conserving biodiversity and considering the ecological benefits provided by nature;
- On rural lands located in municipalities, permitted uses are:
  - b) resource-based recreational uses (including recreational dwellings not intended as permanent residences);
  - c) residential development, including lot creation, where site conditions are suitable for the provision of appropriate sewage and water services;
- Planning authorities should support a diversified rural economy by protecting agricultural and other resource-related uses and directing non-related development to areas where it will minimize constraints on these uses. (Section 2.6.4)
- 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 5.1).

### **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 3.3.3.4 Special Policies – Waterfront Areas provides policies that are intended to improve and protect waterfront areas as a significant cultural, recreational, economic and natural environmental resource and to maintain or enhance the quality of the land areas adjacent to the shore.
- 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 and Waterfront Character 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. The property is designated as Waterfront Area in the Township of North Frontenac's Official Plan (2017). The intent of the Waterfront Area policies are to ensure that development can occur with limited impact on the quality and visual character of the Township's waterbodies.

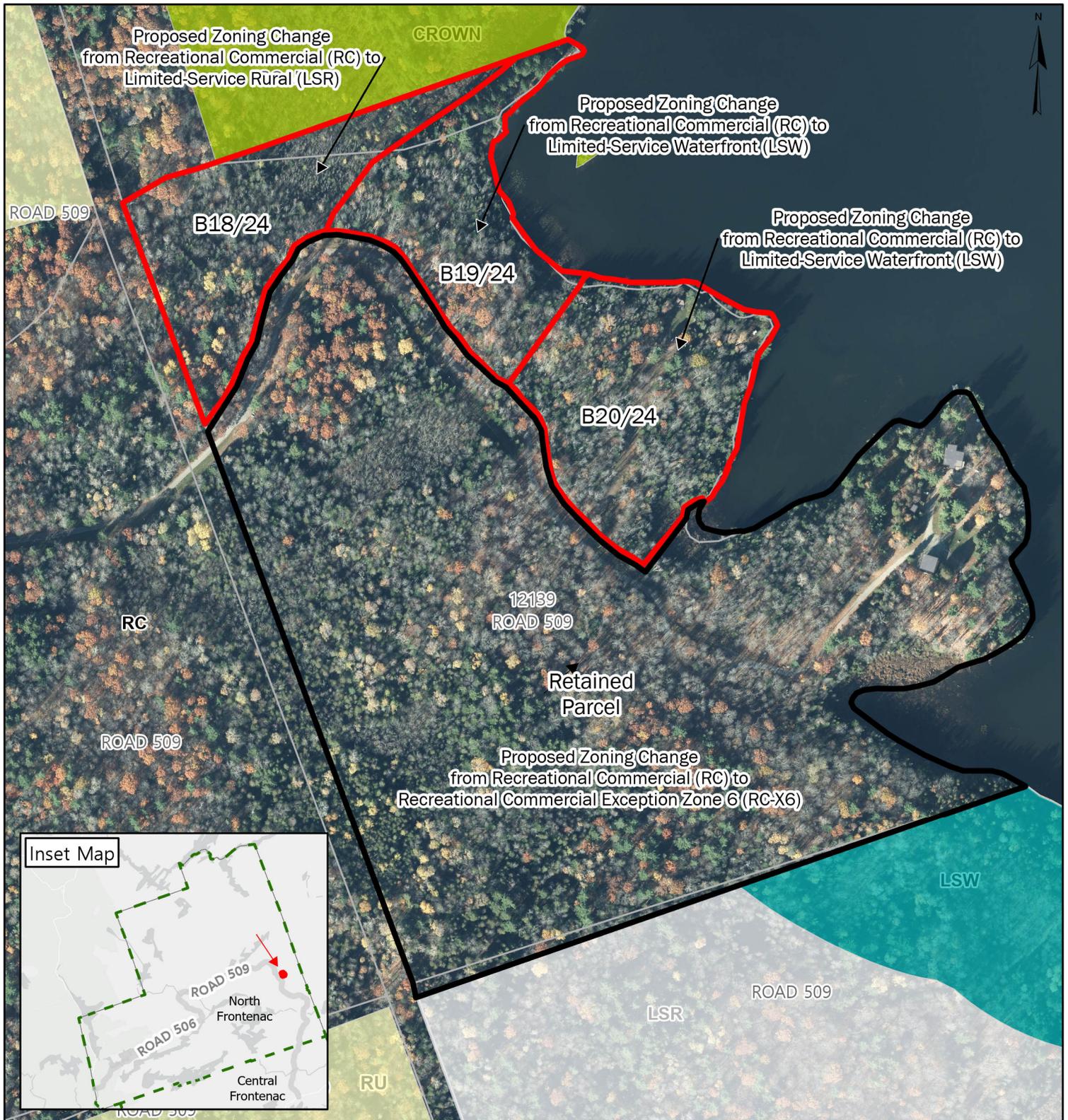
It is Council's intent that the water quality of all waterbodies in the Municipality will be maintained at their present level or enhanced. New development must be considered in light of its impact on the environmental quality of any lake or river.

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 describes shoreline development, which is located around the lakes or along the significant rivers in the Township. Permitted uses in this land use designation include low-density residential development, tourist commercial uses... (Section 4.10.1)
- The Waterfront Area designation shall generally be defined as those lands extending inland 150 metres (500 feet). More specifically (Section 4.10.2.1):

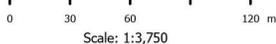
A. Lands which physically or functionally relate to the waterfront area, although extending beyond 150 metres (500 feet) from the waterbody, shall be deemed to be within the Waterfront designation.

- Waterfront character evolves over time. Traditionally, tourist commercial in the form of cottage resorts as well as residential development has contributed to the character and economic viability of the North Frontenac. Resorts shall be encouraged to develop and expand in a manner that complements the Township (Section 4.10.6)
- 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)



**PROPOSED ZONING CHANGE - BY-LAW AMENDMENT (Z01/25)**

12139 ROAD 509, GEOGRAPHIC TOWNSHIP OF PALMERSTON



Legend	
	Parcels
	Existing Building Footprint
	Lake Trout Lake - At Capacity
	Lake Trout Lake - Not at Capacity
	Non-Lake Trout Lake - At Capacity
	Road
	Railway
	Subject Property
	Retained
NF Zoning 2019	
	CROWN
	Rural (RU)
	Recreational Commercial (RC)
	Limited Service Waterfront (LSW)
	Limited Service Rural (LSR)

**The Corporation of the Township of North Frontenac**

**By-law #2025-XX**

**Being a By-law to Amend Zoning By-law Number 55-19, as amended – Zone Change from Recreational Commercial (RC) to Limited Service Rural (LSR), Limited Service Waterfront (LSW), and Recreational Commercial Exception Zone 6 (RC-X6); Part Lot 23, Concession 9, Geographic Township of Palmerston.**

**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:

1. By-Law #55-19 of The Corporation of the Township of North Frontenac, as amended, is hereby further amended as follows:

- a. Schedule A of Zoning By-law #55-19, as amended, is hereby further amended to change the zoning of a parcel of land approximately 1.64 hectares (4.05 acres) in area, legally described as Part Lot 23, Concession 9, Geographic Township of Palmerston; Part 1 on Registered Plan 13R-23183; from Recreational Commercial (RC) to Limited Service Rural (LSR); as illustrated by Parcel Number B18/24 on Schedule 'A' attached to and forming part of By-Law Number 2025-XX
- b. Schedule A of Zoning By-law #55-19, as amended, is hereby further amended to change the zoning of a parcel of land approximately 1.53 hectares (3.78 acres) in area, legally described as Part Lot 23, Concession 9, Geographic Township of Palmerston; Part 4 on Registered Plan 13R-23183; from Recreational Commercial (RC) to Limited Service Waterfront (LSW); as illustrated by 'Parcel Number B19/24' on Schedule 'A' attached to and forming part of By-Law Number 2025-XX
- c. Schedule A of Zoning By-law #55-19, as amended, is hereby further amended to change the zoning of a parcel of land approximately 2.36 hectares (5.83 acres) in area, legally described as Part Lot 23, Concession 9, Geographic Township of Palmerston; Part 6 on Registered Plan 13R-23183; from Recreational Commercial (RC) to Limited Service Waterfront (LSW); as illustrated by 'Parcel Number B20/24' on Schedule 'A' attached to and forming part of By-Law Number 2025-XX
- d. Schedule A of Zoning By-law #55-19, as amended, is hereby further amended to change the zoning of a parcel of land approximately 2.36 hectares (5.83 acres) in area, legally described as Part Lot 23, Concession 9, Geographic Township of Palmerston; from Recreational Commercial (RC) to Recreational Commercial Exception Zone 6 (RC-X6); as illustrated by 'Retained Parcel' on Schedule 'A' attached to and forming part of By-Law Number 2024-XX

2. Section 4.3.5 of By-Law #55-10, as amended, is hereby further amended as follows:

- a. By adding the following new sub-section (f) to Section 4.12.5 Recreational Commercial, Exception Zones:

**Recreational Commercial Exception Zone 6 (RC-X6)**

- i. In addition to the permitted uses listed in Section 4.12.1 **A Dwelling – Detached** shall also be permitted as a **Principal Use**.

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 4, 2025**.

**Read** a third time and finally passed this **April 4, 2025**.

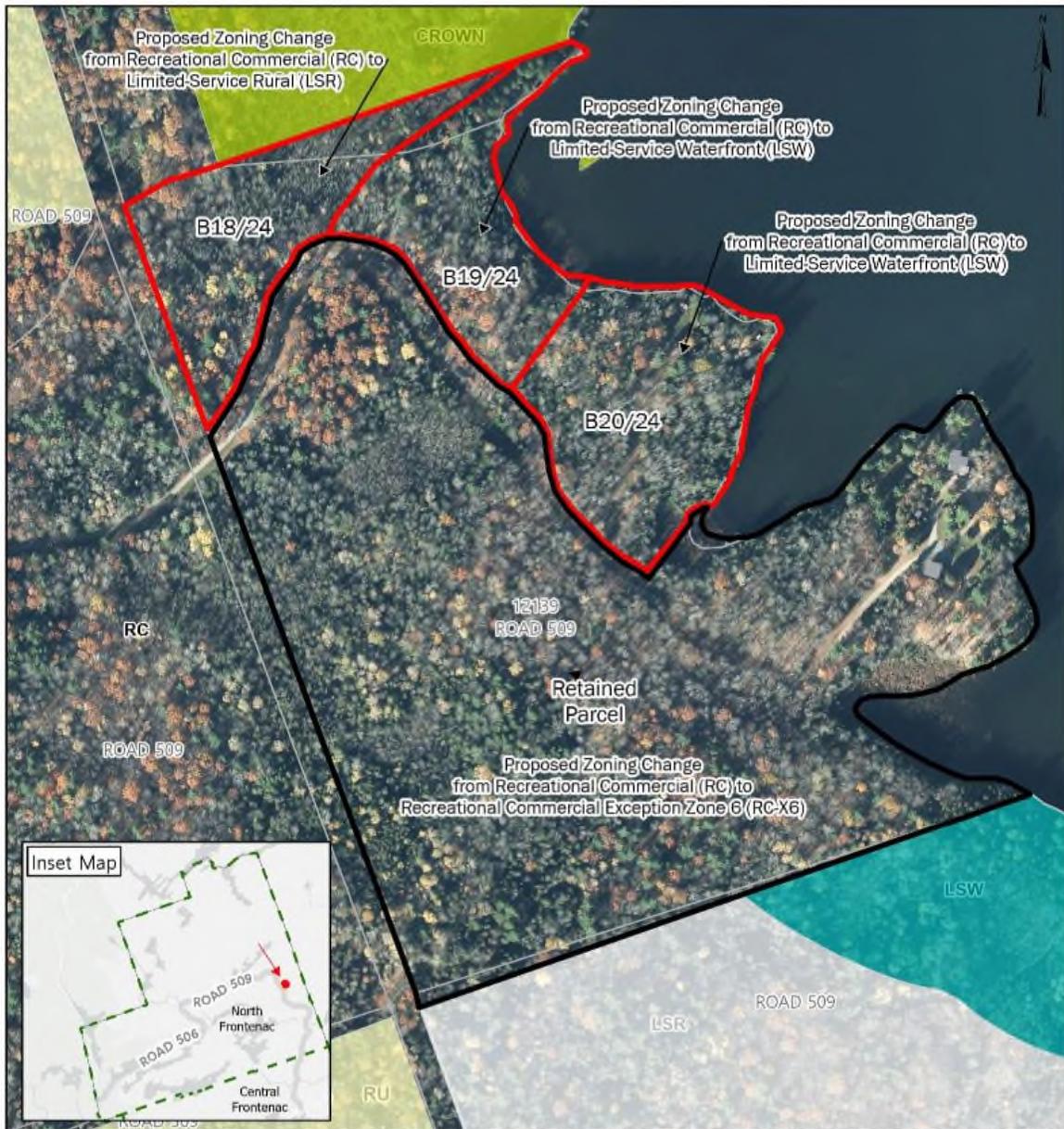
---

**Gerry Lichty, Mayor**

---

**Brooke Drechsler, Deputy Clerk**

# Township of North Frontenac Schedule 'A' to By-Law Number 2025-XX





**PROPOSED ZONING CHANGE - BY-LAW AMENDMENT (201/25)**

12139 ROAD 509, GEOGRAPHIC TOWNSHIP OF PALMERSTON

Scale: 1:3,750

<ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 15px; border: 1px solid black; margin-right: 5px;"></span> Parcels</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #cccccc; margin-right: 5px;"></span> Existing Building Footprint</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #ffcc00; margin-right: 5px;"></span> Lake Trout Lake - At Capacity</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #90ee90; margin-right: 5px;"></span> Lake Trout Lake - Not at Capacity</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #add8e6; margin-right: 5px;"></span> Non-Lake Trout Lake - At Capacity</li> <li><span style="display: inline-block; width: 15px; border-bottom: 1px solid black; margin-right: 5px;"></span> Road</li> <li><span style="display: inline-block; width: 15px; border-bottom: 1px dashed black; margin-right: 5px;"></span> Railway</li> </ul>	<ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 15px; border: 2px solid red; margin-right: 5px;"></span> Subject Property</li> <li><span style="display: inline-block; width: 15px; height: 15px; border: 2px solid black; margin-right: 5px;"></span> Retained</li> <li><b>NF Zoning 2019</b></li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #90ee90; margin-right: 5px;"></span> CROWN</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #ffff00; margin-right: 5px;"></span> Rural (RU)</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #ff00ff; margin-right: 5px;"></span> Recreational Commercial (RC)</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #00ced1; margin-right: 5px;"></span> Limited Service Waterfront (LSW)</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #e0e0e0; margin-right: 5px;"></span> Limited Service Rural (LSR)</li> </ul>
---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

Produced by the County of Frontenac under license with the Ontario Ministry of Natural Resources. © King's Printer for Ontario, 2025. While the County makes every effort to ensure that the information presented is accurate for the intended uses of this map, there is an inherent error in all mapping products, and accuracy of the mapping cannot be guaranteed for all possible uses. This map displays basic topographic features only.

LET OF POINTS ALONG ANTOINE LAKE WATER'S EDGE, OCTOBER 3, 2023

No.	NORTHING	EASTING
1	488424.1	363030.1
2	488491.3	363026.0
3	488491.3	363026.0
4	488491.3	363026.0
5	488491.3	363026.0
6	488491.3	363026.0
7	488491.3	363026.0
8	488491.3	363026.0
9	488491.3	363026.0
10	488491.3	363026.0
11	488491.3	363026.0
12	488491.3	363026.0
13	488491.3	363026.0
14	488491.3	363026.0
15	488491.3	363026.0
16	488491.3	363026.0
17	488491.3	363026.0
18	488491.3	363026.0
19	488491.3	363026.0
20	488491.3	363026.0
21	488491.3	363026.0
22	488491.3	363026.0
23	488491.3	363026.0
24	488491.3	363026.0
25	488491.3	363026.0
26	488491.3	363026.0
27	488491.3	363026.0
28	488491.3	363026.0
29	488491.3	363026.0
30	488491.3	363026.0
31	488491.3	363026.0
32	488491.3	363026.0
33	488491.3	363026.0
34	488491.3	363026.0
35	488491.3	363026.0
36	488491.3	363026.0
37	488491.3	363026.0
38	488491.3	363026.0
39	488491.3	363026.0
40	488491.3	363026.0
41	488491.3	363026.0
42	488491.3	363026.0
43	488491.3	363026.0
44	488491.3	363026.0
45	488491.3	363026.0
46	488491.3	363026.0
47	488491.3	363026.0
48	488491.3	363026.0
49	488491.3	363026.0
50	488491.3	363026.0
51	488491.3	363026.0
52	488491.3	363026.0
53	488491.3	363026.0
54	488491.3	363026.0
55	488491.3	363026.0
56	488491.3	363026.0
57	488491.3	363026.0
58	488491.3	363026.0
59	488491.3	363026.0
60	488491.3	363026.0
61	488491.3	363026.0
62	488491.3	363026.0
63	488491.3	363026.0
64	488491.3	363026.0
65	488491.3	363026.0
66	488491.3	363026.0
67	488491.3	363026.0
68	488491.3	363026.0
69	488491.3	363026.0
70	488491.3	363026.0
71	488491.3	363026.0
72	488491.3	363026.0
73	488491.3	363026.0

PART	LOT	CON	SCHEDULE	P.L.N.	AREA(ha)
1				Pl. of 36207-0019(LT)	1.84
2				Pl. of 36207-0019(LT)	0.34
3				Pl. of 36207-0019(LT)	41.7 m <sup>2</sup>
4	Pl of 23	9		Pl. of 36207-0019(LT)	1.53
5				Pl. of 36207-0019(LT)	2.36
6				Pl. of 36207-0019(LT)	3.33
7				Pl. of 36207-0019(LT)	12.1
8				Pl. of 36207-0019(LT)	0.08
9	Pl of 23	8		Pl. of 36207-0019(LT)	0.09
10				Pl. of 36207-0019(LT)	0.02
11				Pl. of 36207-0019(LT)	5.88
12					

NOTE: PARTS 1 TO 7, BOTH INCLUSIVE, COMPRISE PART OF P.L.N. 36207-0019(LT), PARTS 8 TO 10, BOTH INCLUSIVE, COMPRISE PART OF P.L.N. 36207-0019(LT), PARTS 9 AND 10 ARE SUBJECT TO EASEMENT AS IN INST. FR749153 & FR749153

**PLAN OF SURVEY OF PART OF LOT 23, CONCESSION 8 AND PART OF LOT 23, CONCESSION 9**  
**GEOGRAPHIC TOWNSHIP OF PALMERSTON**  
**TOWNSHIP OF NORTH FRONTENAC**  
**COUNTY OF FRONTENAC**

BOIS SURVEYING INC.  
 SCALE 1 : 1250  
 0 25 50 75 100 125 Metres

THE INTENDED PLOT SIZE OF THIS PLAN IS 1488m IN WIDTH BY 914m IN HEIGHT WHEN PLOTTED AT A SCALE OF 1 : 1250.

**METRIC :**  
 DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

HECTARES CAN BE CONVERTED TO ACRES BY MULTIPLYING BY 2.471.

**SURVEYORS CERTIFICATE**

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT AND THE REGULATIONS MADE UNDER THEM.  
 2. THE SURVEY WAS COMPLETED ON THE 11th DAY OF JUNE, 2024.

DATE: JUNE 12, 2024  
 JOHN GAUTHIER  
 O.T.A. 10000  
 O.T.A. 10000

THIS PLAN OF SURVEY RELATES TO A.S.L. PLAN SUBMISSION FORM NUMBER V-77337

**LEGEND AND NOTES**

- (M) DENOTES MONUMENT PLANTED
- (F) DENOTES FOUND
- (S) DENOTES STANDARD IRON BAR
- (SB) DENOTES SHORT STANDARD IRON BAR
- (R) DENOTES ROAD IRON BAR
- (RP) DENOTES ROCK PILE
- (RIB) DENOTES ROAD IRON BAR
- (A) DENOTES ACCEPTED
- (M) DENOTES MEASURED
- (P) DENOTES SET
- (P1) DENOTES PLAN 13R-21710
- (P2) DENOTES PLAN 13R-15102 (MTO PLAN P-2489-56)
- (P3) DENOTES PLAN 13R-22720
- (P4) DENOTES PLAN 13R-17722
- (P5) DENOTES PLAN 13R-17688
- (P6) DENOTES PLAN 13R-22020
- (P7) DENOTES J.F. GOULT, O.S.
- (P8) DENOTES W.B. BROCK, O.S.
- (P9) DENOTES B.W. KERR, O.S.
- (P10) DENOTES ORIGIN UNKNOWN
- (MPS) DENOTES METRIC POINT SURVEYING INC.
- (P) DENOTES POST AND WIRE FENCE
- (P) DENOTES PALE FENCE
- (P) DENOTES WIRE FENCE
- (P) DENOTES OLD STONE ROW
- (P) DENOTES UTILITY POLE
- (P) DENOTES ANCHOR
- (P) DENOTES OVERHEAD TELEPHONE LINE
- (P) DENOTES NORTH, SOUTH, EAST, WEST
- (P) DENOTES SET ON PRODUCTION
- (P) DENOTES OBSERVED REFERENCE POINT

**MONUMENTATION:**

SHORT STANDARD IRON BARS HAVE BEEN PLANTED IN LIEU OF STANDARD IRON BARS WHERE REQUIRED DUE TO LACK OF OVERBURDEN OR TO AVOID SUBSURFACE UTILITIES OR OTHER OBSTRUCTIONS.

**BEARING ROTATION:**

PLAN	ROTATION	DIRECTION
(P1)	1° 04' 00"	CLOCKWISE
(P2)	1° 13' 30"	CLOCKWISE
(P3)	1° 17' 20"	CLOCKWISE
(P4)	1° 17' 20"	CLOCKWISE

**NOTE**

THE GOVERNING ASTRONOMIC BEARINGS OF N70° 40' 00" E WAS DERIVED FROM THE RESECTION SURVEY OF THE SOUTH BOUNDARY OF THE GEOGRAPHIC TOWNSHIP OF PALMERSTON.

**DISTANCES:**

DISTANCES SHOWN ON THIS PLAN ARE GROUND DISTANCES AND CAN BE USED TO COMPUTE GRID DISTANCES BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.99978.

**BEARINGS:**

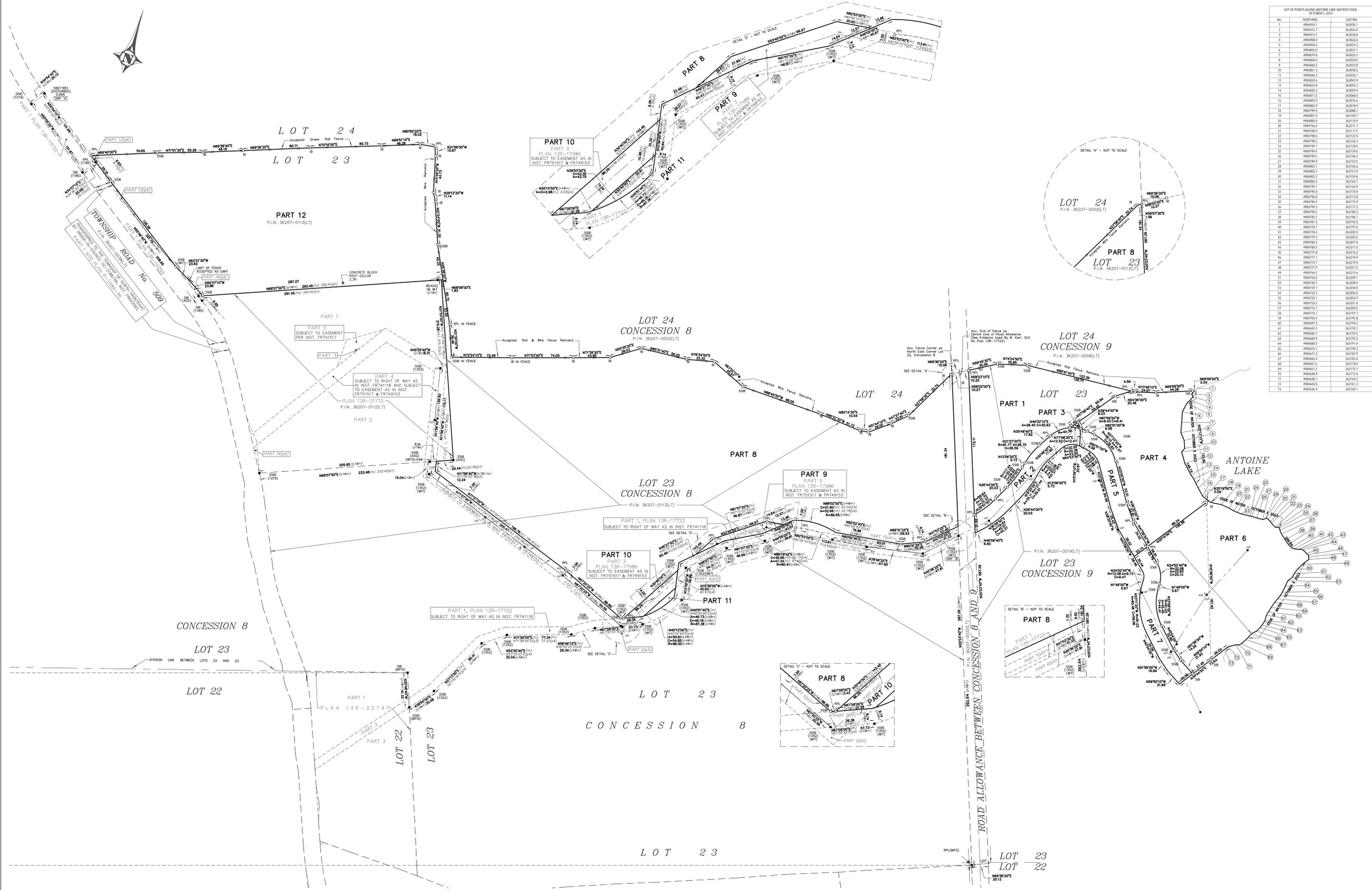
BEARINGS ARE UTM GRID BEARINGS DERIVED BY REAL TIME NETWORK GNSS OBSERVATIONS ON OBSERVED REFERENCE POINTS 'A' AND 'B' SHOWN HEREON, AND ARE REFERRED TO THE NAD83 CSRS (2011) UTM ZONE 18 COORDINATE SYSTEM.

**INTEGRATION DATA:**

OBSERVED REFERENCE POINTS (ORP) DERIVED FROM GNSS OBSERVATIONS USING THE CANMET REAL TIME NETWORK (RTN) SERVICE. COORDINATES ARE CONFIRMED BY THE NRCAN RTK COMPLIANCE AGREEMENT.

POINT ID	NORTHING	EASTING
ORP 'A'	488485.1	363655.9
ORP 'B'	488468.0	36282.3

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.



PLAN 13R-23183



## Planning Report

**To:** Mayor and Members of Council

**Prepared By:** Dmitry Kurylovich, Senior 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 Part Lot 23, Concession 8, Geographic Township of Palmerston; Re-zone from Recreational Commercial (RC) to Limited Service Rural (LSR), Rural (RU), and Recreational Commercial Exception Zone 6 (RC-X6).

**Address:** No municipal address.

**Legal Description:** Part Lot 23, Concession 8, Geographic Township of Palmerston.

**File Number:** Z02/25 (Patenaude c/o Egis)

**Owner(s):** 14209346 CANADA INC

**Applicant:** Egis Group

**Date Prepared:** March 26, 2025

**Date of Meeting:** April 4, 2025

---

### 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 Z02/25) for the change in zoning of lots created through Consent Applications B22/24, B23/24, and the retained lands 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:**

The purpose of this application is to meet the conditions of approval associated with Consent Applications B22/24 and B23/24 which were approved to be severed from the subject property on December 18, 2024 in accordance with By-Law Number 2024-10 (Delegated Authority for Site Plan and Consents). Refer to the map in Attachment 1 of this report.

This Zoning By-law amendment proposes the following:

<b>Consent Application Number/Parcel</b>	<b>Current Zoning</b>	<b>Proposed Zoning</b>
B22/24	Recreational Commercial (RC)	Limited-Service Rural (LSR)
B23/24	Recreational Commercial (RC)	Rural (RU)
Retained Parcel	Recreational Commercial (RC)	Recreational Commercial Exception Zone 6 (RC-X6)

**Background Information**

**Subject Property:**

<b>Information Category</b>	<b>Response</b>
Official Plan designation	Rural and subject to a Deer Wintering Overlay
Zoning	Recreational Commercial (RC)
Current size (area) of subject property	48.7 hectares (120.27 acres)
Existing road frontage and access	Approximately 458 metres (1,502.6 feet) on Road 509 and approximately 753.5 metres (2,472.1 feet) on existing right-of-way
Waterfrontage	Not Applicable
Natural heritage features	Most of the property is naturally vegetated. MVCA noted a ravine and watercourse on the subject property. The watercourse is a tributary of Antoine Lake.
Existing development	Vacant

Information Category	Response
Surrounding land uses	Similarly sized naturally vegetated parcels with some smaller developed rural residential parcels.

**Parcel B22/24 (Part 8 on Registered Plan 13R-23183):**

Information Category	Response
Area	12.1 hectares (29.89 acres)
Road Frontage	753.5 metres (2,472.1 feet) on existing right-of-way
Waterfront	Not Applicable
Existing Development and Use	Vacant
Proposed Development or Use	Residential

**Parcel B23/24 (Part 12 on Registered Plan 13R-23183):**

Information Category	Response
Area	5.88 hectares (14.53 acres)
Road Frontage	214.6 metres (704 feet) on Road 509
Waterfront	Not Applicable
Existing Development and Use	Vacant
Proposed Development or Use	Residential

**Retained Parcel**

Information Category	Response
Area	30.72 hectares (75.85 acres)
Road Frontage	243.4 metres (798.6 feet) on Road 509 and 753.5 metres (2,472.1 feet) on existing right-of-way
Waterfront	Not Applicable
Existing Development and Use	Vacant

Information Category	Response
Proposed Development or Use	Residential

**Pre-application Consultation:**

The landowner and their agents 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 would otherwise have an ability to appeal the decision of the Council 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 body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at the 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.

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](mailto:clerkplanning@northfrontenac.ca)

**Comments**

**Septic Approval Authority (Township of North Frontenac Chief Building Official)**

All preceding consent applications included septic reports dated July 4, 2024 from Scott Gemmill indicating the proposed lots which are currently vacant are suitable for the installation of on-site sewage systems.

## **Mississippi Valley Conservation Authority (MVCA)**

No objection to the preceding consent applications and no objections to the proposed Zoning By-law.

While MVCA comments identified erosion hazards, wetlands and watercourses on the subject property, these comments also confirmed that there are suitable building envelopes on all the proposed new lots that can accommodate the anticipated residential development and the installation of on-site sewage services.

## **Township Public Works Regarding Private Lane Access**

As a condition of the preceding consent applications for all parcels subject to this application, the applicant is required to name the right-of-way easement/private lane that provides access to all the parcels of land subject to this application in accordance with the Township of North Frontenac Civic Addressing By-Law Number 58-16.

Schedule 'A', Section 3.3.5 of the Township's Civic Addressing By-Law states that a maximum of four (4) sub-numbers may be assigned in respect of the same entrance. If more than four (4) sub-numbers are required in respect to the same entrance, the Township shall name the entrance as a private lane in accordance with the Township's Naming of Roads By-Law (Schedule C of By-Law Number 58-16) and numbers shall be assigned to each property that has direct access to the private lane.

The existing right-of-way met emergency vehicle access standards at the time of the consent application however the surveyed width will need to be widened to ensure that the right-of-way is compliant with the Township's and County's Private Lane Standards.

## **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 Planning Statement, 2024 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 proposed re-zoning is required for the following reasons:

1. The parcels approved to be created as new lots under Consent applications B22/24 and B23/24 are intended to be used for residential purposes.

As such the two lots are proposed to be re-zoned to appropriate zones that permit residential development and recognize if the lot has frontage on a Township road or on a private right-of-way. Parcel B22/24 is proposed to be re-zoned to Limited Service Rural (LSR) because it has frontage on a private right-of-way. Parcel B23/24 will be re-zoned to Rural (RU) because it has frontage on a Township Road.

2. The retained parcel is proposed to be re-zoned to a site specific Recreational Commercial (RC) Zone that would allow a residential use to be permitted as a primary use in addition to all the uses permitted within the RC Zone. The purpose of this is to allow for residential uses while leaving the option for this lot to also be used for the full array of uses permitted by the Recreational Commercial Zone in the future. The proposed Zone for this parcel is Recreational Commercial Exception Zone 6 (RC-X6).

County planning staff are of the opinion that all the proposed zoning is appropriate for the subject parcels, that the application meets the purpose and intent of the Township Zoning By-law and is in-line with the policies and objectives of the Township Official Plan.

Furthermore, County planning staff are of the opinion that this application represents an appropriate balance between the creation of new rural lots while ensuring that the Township continues to have an adequate inventory of large lots that permit a wide variety of Recreational Commercial uses as of right.

## **Planning Analysis and Considerations**

This application was reviewed against the policies of the Provincial Planning 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**

County planning staff are of the opinion that this Zoning By-law Amendment will not have a negative impact on the rural character of the Township.

If the property owner of the retained lands (proposed to be re-zoned to RC-X6) wishes to establish a new recreational commercial use such as a resort, campground, or another type of commercial vacation destination, the property owner will have to apply for a Site Plan Control application. The review of the Site Plan Control application will manage any future commercial development on the retained lands to ensure that it is consistent with all applicable policies and zoning requirements.

## **Natural Heritage**

Planning staff are of the opinion that the subject parcels contain sufficient development envelopes that can support the construction of new structures and sewage disposal systems that meet the minimum required setbacks from any natural heritage features.

## **Sewage Disposal System Services**

All preceding consent applications included septic reports dated July 4, 2024 from Scott Gemmill indicated that the proposed lots are suitable for the installation of on-site sewage systems.

## **Natural Hazards**

MVCA staff concluded that all the parcels are able to support development in areas that are outside of any slope, erosion, or flood hazard (including wetlands).

## **Conclusion**

Based on the information presented in this report, County planning staff are of the opinion that the proposed Zoning By-law Amendment is consistent with the Provincial Planning 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 34(1) of the Planning Act sets out the rules for creating and administering Zoning By-laws including amendments.

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 Planning Statement (2024)**

The Provincial Planning 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 development applications on rural lands, planning authorities must comply with Sections 2.5, 2.6, and 5.2 of the PPS, and apply the relevant policies of the following sections:

- Chapter 3: Infrastructure and Public Service Facilities of the PPS contains policies that direct the development of public and private infrastructure including transportation networks, sewage, water and stormwater services, waste management, and public spaces, recreation, parks, trails, and open spaces.
- Chapter 4: 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.
- Chapter 5: 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 5.2 of the PPS.

The following policies are applicable to this application:

- Healthy, integrated and viable rural areas should be supported by (Section 2.5.1):
  - a) building upon rural character, and leveraging rural amenities and assets;
  - d) using rural infrastructure and public service facilities efficiently;
  - e) promoting diversification of the economic base and employment opportunities through goods and services, including value-added products and the sustainable management or use of resources;
  - f) providing opportunities for sustainable and diversified tourism, including leveraging historical, cultural, and natural assets;
  - g) conserving biodiversity and considering the ecological benefits provided by nature;
- On rural lands located in municipalities, permitted uses are:
  - b) resource-based recreational uses (including recreational dwellings not intended as permanent residences);
  - c) residential development, including lot creation, where site conditions are suitable for the provision of appropriate sewage and water services;
- Planning authorities should support a diversified rural economy by protecting agricultural and other resource-related uses and directing non-related development to areas where it will minimize constraints on these uses. (Section 2.6.4)
- 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 5.1).

### **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.

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)
- 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)



**The Corporation of the Township of North Frontenac**

**By-law #2025-XX**

**Being a By-law to Amend Zoning By-law Number 55-19, as amended – Zone Change from Recreational Commercial (RC) to Limited Service Rural (LSR), Limited Service Waterfront (LSW), and Recreational Commercial Exception Zone 6 (RC-X6); Part Lot 23, Concession 8, Geographic Township of Palmerston.**

**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:

1. By-Law #55-19 of The Corporation of the Township of North Frontenac, as amended, is hereby further amended as follows:
  - a. Schedule A of Zoning By-law #55-19, as amended, is hereby further amended to change the zoning of a parcel of land approximately 12.1 hectares (29.89 acres) in area, legally described as Part Lot 23, Concession 8, Geographic Township of Palmerston; Part 8 on Registered Plan 13R-23183; from Recreational Commercial (RC) to Limited Service Rural (LSR); as illustrated by Parcel Number B22/24 on Schedule 'A' attached to and forming part of By-Law Number 2025-XX
  - b. Schedule A of Zoning By-law #55-19, as amended, is hereby further amended to change the zoning of a parcel of land approximately 5.88 hectares (14.53 acres) in area, legally described as Part Lot 23, Concession 8, Geographic Township of Palmerston; Part 12 on Registered Plan 13R-23183; from Recreational Commercial (RC) to Rural (RU); as illustrated by 'Parcel Number B23/24' on Schedule 'A' attached to and forming part of By-Law Number 2025-XX
  - c. Schedule A of Zoning By-law #55-19, as amended, is hereby further amended to change the zoning of a parcel of land approximately 30.72 hectares (75.85 acres) in area, legally described as Part Lot 23, Concession 8, Geographic Township of Palmerston; from Recreational Commercial (RC) to Recreational Commercial Exception Zone 6 (RC-X6); as illustrated by 'Retained Parel' on Schedule 'A' attached to and forming part of By-Law Number 2024-XX
2. Section 4.3.5 of By-Law #55-10, as amended, is hereby further amended as follows:
  - a. By adding the following new sub-section (f) to Section 4.12.5 Recreational Commercial, Exception Zones:

**Recreational Commercial Exception Zone 6 (RC-X6)**

- i. In addition to the permitted uses listed in Section 4.12.1 **A Dwelling – Detached** shall also be permitted as a **Principal Use**.
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 4, 2025**.

**Read** a third time and finally passed this **April 4, 2025**.

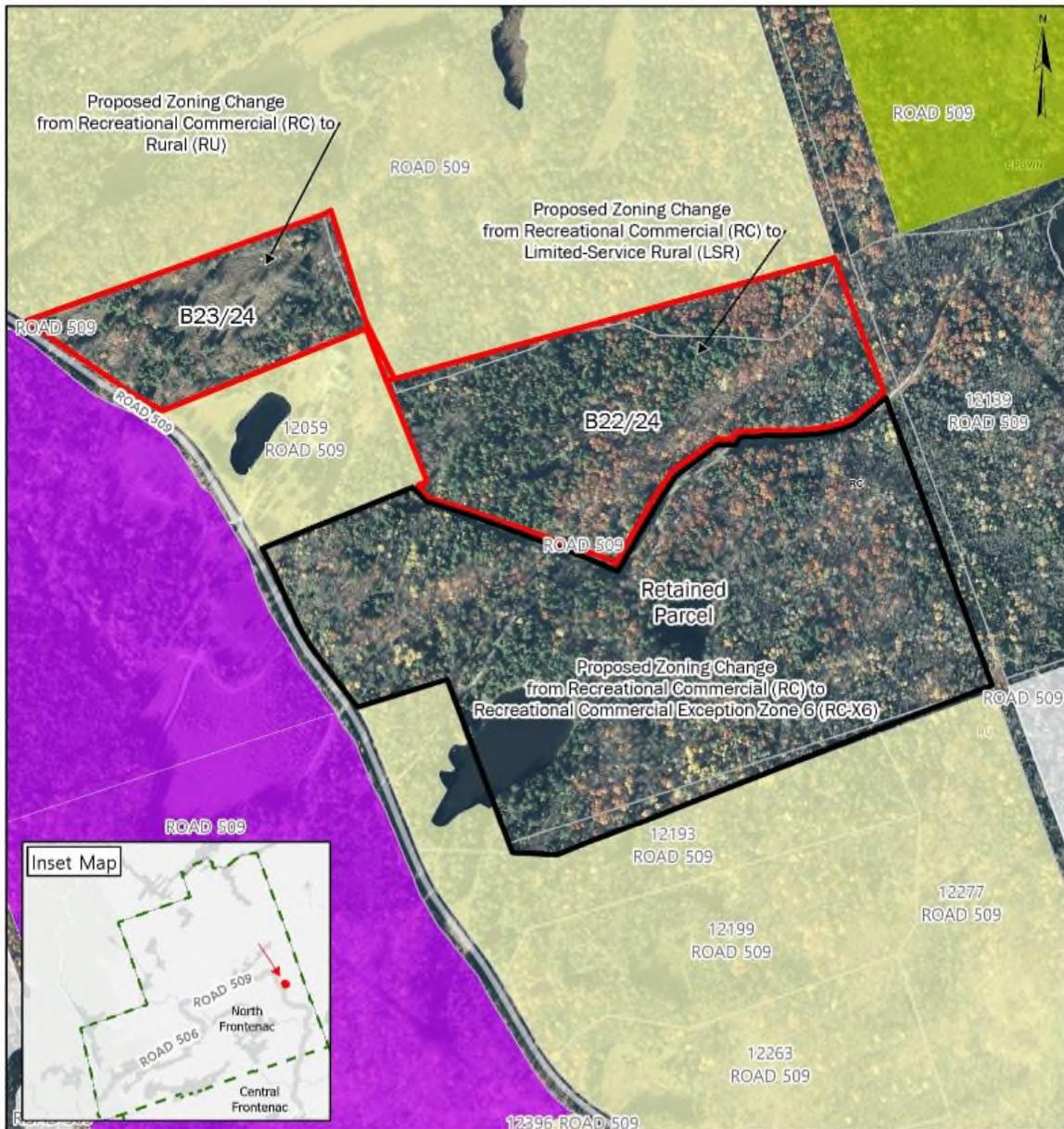
---

**Gerry Lichty, Mayor**

---

**Brooke Drechsler, Deputy Clerk**

# Township of North Frontenac Schedule 'A' to By-Law Number 2025-XX





**PROPOSED ZONING CHANGE -  
BY-LAW AMENDMENT (Z02/25)**

ROAD 509, GEOGRAPHIC  
TOWNSHIP OF PALMERSTON

Scale: 1:7,000

<p><b>Legend</b></p> <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; border: 1px solid black; margin-right: 5px;"></span> Parcels</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #cccccc; margin-right: 5px;"></span> Existing Building Footprint</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #ffcc00; margin-right: 5px;"></span> Lake Trout Lake - At Capacity</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #90ee90; margin-right: 5px;"></span> Lake Trout Lake - Not at Capacity</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #add8e6; margin-right: 5px;"></span> Non-Lake Trout Lake - At Capacity</li> <li><span style="display: inline-block; width: 15px; height: 10px; border-bottom: 1px solid black; margin-right: 5px;"></span> Road</li> <li><span style="display: inline-block; width: 15px; height: 10px; border-bottom: 1px dashed black; margin-right: 5px;"></span> Railway</li> </ul>	<ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; border: 2px solid red; margin-right: 5px;"></span> Subject Property</li> <li><span style="display: inline-block; width: 15px; height: 10px; border: 2px solid black; margin-right: 5px;"></span> Retained</li> <li><b>NF Zoning 2019</b></li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #90ee90; margin-right: 5px;"></span> CROWN</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #ffff00; margin-right: 5px;"></span> Rural (RU)</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #cc00ff; margin-right: 5px;"></span> Recreational Commercial (RC)</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #00b050; margin-right: 5px;"></span> Limited Service Waterfront (LSW)</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #e0e0e0; margin-right: 5px;"></span> Limited Service Rural (LSR)</li> </ul>
----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

Produced by the County of Frontenac under license with the Ontario Ministry of Natural Resources. © King's Printer for Ontario, 2025. While the County makes every effort to insure that the information presented is accurate for the intended uses of this map, there is an inherent error in all mapping products, and accuracy of the mapping cannot be guaranteed for all possible uses. This map displays basic topographic features only.

LET OF POINTS ALONG ANTOINE LAKE WATER'S EDGE,  
 OCTOBER 3, 2023

No.	NORTHING	EASTING
1	4884924.1	363020.1
2	4884913.1	363020.0
3	4884902.0	363019.9
4	4884890.9	363019.8
5	4884879.8	363019.7
6	4884868.7	363019.6
7	4884857.6	363019.5
8	4884846.5	363019.4
9	4884835.4	363019.3
10	4884824.3	363019.2
11	4884813.2	363019.1
12	4884802.1	363019.0
13	4884791.0	363018.9
14	4884779.9	363018.8
15	4884768.8	363018.7
16	4884757.7	363018.6
17	4884746.6	363018.5
18	4884735.5	363018.4
19	4884724.4	363018.3
20	4884713.3	363018.2
21	4884702.2	363018.1
22	4884691.1	363018.0
23	4884680.0	363017.9
24	4884668.9	363017.8
25	4884657.8	363017.7
26	4884646.7	363017.6
27	4884635.6	363017.5
28	4884624.5	363017.4
29	4884613.4	363017.3
30	4884602.3	363017.2
31	4884591.2	363017.1
32	4884580.1	363017.0
33	4884569.0	363016.9
34	4884557.9	363016.8
35	4884546.8	363016.7
36	4884535.7	363016.6
37	4884524.6	363016.5
38	4884513.5	363016.4
39	4884502.4	363016.3
40	4884491.3	363016.2
41	4884480.2	363016.1
42	4884469.1	363016.0
43	4884458.0	363015.9
44	4884446.9	363015.8
45	4884435.8	363015.7
46	4884424.7	363015.6
47	4884413.6	363015.5
48	4884402.5	363015.4
49	4884391.4	363015.3
50	4884380.3	363015.2
51	4884369.2	363015.1
52	4884358.1	363015.0
53	4884347.0	363014.9
54	4884335.9	363014.8
55	4884324.8	363014.7
56	4884313.7	363014.6
57	4884302.6	363014.5
58	4884291.5	363014.4
59	4884280.4	363014.3
60	4884269.3	363014.2
61	4884258.2	363014.1
62	4884247.1	363014.0
63	4884236.0	363013.9
64	4884224.9	363013.8
65	4884213.8	363013.7
66	4884202.7	363013.6
67	4884191.6	363013.5
68	4884180.5	363013.4
69	4884169.4	363013.3
70	4884158.3	363013.2
71	4884147.2	363013.1
72	4884136.1	363013.0
73	4884125.0	363012.9

SCHEDULE

PART	LOT	CON	P.L.N.	AREA(ha)
1			Pl. of 36207-0019(LT)	1.84
2			Pl. of 36207-0019(LT)	0.34
3			Pl. of 36207-0019(LT)	41.7 m <sup>2</sup>
4	Pl of 23	9	Pl. of 36207-0019(LT)	1.53
5			Pl. of 36207-0019(LT)	2.36
6			Pl. of 36207-0019(LT)	0.33
7			Pl. of 36207-0019(LT)	12.1
8			Pl. of 36207-0019(LT)	0.08
9	Pl of 23	8	Pl. of 36207-0019(LT)	0.09
10			Pl. of 36207-0019(LT)	0.02
11			Pl. of 36207-0019(LT)	5.88
12				

NOTE: PARTS 1 TO 7, BOTH INCLUSIVE, COMPRISE PART OF P.L.N. 36207-0019(LT), PARTS 8 TO 10, BOTH INCLUSIVE, COMPRISE PART OF P.L.N. 36207-0019(LT), PARTS 9 AND 10 ARE SUBJECT TO EASEMENT AS IN INST. FR749153 & FR749153

**PLAN OF SURVEY OF PART OF LOT 23, CONCESSION 8 AND PART OF LOT 23, CONCESSION 9**  
**GEOGRAPHIC TOWNSHIP OF PALMERSTON**  
**TOWNSHIP OF NORTH FRONTENAC**  
**COUNTY OF FRONTENAC**

BOIS SURVEYING INC.  
 SCALE 1 : 1250  
 0 25 50 75 100 125 Metres

THE INTENDED PLOT SIZE OF THIS PLAN IS 1488m IN WIDTH BY 914m IN HEIGHT WHEN PLOTTED AT A SCALE OF 1 : 1250.

**METRIC :**  
 DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY MULTIPLYING BY 0.3048.  
 HECTARES CAN BE CONVERTED TO ACRES BY MULTIPLYING BY 2.471.

**SURVEYORS CERTIFICATE**

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT AND THE REGULATIONS MADE UNDER THEM.  
 2. THE SURVEY WAS COMPLETED ON THE 11th DAY OF JUNE, 2024.

DATE: JUNE 12, 2024  
 JOHN GAUTHIER  
 ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-77337

**LEGEND AND NOTES**

- DENOTES MONUMENT PLANTED
- DENOTES MONUMENT FOUND
- DENOTES SHORT STANDARD IRON BAR
- SB DENOTES STANDARD IRON BAR
- SR DENOTES SHORT STANDARD IRON BAR
- RP DENOTES ROCK PLUS
- RB DENOTES ROAD IRON BAR
- AS DENOTES ACCEPTED
- MS DENOTES MEASURED
- (P) DENOTES SET
- (P1) DENOTES PLAN 13R-2170
- (P2) DENOTES PLAN 13R-15102 (MTO PLAN P-2489-56)
- (P3) DENOTES PLAN 13R-2722
- (P4) DENOTES PLAN 13R-1722
- (P5) DENOTES PLAN 13R-1788
- (1183) DENOTES J.F. GOULT, OLS
- (68) DENOTES W.B. BROCK, OLS
- (1352) DENOTES B.W. KERR, OLS
- (60) DENOTES ORIGIN UNKNOWN
- (MPS) DENOTES METRIC POINT SURVEYING INC.
- PPF DENOTES POST AND WIRE FENCE
- WF DENOTES WIRE FENCE
- WF DENOTES WIRE FENCE
- WF DENOTES WIRE FENCE
- UP DENOTES UTILITY POLE
- OTL DENOTES OVERHEAD TELEPHONE LINE
- N/E, S/E, W/E DENOTES NORTH, SOUTH, EAST, WEST
- (L/S) DENOTES SET ON PRODUCTION
- GRP DENOTES OBSERVED REFERENCE POINT

**MONUMENTATION:**

SHORT STANDARD IRON BARS HAVE BEEN PLANTED IN LIEU OF STANDARD IRON BARS WHERE REQUIRED UNDER THE SURVEY ACT AND THE REGULATIONS MADE UNDER THEM.

**BEARING ROTATION:**

FOR THE PURPOSE OF COMPARISON, ASTROLOGICAL BEARINGS HAVE BEEN ROTATED AS FOLLOWS:

PLAN	ROTATION	DIRECTION
(P1)	1° 04' 00"	CLOCKWISE
(P2)	1° 13' 30"	CLOCKWISE
(P4)	1° 17' 20"	CLOCKWISE
(P5)	1° 17' 20"	CLOCKWISE

**NOTE**

THE GOVERNING ASTROLOGICAL BEARINGS OF N70° 40' 00" E WAS DERIVED FROM THE RESECTION SURVEY OF THE SOUTH BOUNDARY OF THE GEOGRAPHIC TOWNSHIP OF PALMERSTON.

**DISTANCES:**

DISTANCES SHOWN ON THIS PLAN ARE GROUND DISTANCES AND CAN BE USED TO COMPUTE GRID DISTANCES BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.99978.

**BEARINGS:**

BEARINGS ARE UTM GRID BEARINGS DERIVED BY REAL TIME NETWORK GNSS OBSERVATIONS ON OBSERVED REFERENCE POINTS 'A' AND 'B' SHOWN HEREON, AND ARE REFERRED TO THE NAD83 CSRS (2011) UTM ZONE 18 COORDINATE SYSTEM.

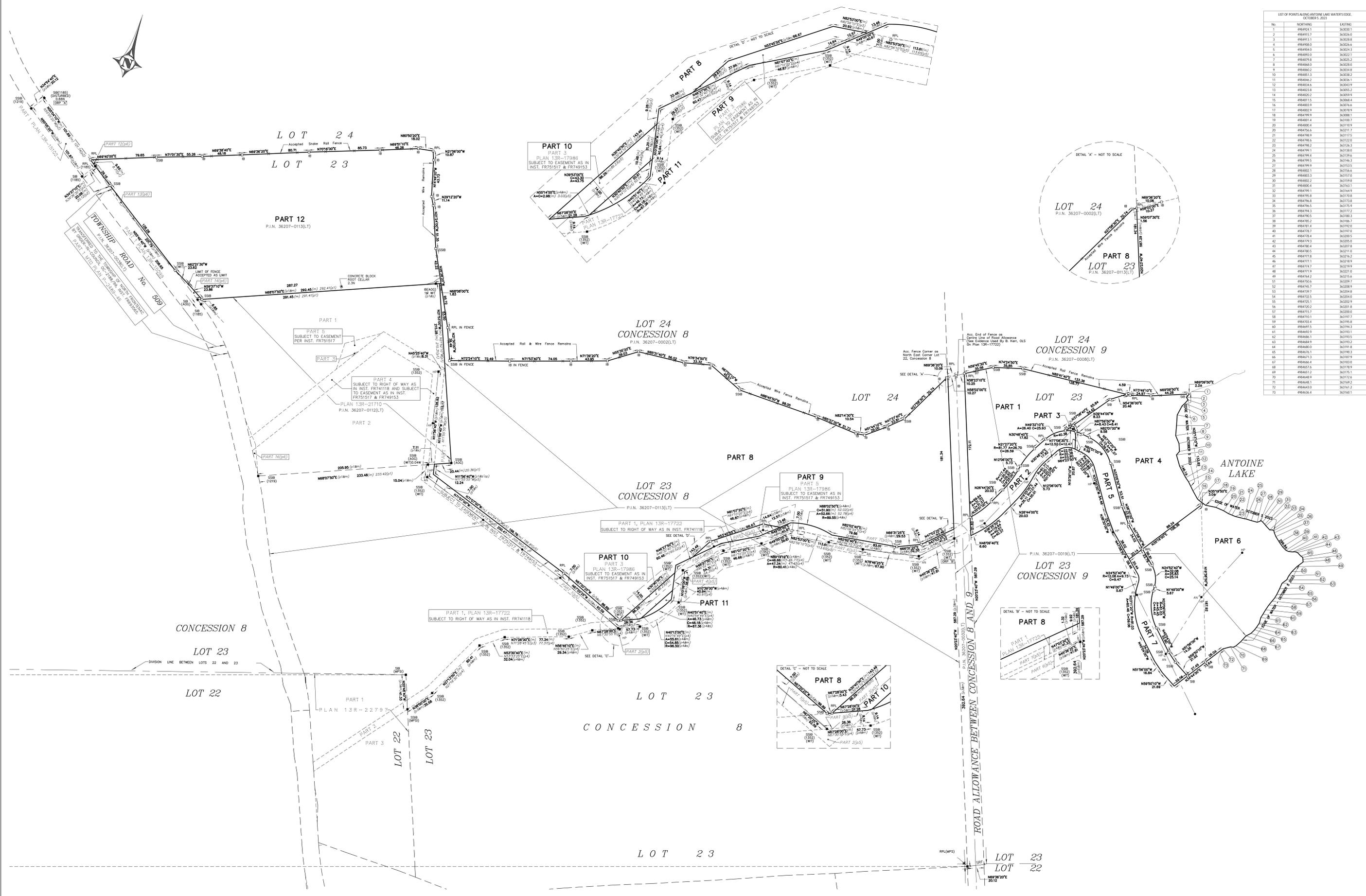
**INTEGRATION DATA:**

OBSERVED REFERENCE POINTS (ORP) DERIVED FROM GNSS OBSERVATIONS USING THE CANMET REAL TIME NETWORK (RTN) SERVICE. COORDINATES ARE CONFIRMED BY THE NRCAN RTK COMPLIANCE AGREEMENT.

COORDINATE SYSTEM: NAD83 CSRS (2011), UTM ZONE 18  
 COORDINATES TO METRIC ACCURACY PER SEC. 14 (2) OF REG. 216/10

POINT ID	NORTHING	EASTING
ORP 'A'	4884858.1	363065.9
ORP 'B'	4884858.0	36282.3

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.



Page 26 of 28