

Public Council Agenda - Official Plan Amendment: Additional Residential Units Zoning By-law Amendment Application #Z03/25

4:00 p.m. - Thursday, August 7, 2025

Council Chambers

[Zoom Meeting Registration](#)

1. Call to Order and Purpose of Meeting

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) August 7, 2025

Be It Resolved That Council approves the Agenda dated August 7, 2025, as circulated for a Public Meeting regarding the following:

- an Official Plan Amendment regarding Additional Residential Unit policies; and
- a Zoning By-law Amendment to permit a Recreational Commercial Exception designation.

4. Disclosure of Pecuniary Interest and General Nature Thereof

5. Planning Reports

- a) Additional Residential Units 3 - 21
***Please note consideration of this application will begin at 4:00 p.m.**

Be It Resolved That Council receives for information the Planning report prepared by Dmitry Kurylovich, Project Manager/ Senior Planner with the County of Frontenac, including proposed policies related to Additional Residential Units; and thanks him for his time spent today; **And That** a final draft of the Additional Residential Unit policies will be provided to Council for consideration at a future meeting.

[Public Meeting Notice](#)

[ARU OPA Public Meeting Report](#)

[Attachment 1 - Sample Township Policies](#)

[Attachment 2 - Draft Servicing Standards](#)

[Attachment 3 - Secondary Dwelling Unit Provisions](#)

[Public Comments](#)

- b) File #Z03/25 - Zoning By-law Amendment - Struthadam Road (Sproule) 22 - 54
***Please note consideration of this application will begin at 5:00 p.m.**

Be It Resolved That Council receives for information the Planning Report prepared by Dmitry Kurylovich, Project Manager/ Senior Planner with the County of Frontenac, regarding a Zoning By-law Amendment Application; and thanks him for his time spent today;

And That Council will consider a By-law to amend the Zoning By-law at the Regular Meeting later today.

[Public Meeting Notice](#)

[Report from Planner](#)

[Attachment 1- Key Map - Z03-25](#)

[Attachment 2 - Site Plan - Z03-25](#)

[Attachment 3 - Letter from Applicant](#)

[Attachment 4 - DRAFT By-law](#)

[Report from MVCA](#)

6. Public Comments

7. Adjournment

- a) Adjournment of the Meeting

Be It Resolved That Council adjourns the Public Meeting at _____
.m



File OP #01/25
Notice of Public Meeting
Re: Amendments to the Official Plan – Additional Residential Units

Take Notice That the Council of the Corporation of the Township of North Frontenac will hold a Public Meeting on **August 7, 2025 at 4:00 p.m.** with participation in-person at the Township office at 6648 Road 506, Plevna, ON or through electronic participation on Zoom.

At this meeting, Council will receive public comments (verbal and written) regarding proposed amendments to the Township's Official Plan, pursuant to Section 22 and 34 of the Planning Act, R.S.O. 1990, Chapter P.13.

The Public Meeting will be a Hybrid Meeting, where participants can attend the Council Chambers in person at 6648 Road 506, Plevna; or via the Zoom platform. Those attending through Zoom can register using the following link prior to the meeting:

https://us02web.zoom.us/webinar/register/WN_x5SVHz0NT8m6MCA-67dC6Q#/registration

You can also contact Brooke Drechsler, Deputy Clerk at (613) 479-2231 or 1-800-234-3953 ext. 231 for information on how to view and participate in the meeting.

Purpose and Effect of the Proposed Official Plan Amendment

The purpose is to bring the Official Plan Policies into compliance with the recent legislative changes regarding Additional Residential Units.

The proposed Official Plan Amendment is introducing a set of policies that will permit up to three (3) dwelling units on properties within the Rural Area and Hamlet Settlement Areas designations of the Official Plan. The proposed policies also set out minimum requirements which will be implemented through the Township Zoning By-law.

The intent of the policies considered under this Official Plan Amendment is to address housing needs by increasing the supply and variety of housing options, ensuring Additional Residential Units are properly serviced without affecting neighboring properties, and protecting natural areas and natural heritage features.

The existing Official Plan was adopted by the Council of the Township of North Frontenac on May 19, 2017; and approved by the Council of the County of Frontenac on September 20, 2017.

Description of Lands

The update to the Official Plan will affect all lands within the Township of North Frontenac. Therefore, no key map is provided.

Information Available

For more information about this matter, including information about appeal rights, contact the undersigned. Members of the public may also review the detailed amendment package during business hours at the Municipal office or on the Township's Engage Frontenac page at engagefrontenac.ca

Submission of Public Comments

Any person may provide written comments to the Clerk on the proposed changes to the Official Plan. Comments must be submitted by the end of business day July 31, 2025, to be included in the Public Agenda package provided to Council. Comments received after July 31, 2025, will be provided to Council for consideration but will not be included in the Public Agenda.

If a person or public body would otherwise have an ability to appeal the decision of the Council 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 statements to the Township 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 a public meeting, or make written submissions to the Township 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.

If you wish to be notified of Council's decision on the proposed Official Plan Amendment, please provide a written request to the Clerk/Planning Manager at the email or mailing address below.

Privacy Disclosure

As one of the purposes of the Planning Act is to provide for planning processes that are open and accessible, all written submissions, documents, correspondence, e-mails or other communications (including your name and address) form part of the public record. The Township will disclose/make this information available as the Township deems appropriate, including anyone requesting such information. Please note that by submitting any of this information, you are providing the Township with your consent to use and disclose this information as part of the planning process.

Dated this 17th day of July 2025.

Tara Mieske
Clerk/Planning Manager
Township of North Frontenac
6648 Road 506
Plevna ON K0H 2M0
613-479-2231 Ext. 225
clerkplanning@northfrontenac.ca



Planning Report

To: Mayor and Members of Council

Prepared By: Dmitry Kurylovich, Project Manager/Senior Planner, County of Frontenac

Reviewed By: Joe Gallivan, Director of Economic Development and Planning, County of Frontenac

Re: Public Meeting to Amend the Township Official Plan to Permit up to Three (3) Dwelling Units on Rural and Hamlet Lots.

File Number: OP#01/25

Date Prepared: July 30, 2025

Date of Public Meeting: August 7, 2025

Recommendation

In accordance with the *Planning Act*, a public meeting is required to provide an opportunity for the public to comment on the proposed Official Plan Amendment. Planning staff recommend that Council receive and consider public input regarding the proposed policies related to additional residential units (see Attachment 1).

Background

On August 26, 2024, Council passed a resolution that provided direction to planning staff to initiate the process of amending the Official Plan and Zoning By-law to permit additional residential units in the Township.

The purpose of this public meeting is to provide an opportunity for the public and Council to review and provided feedback on the proposed policies.

Planning staff wanted to make sure that this public consultation session was held during the summer months, where seasonal resident attendance would be maximized. Planning staff also wanted to ensure that members of the public have an opportunity to comment on the first draft of the policies.

Proposal

The purpose of this Official Plan Amendment is to permit up to three (3) residential units within the Rural and Hamlet designations of the Official Plan.

An Additional Residential Unit (ARU) is defined as a self-contained residential unit located on the same lot as a primary dwelling. An ARU includes its own kitchen, bathroom, living space, and sleeping area. ARUs can take various forms, such as:

- Detached structures (e.g., backyard cottages or carriage houses).
- Attached/interior units (e.g., attached in-law suites, basement apartment, converted garage).

The goals of these policies are:

- To provide a variety of housing options.
- To increase the housing supply.
- To ensure that ARUs can be serviced appropriately without impacting neighboring properties.
- To ensure that natural areas and natural heritage features are protected.

Public Meeting Process and Public Notice

In accordance with the *Planning Act*, an advertisement was placed in Frontenac News 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 and Consultation to Date

Ministry of Environment, Conservation, and Parks (MECP).

MECP staff were consulted regarding development on the waterfront as well as servicing.

MECP staff were supportive of the policies pertaining to additional residential units on Rural and Hamlet properties. MECP staff suggested that appropriate servicing standards must be implemented to ensure that the ARUs are able to be adequately serviced.

County staff will consult with MECP following the public meeting.

Initial Consultation with the Township's Economic Development Task Force (EDTF).

County planning staff met the EDTF on October 2nd, 2024. The main considerations that came out of this meeting included:

- Ensuring flexibility in the policies to allow up to three detached residential units one lot of record.
- Ensuring that ARUs can be properly serviced with water and septic and to ensure no impact on adjacent wells.
- Ensuring protection of the waterfront and other natural heritage features.

Malroz Engineer – County of Frontenac's Hydrogeological and Geo-Environmental Consultant

County planning staff worked with Malroz Engineering to draft servicing standards to aid in the implementation of ARU policies to ensure that additional dwellings can be adequately serviced with water, and to ensure they will not have impact on adjacent land users and wells.

The Draft Servicing Standards were prepared with reference to Provincial Guidelines D5-5 (Private Wells: Water Supply Assessment). The D5-5 is a standard guideline that is used for ensuring adequate supply of water for development in rural areas across the Province. The Servicing Standards are also aligned with the Township of South Frontenac and the City of Kingston but tailored specifically to the North Frontenac context.

These standards were drafted as a County project therefore the work was not billed to the Township of North Frontenac.

Public Comments

Public comments were received regarding additional residential units on the waterfront. Planning staff responded to the comments by stating that the proposed draft policies do not permit ARUs on lands within the Waterfront Area designation of the Official Plan and do not permit ARUs within 300 metres (984 feet) of a designated at-capacity lake.

Additional comments included concerns regarding the waterfront area designation and that the 150 metre distance was not enough to protect the quality or character of the Township's waterbodies.

Planning Analysis.

The section below identifies the policies used as the basis for the proposed ARU policies.

Planning Act

Section 17(24.1) the Planning Act allows municipalities to pass policies that will permit up to three residential units on any parcel of land by restricting the ability to appeal these policies.

This section allows the municipality to pass policies that permit the following arrangement:

(a) A second residential unit within a detached house, semi-detached house, or rowhouse on a lot where residential use is allowed, provided all ancillary buildings or structures together contain no more than one unit.

(b) A third residential unit is permitted within a detached house, semi-detached house, or rowhouse on a lot where residential use is allowed, provided ancillary buildings or structures do not contain any residential units.

(c) One residential unit is permitted in an ancillary building or structure on a lot with a detached house, semi-detached house, or rowhouse, if the main house contains no more than two units, and no other ancillary buildings contain residential units.

The policy essentially permits up to three residential units in one house, or 2 residential units in one house or attached to the house with one additional residential unit in a detached accessory structure.

Any policies that propose a different arrangement than what is outlined in Section 17(24.1) can be appealed to the Ontario Land Tribunal.

Section 16(3) of the Planning Act states that an Official Plan may not contain policies that prohibit the use of up to three residential units on Urban Residential Land.

The Planning Act defines Urban Residential Land as a parcel of land that is located within a settlement area and served by sewage works that are owned by a municipality, a municipal service board, or a municipal drinking water system as defined by the *Safe Drinking Water Act, 2002*.

This section does not apply to the Township of North Frontenac as the Township contains no lands that meet the definition of Urban Residential Land. This means that the Township has the authority to pass policies that prohibit the use of additional residential units in certain areas.

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.

Section 2.6.1(c) states that residential development is permitted on rural lands where site conditions are suitable for the provision of appropriate sewage and water services.

Section 2.6.2 encourages development that can be sustained by rural service levels.

Section 3.6(4) permits individual on-site sewage services and individual on-site water services provided that site conditions are suitable for the long-term provision of such services with no negative impact.

Section 4.2 requires municipalities to protect, improve, and restore quality and quantity of water by planning for efficient and sustainable use of water resources through practices for water conservation and sustaining water quality, and ensuring consideration of environmental lake capacity.

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.

Section 5.6.2 states that Township Official Plans shall permit the use of a second residential unit in a detached house, semi-detached house or rowhouse if no building or structure ancillary to the house contains a second residential unit; and further, to allow the use of a residential unit in a building or structure ancillary to a detached house, semi-detached house, or rowhouse if the house contains a single residential unit.

This policy sets out the minimum number of dwelling units that are permitted. The policy does not prohibit more than two residential units on a parcel of land.

Section 3.3.3.4 – Special Policies Waterfront Areas This section identifies all Waterfront Areas as any area located within 150 metres (492 feet) of a waterbody. The Waterfront Area designation does not apply to settlement areas/hamlets. These policies also set out policies that encourage protection of shoreline vegetation and require Township zoning by-laws and official plans to set a minimum waterbody setback of 30 metres (98.4 feet) for all new development.

Section 4.2 – Servicing sets out a goal that aims to ensure that citizens of Frontenac County have access to potable drinking water. Section 4.2.1.5 – Private Services also states that individual on-site sewage service and individual on-site water services may be used provided that site conditions are suitable for the long-term provision of such services with no negative impacts.

Township of North Frontenac Official Plan (2017)

The Township of North Frontenac has unique social and environmental conditions that require varied approaches to land development. The Township's Official Plan creates the objectives and policies for guiding land use changes by protecting and managing the natural environment, directing and influencing growth patterns and facilitating the vision of Council to

develop a strong and diverse economy in the Township, and to ensure all aspects necessary for a healthy community are protected, managed and made available to existing and future residents.

Section 4.1.2 (A) permits a variety of residential uses and housing types in Hamlets, including secondary dwelling units.

Section 4.1.2 (E) permits Garden suites, which are defined as detached residential structures containing a bathroom and kitchen facilities. Garden suites are meant to be temporary uses and require an agreement to be registered for its use.

Section 4.1.3 (B) seeks to ensure that lots in Hamlets can be adequately serviced with water supply and sewage disposal.

Section 4.1.3 (G) encourages development to occur on existing approved lots before considering new development. The policy also promotes opportunities for intensification and redevelopment where it can be accommodated in the Hamlets through existing building stock, infill, on existing lots of record and through the rehabilitation and redevelopment of brownfields.

Section 4.3.2 (B) states that in Rural areas, outside of Hamlets, residential development shall be adequately serviced with on-site water and sewage disposal.

Section 4.3.2 (C) permits residential development 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 4.3.2 (I) requires all residential development to meet all influence areas and minimum separation distances.

Section 4.3.4 sets out policies that permit Tiny Houses as an alternative method of housing within the municipality. A Tiny House is defined as a building that is less than 37.2 square metres (400 square feet).

Section 4.3. requires rural residential uses to comply with the Waterfront Area section of the Official Plan.

Section 4.10 sets out the policies for the protection and enhancement of the Township's Waterfront Areas. This section generally defines a Waterfront Areas generally include all lands extending 150 metres (500 feet) from the ordinary high water mark of any water body that measures more than 8 hectares in area, or a major river or waterway. The Waterfront Area is identified on the Land Use Schedule. The Waterfront Area designation identifies and describes the overall low-density shoreline development, which is composed of residential, waterfront, commercial and open space uses, and is related to the recreational and aesthetic opportunities presented by a significant water resource.

Section 4.10.2.2(G) states that Settlement Areas are not subject to the Waterfront Area designation.

Section 4.10.3 (D) states that limiting the density of buildings and structures in the Waterfront Area is an important part in protecting the character of the lakes and rivers in North Frontenac.

Many factors affect waterfront character such as the number of structures, setbacks, shoreline vegetative buffers, height, size and form of buildings, size and location of shoreline structures, and the historic development of a particular lake or river. A strong vision through the policies in this Plan to limit density related to these factors is fundamental.

Section 4.10.3 (E) requires the protection of the integrity of the natural environment, landscape, shorelines and water quality.

Section 4.10.5 (N) requires development to be controlled on the waterfront such that it does not dominate the natural shoreline.

Section 4.10.6 (E) sets out permitted uses in the Waterfront Area. Residential uses in the Waterfront Area must be limited to low-density residential development.

Section 4.10.8 Sets out special policies for Lake Trout Water and At-Capacity Lakes. This section generally restricts the installation of new sewage systems within 300 metres (984 feet) of an at-capacity lake and requires special consideration for Lake Trout waters that are not at-capacity. Overall, this section seeks to limit development potential on the sensitive lakes in the Township.

Township of North Frontenac Zoning By-law Number 55-19

The Township Zoning By-law permits Tiny Homes as Single Detached Dwellings in all Zones that permit residential uses within the Township.

Section 3.1.3 sets out rules for Secondary Dwelling Units in the Township. One significant change that the Official Plan policies presented in this report will effectively modify is Section 3.1.3 (e) which currently limits the size of a Secondary Dwelling Unit to 45% of the floor area of the Principal Dwelling, up to 100 square metres (1,076 square feet). Recognizing the variety of sizes of both existing lots and dwellings in the Township, County staff have proposed to remove this restriction under the proposed ARU policy.

Secondary Dwelling Units are permitted in the following Zones:

- Residential Multiple (RM)
- Hamlet (H)
- Rural (RU)
- Limited Service Rural (LSR)
- Rural Co-operative (CO)
- General Commercial (GC)

An amendment to Section 3.1.3 will be brought forward to a public meeting and Council approval at a future date, once and if Official Plan policies for the implementation of ARUs are approved.

Conclusion

County planning staff are of the opinion that the proposed policies (Attachment 1) achieve the following:

- Provide flexibility in the on-site location, size, number, and type of additional residential units within the Township.
- Ensure that ARUs are adequately serviced without impacting adjacent wells and neighbouring properties.
- Ensure that Waterfront Areas are protected from impacts related to additional development and increased and sewage systems.
- Ensure that ARUs can be accessed by emergency services and not placing any undue burden on existing private lanes within the Township.

Planning staff are of the opinion that the proposed policies are in-line with all applicable legislation and planning policies and recommend Council receive public comments that will be used to draft the final version of the Additional Residential Unit policies which will be presented to Council at a future date.

Attachments

Attachment 1: Draft Additional Residential Unit Policies

Attachment 2: Proposed Servicing Standards

Attachment 3: Existing Secondary Dwelling Unit Provisions from Zoning By-law.

Proposed Additional Residential Unit Official Plan Policies:

Additional Residential Units

Definition: an Additional Residential Unit (ARU) is a self-contained residential unit located on the same lot as a primary dwelling. An ARU includes its own kitchen, bathroom, living space, and sleeping area. ARUs can take various forms, such as:

- Detached structures (e.g., backyard cottages or carriage houses).
- Attached/interior units (e.g., attached in-law suites, basement apartment, converted garage).

Statement of Intent: The intent of this section is to address housing needs by increasing the supply and variety of housing options, ensuring ARUs are properly serviced without affecting neighboring properties, and protecting natural areas and natural heritage features.

Goals:

- To provide a variety of housing options
- To increase the housing supply
- To ensure that ARUs can be serviced appropriately without impacting neighboring properties.
- To ensure that natural areas and natural heritage features are protected.

Policies:

1. ARUs are not permitted within the Waterfront Area designation of this Plan.
2. ARUs are not permitted within 300 metres (984.2 feet) of a designated At-Capacity Lake.
3. Additional dwelling units may be permitted on lands where a single detached dwelling, semi-detached dwelling, or townhouse is the principal use permitted in the Rural and Settlement Area/Hamlet designations in Appendix 2 of this Plan, provided that:
 - a. The lot size is sufficient to accommodate the additional residential unit(s) as outlined by the **Township Zoning By-law**.
 - b. The additional dwelling unit(s) can be adequately serviced in compliance with the **Township's Residential Servicing Standards**.
 - c. The property contains no more than a total of three (3) residential units.
 - d. A sleep cabin and/or loft-above-a-garage does not fall under the definition of ARU.

- e. A Garden Suite is considered a residential unit under this policy.
 - f. The ARU(s) have a smaller footprint and gross floor area compared to the principal dwelling. If the ARU is larger than principal dwelling, the largest of two becomes the 'principal/primary dwelling' for the purposes of the Zoning By-law.
 - g. The lot has direct access from a year-round maintained publicly owned road, or a private road within an approved plan of condominium, or a private road that has been constructed to Township's Private Lane Standards and that is maintained year-round.
 - h. The ARU complies with the Natural Heritage and Natural Hazard section of this Official Plan.
4. Any application resulting in the creation of a new lot of record that has the effect of separating an ARU from the principal dwelling must demonstrate that the ARU can be serviced by its own well and sewage disposal system and meet all the policies outlined in Section 3.15 (Subdivision, Condominiums, Consents and Part-lot Control) of this Plan. Creating a new lot of record from an ARU where the well and/or sewage system is shared with another dwelling located on a separate lot of record is not permitted.
5. The ARU(s) are properly addressed in accordance with the **Township Civic Addressing By-law**, as amended.

Servicing Standards for Additional Residential Units.

Purpose of this document:

- To serve as a standard to support Planning Act applications that propose additional residential units.
- To ensure that new residential uses are properly serviced with an adequate amount of water that is safe for human consumption for the long-term.
- To ensure that the water supply on adjacent properties is not negatively impacted

Pre-Application Consultation:

Anyone proposing to construct an additional residential unit must consult with Township Planning staff and their agents prior to the submission of a Planning Act Application.

The purpose of the pre-application consultation is to establish the appropriate scope/level of analysis needed to support the application.

Type of Servicing:

Drilled wells are preferred. Should a dug well be considered the Qualified Person shall justify the use of a dug well and the accompanying report shall consider the impact of a dug well on the suitability of the proposal.

Levels of Analysis:

- 1. Additional Residential Units using the same well as the primary/principal dwelling.**
 - a. Water quantity test
 - b. Water quality test
 - c. Monitoring of adjacent wells if within 150 metres (492.13 feet) of an existing well on the same or neighboring property.
 - d. Confirmation that the water supply well complies with O. Reg. 903, as amended.
 - e. **Submission: Letter of Opinion from a Qualified Well Driller or Qualified Water Treatment Specialist or Professional Engineer or Geoscientist that:**
 - i. Clearly states that the yield of water from the well is adequate year around for the total demand of the dwellings
 - ii. The water quality is potable, and the water takings are unlikely to cause interference with other water users/wells.
 - iii. Identifies any recommended water treatment.
- 2. Additional Residential Units utilizing a new or standalone well located more than 150 metres (492.13 feet) from any existing well on the same or neighboring property.**
 - a. Water quantity test
 - b. Water quality test

- c. Confirmation that the water supply well complies with O. Reg. 903, as amended.
 - d. **Submission: Letter of Opinion from a Qualified Well Driller or Professional Engineer or Geoscientist.**
 - i. Clearly states that the yield of water from the well is adequate year around for the total demand of the dwellings
 - ii. The water quality is potable, and the water takings are unlikely to cause interference with other water users/wells.
 - iii. Identifies any recommended water treatment.
- 3. Additional Residential Units utilizing new wells within 150 metres of adjacent wells outside of a designated Settlement Area.**
- a. Water quantity test
 - b. Water quality test
 - c. Monitoring of all adjacent wells within 150 metres (492.13 feet) of the subject well.
 - d. Confirmation that the water supply well complies with O. Reg. 903, as amended.
 - e. **Submission: Letter of Opinion from a Qualified Well Driller or Qualified Water Treatment Specialist or Professional Engineer or Geoscientist that:**
 - i. Clearly states that the yield of water from the well is adequate year around for the total demand of the dwellings
 - ii. The water quality is potable, and the water takings are unlikely to cause interference with other water users/wells.
 - iii. Identifies any recommended water treatment.
- 4. Additional Residential Units utilizing new or existing well within 150 metres (492.13 feet) of an adjacent well(s) within a designated Settlement Area/Hamlet.**
- a. Water quantity test
 - b. Water quality test
 - c. Monitoring of all adjacent wells within 150 metres (492.13 feet) of the subject well.
 - d. Confirmation that the water supply well complies with O. Reg. 903, as amended.
 - e. **Submission: Scoped Hydro-Geological Assessment from a Professional Engineer / Geoscientist qualified in rural servicing.**

Minimum Standards.

- **Water Quantity Parameters:**

- For dwellings with four (4) bedrooms or less: The well must achieve a minimum flow rate of 13.75 liters (3.5 gallons) per minute for two (2) hours.
- For dwellings with five (5) or more bedrooms the well must achieve a minimum flow rate of 3.75 liters per minute multiplied by the number of bedrooms in the dwelling plus an additional bedroom.
 - E.g. for a five (5) -bedroom house the minimum flow rate is $6 \times 3.75 = 22.5$ liters per minute for sustained for two (2) hours.
- For shared wells, the calculated flow rate shall be determined by the total number of bedrooms and fixtures that utilize the same well.
- Where a test well can safely provide water at the calculated rate, it is not acceptable to conduct pumping tests at low rates and subsequently recommend the use of systems to compensate for low well yields simply in order to limit the migration of poorer quality water into the well.

The only instance where rates lower than prescribed above may be used is where preliminary results indicate that the pumping test rate cannot be sustained in the long term, and consideration is given to systems which would compensate for low well yields. The yield requirement must then be applied to the well and to the compensatory system on a daily basis.

- The Well Water Quantity Test must be performed in accordance with Section 4.3: Well Water Quantity Testing of [Ontario Guideline D-5-5](#).
- **Water Quality Parameters:**
 - In accordance with the Groundwater Quality Parameter Tables 1, 2, and 3 found in the appendix of the [Ontario Guideline D-5-5](#)
 - Other parameters that may be indicated such as through proximity to a Potentially Contaminating Activity (PCA) as defined in Ontario Regulation. 153/04, as amended.
- **Monitoring Parameters:**
 - Select wells determined to be relevant shall be attempted to be monitored for interference within 150 meters (492.13 feet) of the subject well.
 - This should include regular manual or automatic water levels collected with a data logger.
 - The monitoring procedure shall be in-line with Section 4.3.1 Pump Test Procedure of Ontario Guideline D-5-5.
 - If the applicant or their agent is not permitted to test the neighboring well by the owner of the well, the applicant's qualified professional shall submit a letter indicating that the owner of the well refused to test the well.
- **Reports**
 - The report shall clearly provide data collected during the work. This includes appropriate tables and figures, laboratory certificates of analyses, water well records, logger data, etc.

- The report shall include a clear statement that the well meets O. Reg. 903, provides a sustainable yield of potable quality water without interference, and is suitable for the use of the well.
- The report shall make recommendations regarding supplemental water supply systems, water treatment and any other items identified by the Qualified Person.

Peer Review:

The Township has an obligation to ensure that any technical assessment or letter of opinion submitted meets all required technical criteria as prescribed by this document or through consultation with the Township.

All submissions are subject to peer review by the Township's consulting qualified professional. All fees associated with the peer review of any technical documents must be paid by the applicant.

Scoping of Hydrogeological assessment:

Hydrogeological assessments shall be scoped on a case-by-case basis in coordination with the Township's peer reviewer, ensuring that each assessment is tailored to the specific context, development type, and environmental sensitivities of the site.

Scoping will be guided by the most appropriate and current Ontario guidelines, such as those issued by the Ministry of the Environment, Conservation and Parks (MECP), and will also draw upon recognized industry standards and best practices. This approach ensures that each assessment provides reliable data to support land use planning decisions, water supply verification, and long-term environmental protection.

Key considerations during the scoping phase may include:

- Site characteristics (e.g., geology, hydrology, proximity to sensitive receptors)
- Scale and type of proposed development
- Existing water supply and infrastructure
- Potential for cumulative impacts
- Minimum water supply requirements as per applicable regulations and guidelines

The objective of this phase is to define the scope and methodology of the assessment in a way that ensures regulatory compliance, scientific defensibility, and practical relevance to planning and development needs

setback, or a gazebo with an area not exceeding 13 square metres shall be permitted with a minimum of 5 metres of water setback.

(d) Pump Houses

- i) No waterfront setback is required for a pump house;
- ii) Maximum size of a pump house is 1 square metre;
- iii) Minimum side yard setback for a pump house shall be 3 metres;
- iv) Maximum height shall be 3 metres.

3.1.3 Secondary Dwelling Unit

Where permitted as an accessory use, a secondary dwelling unit may be created provided the following provisions are met:

- (a) A maximum of one (1) secondary dwelling unit per lot is permitted;
- (b) A secondary dwelling unit is only permitted on a lot with a minimum area of 0.4 hectares;
- (c) The secondary dwelling unit is located within a dwelling or in an accessory building or structure on the same lot as the dwelling;
- (d) The minimum lot area conforms with the Zone in which the secondary dwelling is located;
- (e) The secondary dwelling unit has a gross floor area not exceeding 45% of the principal dwelling or 100 square metres, whichever is lesser;
- (f) When a secondary dwelling is located in an accessory building or structure, the structure shall comply with all the provisions of this By-law that relate to accessory buildings and structures;
- (g) The lot area conforms with the Zone in which the secondary dwelling is to be located;
- (h) A secondary dwelling unit is not permitted within a boathouse;
- (i) Access for the secondary dwelling unit shall be provided by an independent entrance or through a common vestibule entrance shared, where the secondary dwelling unit is located within the principal dwelling. If the access is provided at the side or rear of the building, a minimum 1.2 metre-wide walkway shall be provided from the front (street-facing façade) of the building to the side or rear entrance;
- (j) A minimum of one (1) parking space shall be provided for the secondary dwelling unit. The required parking for the secondary dwelling and primary dwelling is permitted in a tandem arrangement;
- (k) A secondary dwelling unit shall only be permitted if it can be demonstrated that there is an adequate supply of potable water, and adequate capacity for the disposal of waste within the subsurface sewage disposal system;
- (l) A secondary dwelling unit shall be located outside of areas subject to natural hazards; and
- (m) On lands within 300 metres of the high-water mark of an at capacity lake, secondary dwelling units are not permitted.

Date	Name	Comments
2025-07-18	Marilyn Boston	<p>Reviewing the information on Engage Frontenac : 1). The county has not done work on Lake Capacity for many years. And the ETF has deferred this work. Reality is we don't know which lakes are now "at capacity". How will this be addressed? Is the intent to complete this work prior to implementation? 2). With this proposed amendment - could a nonconforming but existing cottage now qualify for a top up/ second residence? 3) From an environmental standpoint - what considerations have been given to putting additional residences on 100' lots which we know are already environmentally unacceptable? New lots as you know are required to be 200' - this could take us significantly backwards. 4) How is the municipality going to prevent these units from being built as Short term rental units? As you can appreciate - from a lakefront standpoint quite concerned with what this bylaw will and will not allow.</p>
2025-07-22	Ron Higgins	<p>It mentions waterfront is not included. I have 160c acres on waterfront, but it goes 1 km deep from the lake. I feel there should be an option for such a case to provide ARU's that respects the lakefront requirements. In other words I have property that could provide additional housing that fits rural and Hamlet non waterfront requirements. I am sure there are others in the township in the same situation. Other than that this is an excellent step for the community.</p>

2025-07-30 Jim Wilson

I looked at the information package and have some comments below. On the Engage North Frontenac webpage, I see that the Vision is listed out as follows:

The Township of North Frontenac will preserve our unique and pristine natural environment to promote a strong, resilient rural community.

I see in the proposal that no ARU's will be allowed within 150 meters of a lake, if the lake is not yet at capacity. If the lake is at capacity, the units must be at least 300 meters from the lake.

Two concerns:

1. Even if a lake today is not at capacity, over time most of lakes will likely become at capacity (they're amazing!). So the issue is that if ARU's are approved now, within the 150-300 meter zone, then there will be no "going back" i.e. the units will be there permanently. i.e. I would not differentiate today between the "at capacity" and "not yet at capacity" setback, given that most lakes will become at capacity over time.

2. And I will also say that 300 meters, while significant, will still mean that occupants can walk to the lake in roughly 3 minutes (per google!). This is close enough that likely there would be demand for these properties, which would put extra pressure on our lake.

I looking at the Vision statement above, the amendment as proposed would not at all be in tune with this, as having ARU's so close to the lake would not preserve our unique and pristine natural environment.

Instead I would propose to keep the ARU's for the hamlets, and any ARU's on rural properties should be at least 1000 meters from a lake (about a 10 -12 minute walk, i.e. still close to a lake but not so close that there will be likely a lot of ARU's popping up.



Notice of Complete Application and Public Meeting

Proposed Amendment to Zoning By-law #55-19, more specifically to rezone the subject lands to a site specific Recreational Commercial (RC) Zone

File No.: #Z03/25
Subject Land: Part of Lot 31, Concession 2, Parts 4 and 5 on Registered Plan 13R-5460, Geographic Township of Clarendon (1609 Struthadam Road); and Part of Lot 31, Concession 2, Part 3 on Registered Plan 13R-5460 Geographic Township of Clarendon (1580 and 1650 Struthadam Road)
Applicant(s): Barbara Sproule, Darwyn Sproule and Dalton Sproule

Take Notice That the Council of North Frontenac will hold a Public Meeting on the **August 7, 2025, at 5:00 p.m.** to consider and hear comments regarding a proposed amendment to Zoning By-law #55-19 under Section 34 of the Planning Act, RSO 1990 as amended. The meeting will be held in person at the Municipal Office in Council Chambers, 6648 Road 506, Plevna Ontario; or through Electronic Participation.

The Zoning By-law Amendment Application has been deemed complete and concerns the properties legally described as:

- Part of Lot 31, Concession 2, Parts 4 and 5 on Registered Plan 13R-5460, Geographic Township of Clarendon; and
- Part of Lot 31, Concession 2, Part 3 on Registered Plan 13R-5460, Geographic Township of Clarendon,

A key map showing the parcel which is the subject of the application is attached.

Explanation of the Purpose and Effect:

The subject properties are zoned Recreational Commercial (RC) and support an existing Tourist Establishment across two (2) separate lots of record. The lots are bisected by Struthadam Road, with the northern lot (shown as Lot A on key map) with an area of one (1) hectare being the waterfront lot and the southern lot (shown as Lot B) with an area of two (2) hectares being the inland parcel. The two parcels support one single campground.

The applicant is proposing to separate the two (2) parcels in half along the north-south axis which will result in four (4) separate lots of record. The purpose of the land division/severance is estate planning. The applicant wishes to maintain the campground use on all properties following the land division.

The Township Zoning By-law requires a minimum lot area of 4 hectares for all Tourist Establishments. The two (2) lots are proposed to be severed into four (4) parcels (two inland lots and two waterfront lots) along the north-south axis. The in-land and waterfront parcels will be tied together and treated as one, effectively creating a total of two (2) lots.

The severance will be considered under a separate planning application with the resulting parcels smaller than 4 hectares in area and therefore not in compliance with the Zoning By-law.

The Site Specific Recreational Commercial Zone designation will tie the in-land parcels to the waterfront parcels so they are treated as one; and permit the existing Tourist Establishment on the newly created undersized lots.

No additional development is proposed.

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.

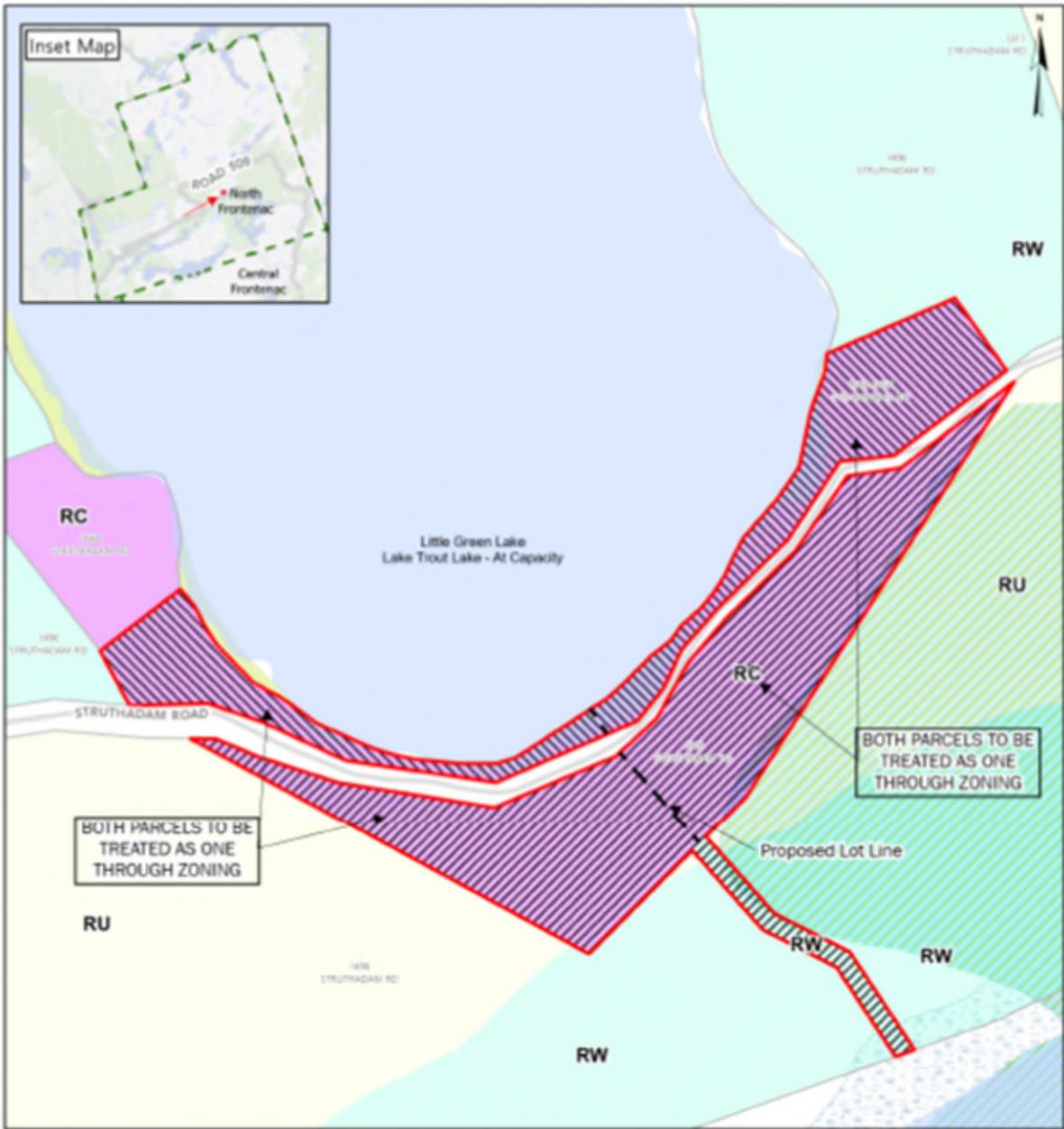
Public Hearing: You are entitled to attend this public hearing in person; or through the use of electronic participation. Representation by counsel or an authorized agent is permitted to give evidence about this application.

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 contact the Planning Department at (613) 479-2231 or 1-800-234-3953.

Notice of Collection: Personal information is collected under the authority of the Municipal Act, the Municipal Freedom of Information and Protection of Privacy Act (MFIPPA), the Planning Act, and all other relevant legislation, and will be used to assist in making a decision on this matter. All personal information (as defined by MFIPPA), including (but not limited to) names, addresses, opinions and comments collected will be made available for public disclosure to members of the public, at the meeting, through requests, and through the website of the Corporation of the Township of North Frontenac. Questions regarding the collection, use and disclosure of this personal information may be directed to the undersigned.

Dated at the Township of North Frontenac this 27th day of June, 2025

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



PROPOSED ZONING
BY-LAW AMENDMENT (Z03-25)
 1609 AND 1580-1650
 STRUTHADAM RD, GEOGRAPHIC
 TOWNSHIP OF CLARENDON



Legend	
	Subject Property
	Parcels
	Waterbody
	Provincially Significant Wetland
	Wetland
	Road
	Rural (RU)
	Recreational Commercial (RC)
	Residential Waterfront (RW)
	Proposed Lot Line
	Existing Lot B
	Existing Lot A
	CROWN



Planning Report

To: Mayor and Members of Council

Prepared By: Dmitry Kurylovich, Senior Planner, County of Frontenac

Reviewed By: Joe Gallivan, Director of Planning and Economic Development,
County of Frontenac

Re: Application for Zoning By-law Amendment to Re-Zone Two Lots From Recreational Commercial (RC) to Recreational Commercial Exception Zone 7 (RC-X7), Recreational Commercial Exception Zone 8 (RC-X8), Recreational Commercial Exception Zone 9 (RC-X9), Recreational Commercial Exception Zone 9 (RC-X9), and Recreational Commercial Exception Zone 10 (RC-X10).

Address: 1609 Struthadam Road & 1580 and 1650 Struthadam Road

Legal Description: Part of Lot 31, Concession 2, Parts 4 and 5 on Registered Plan 13R-5460, Geographic Township of Clarendon (1609 Struthadam Road);

Part of Lot 31, Concession 2, Part 3 on Registered Plan 13R-5460
Geographic Township of Clarendon (1580 and 1650 Struthadam Road)

File Number: Z03/25 (Sproule)

Owner(s): Barbara Sproule

Applicant Barbara Sproule, Darwyn Sproule, and Dalton Sproule.

Date Prepared: July 30, 2025

Date of Meeting: August 7, 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 Z03/25) for the change in zoning 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 facilitate lot creation of lots that do not meet the minimum lot size requirements for Tourist Establishments as outline by the Township Zoning By-law.

County planning staff are of the opinion that prior to considering the lot creation applications, that the zoning must be first established.

Background Information

The two properties subject to this application have supported a single campground since the late 1950s and are bisected by Struthadam Road.

The property owner wants to split the campground in half for estate planning purposes and give each half to family.

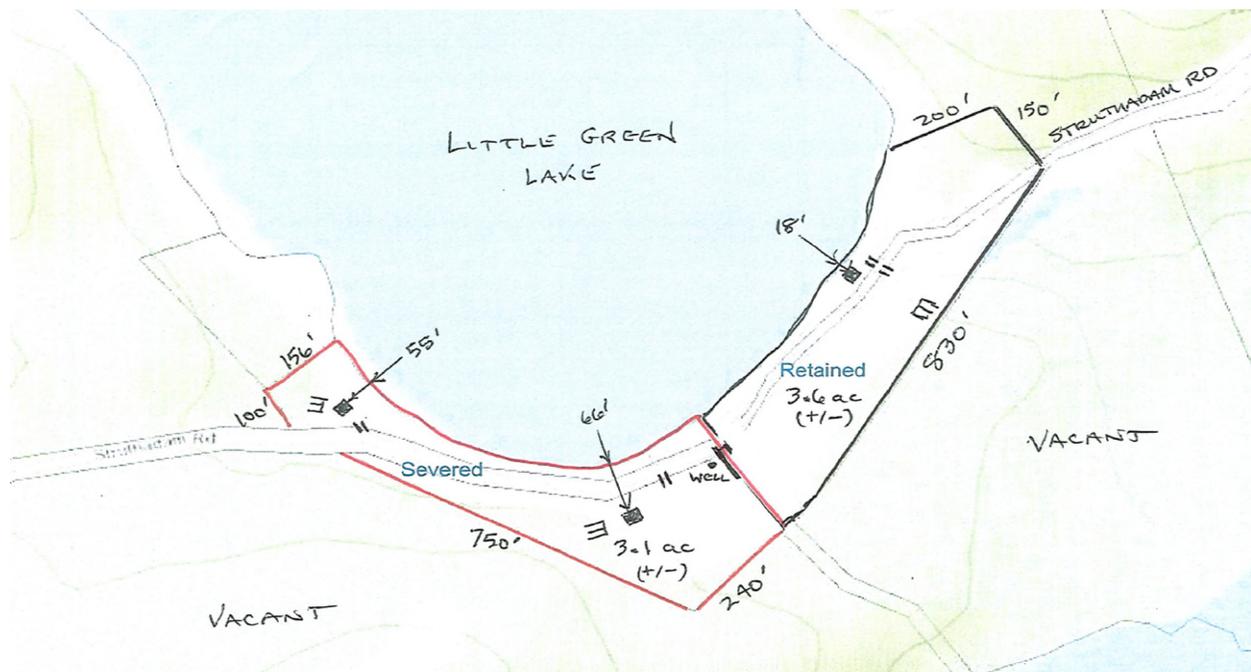


Figure 1. Applicant's site plan showing approximate lot division.

Even though both lots have functionally operated as one business, the two lots are separate lots of record that can be conveyed (i.e. sold) independently. This is because the existing parcels are divided by Struthadam Road. When two lots are divided by another lot or road that is in separate ownership, the two parcels are independent for the purposes of both the Planning Act and the Zoning By-law, unless otherwise stated in the title of the property and/or the Zoning By-law.

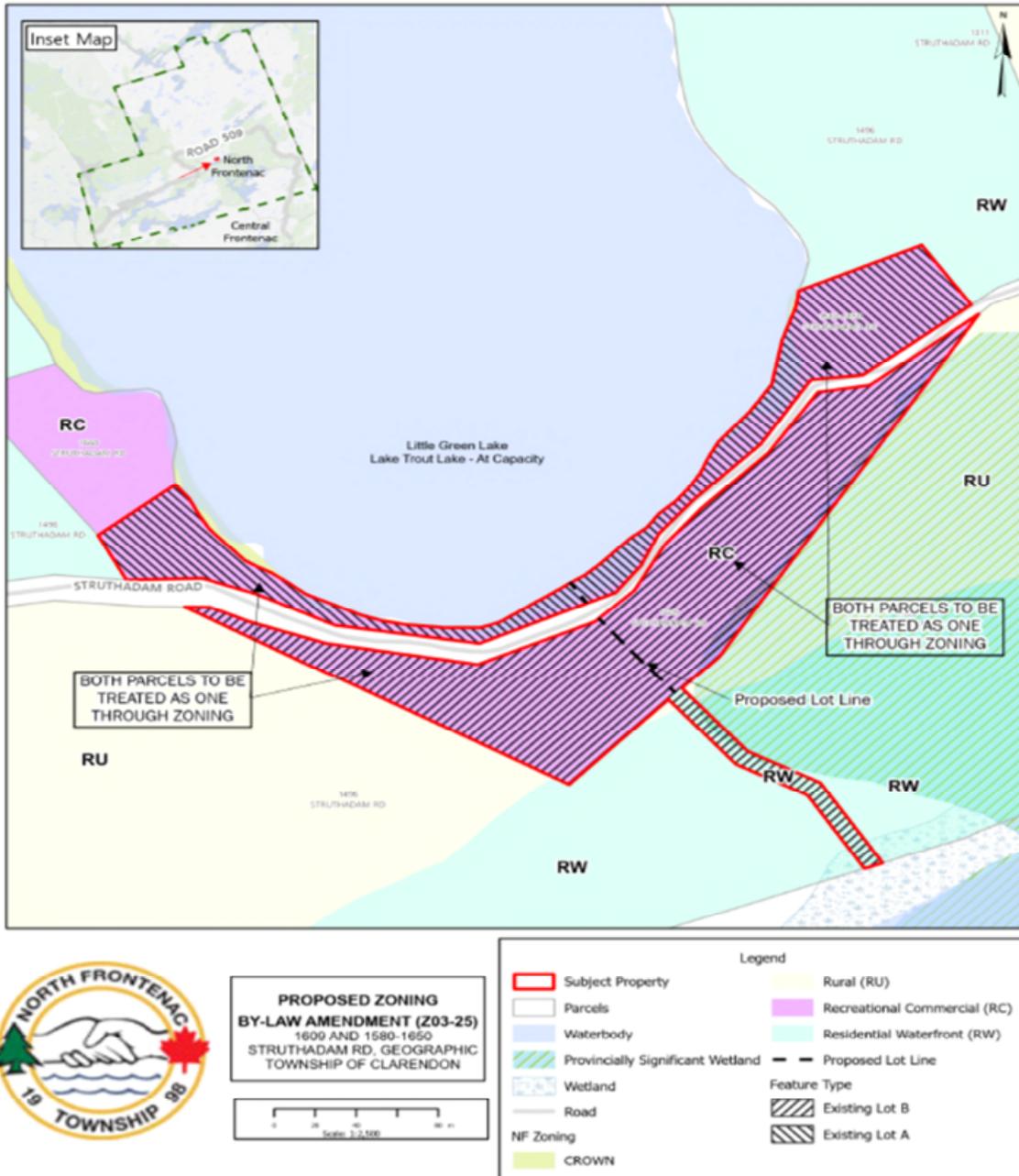


Figure 2. Site plan showing the proposed lot line, the waterfront and in-land portion of the property, and how they will be split in two.

This report will refer to the two lots that make up the campground as ‘the waterfront parcel’ and the ‘in-land parcel’.

The concept proposed by the applicant effectively splits both the waterfront parcel and the in-land parcel in two. The campground will therefore be split into four lots instead of the existing two.

It is the applicant’s and future owners’ intention to maintain the existing campground use and to treat the in-land and waterfront portion of the lots as one lot of record for the purposes of campground operation (just as they have always been).

Under the Zoning By-law, an RC-zoned property that supports a Tourist Establishment must have a minimum lot area of 4 hectares (9.88 acres).

Both the waterfront and the in-land portion of the property do not meet the minimum 4 hectare (9.88 acre) minimum lot size requirement. They are therefore already deficient in lot area.

This proposal seeks to further divide the waterfront and the in-land portion of the campground, therefore reducing the size of the property even further.

To facilitate lot creation of an existing Tourist Establishment as proposed by this application, a Zoning By-law is required to amend the minimum lot size requirement.

Further to this, the Zoning By-law amendment proposes to tie the waterfront parcels and in-land parcels together, so they are treated as one lot of record for the purposes of the Zoning By-law.

If successful in this Zoning By-law Amendment application, the applicant will be required to apply for consent application to divide the lots, and as a condition of the lot division applications, they will be required to register a development agreement on each of the two lots to ensure that future development can be properly regulated in the future.

County planning staff are of the opinion that the most important aspect of managing commercial development on the shoreline is the site plan control process.

Background Information

Subject Property (Waterfront Parcel 1650 – 1580 Struthadam Road):

Information Category	Response
Official Plan designation	Waterfront; Deer Wintering Area Constraint Overlay; Mineral Resource Area (Kyanite, Sillimanite, Gold) Constraint Overlay.
Zoning	Recreational Commercial (RC)
Current size (area) of subject property	1.03 hectare (2.56 acre)
Existing road frontage and access	Approximately 500 metres on Struthadam Road

Information Category	Response
Waterfrontage	Approximately 430 metres on Little Green Lake (At-Capacity Lake Trout Lake)
Natural heritage features	Shoreline of Little Green Lake; much of the lot is within 120 metres of a Provincially Significant Wetland (Mud Lake Wetland) located to the southeast of the subject lot.
Existing development	Two detached dwellings, 2 Class 4 sewage disposal systems, 5 seasonal trailer sites, 1 campsite, several docks.
Surrounding land uses	Large naturally vegetated rural parcels to the west and east. Struthadam Road and in-land parcel to the south.

Subject Property (In-land Parcel):

Information Category	Response
Official Plan designation	Waterfront; Deer Wintering Area Constraint Overlay; Mineral Resource Area (Kyanite, Sillimanite, Gold) Constraint Overlay.
Zoning	Recreational Commercial (RC)
Current size (area) of subject property	2.00 hectares (4.94 acres)
Existing road frontage and access	Approximately 500 metres on Struthadam Road
Waterfrontage	None
Natural heritage features	Much of the lot is within 120 metres of a Provincially Significant Wetland (Mud Lake Wetland) located to the southeast of the subject lot.
Existing development	7 campsites, 9 seasonal trailer sites, existing single dwelling, 3 Class 4 Sewage disposal systems.
Surrounding land uses	Large naturally vegetated rural parcels to the west, east, and south. Struthadam Road and waterfront parcel to the north.

Pre-application Consultation:

The applicants consulted with Township and County staff prior to submitting this application. County planning staff were not able to support the application at first, however after discussions between the property owners and the Ministry of Environment Conservation and Parks (MECP), County planning staff and the applicants came to an agreement which is presented in this report.

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

Comments

Ministry of Environment Conservation and Parks (MECP)

The lake adjacent to the subject property is Little Green Lake which is an at-capacity lake trout lake.

MECP staff did not object to the proposed plan as long as the Zoning Amendment tied the waterfront portion and in-land portion of the property together for Zoning purposes; that the existing sewage systems were inspected and confirmed by a qualified professional that they are functioning properly; and that the new property owners enter

into a site plan agreement with the Township to ensure that future development on the subject parcels can be properly regulated and assessed by the Township.

County planning comment: Following this zoning by-law amendment the applicant will be required to apply for consent to create the new lots, and as a condition of consent the new property owners will be required to register a site plan agreement on the subject lots to recognize the existing development. Any new development proposed on these lots will be subject to the site plan control process which will be used to ensure new development will not have impact on the at-capacity lake trout lake.

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. To allow for the creation of two lots that do not meet the minimum lot size requirement for Tourist Establishment under the Recreational Commercial Zone.
2. To tie the in-land portion of the lots proposed to be created to the waterfront portion of the lots for the purpose of the Zoning By-law.

The purpose and intent of the minimum lot size for Tourist Establishments in the Zoning By-law is to ensure that new campgrounds and other Tourist Establishments are properly spaced out, do not have an impact on adjacent properties, and to ensure the protection of natural heritage features, including the shoreline.

This campground use has been established well before the Zoning By-law came into effect. The proposed lot creation is not intended to intensify the uses on the site, but to divide the land for estate purposes.

Future development plans may include removing up to 8 trailer sites for the purpose of constructing an additional cabin on the property. This concept however is not yet proposed and will be assessed accordingly through the site plan control process.

County planning staff are of the opinion that the site plan agreement which will be required as a condition of the lot creation will adequately regulate all future development on the property to ensure all development complies with the relevant Provincial policies and the Township Official Plan.

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 that has already been established in this area. There is no additional development proposed by this application.

All future development activity will be regulated under the site plan control or similar development permit process to ensure that development is consistent with all applicable policies and zoning requirements

Natural Heritage

Much of the subject lands are located within 120 metres (393 feet) of a Provincially Significant Wetland (PSW). The Township Official Plan states that any new development within 120 metres (393 feet) of a PSW requires an Environmental Impact Study (EIS) to evaluate if the new development will have any impact on the PSW. The EIS may also prescribe mitigation measures which can be included into a development/site plan agreement.

Although new lots are proposed, there is no new development or expansion of the operations of the site that will take place. As such, County planning staff are of the opinion that an EIS is not required in this instance. If the property owners wish to expand or alter the existing uses on the property, they will be required to amend the future site plan agreement. It is likely that an EIS will be required as part of the site plan control process.

Since no new physical development is proposed, County planning staff do not anticipate any impact on Little Green Lake or PSW as a result of this application.

Sewage Disposal System Services

The applicant will be required to demonstrate that the existing sewage systems are functioning properly and are of adequate size during the lot division (consent) process. Preliminary information submitted by the applicants suggest that sewage systems are of adequate capacity and functioning properly.

Natural Hazards

Given the context of this application, natural hazards were not evaluated. Natural hazards are typically evaluated when new physical development is proposed. No additional development or site alteration is proposed for this application. Natural hazards will be evaluated if new development is proposed through the site plan application process.

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: Site Plan

Attachment 3: Applicant Explanation of Proposal

Attachment 4: 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.

County planning staff confirm that the Zoning By-law Amendment followed the appropriate procedures set out in the Act.

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.
- Section 7.1.4.4.1 sets out policies for Lake Trout Lakes which are reflected in the Township's Official Plan.

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.

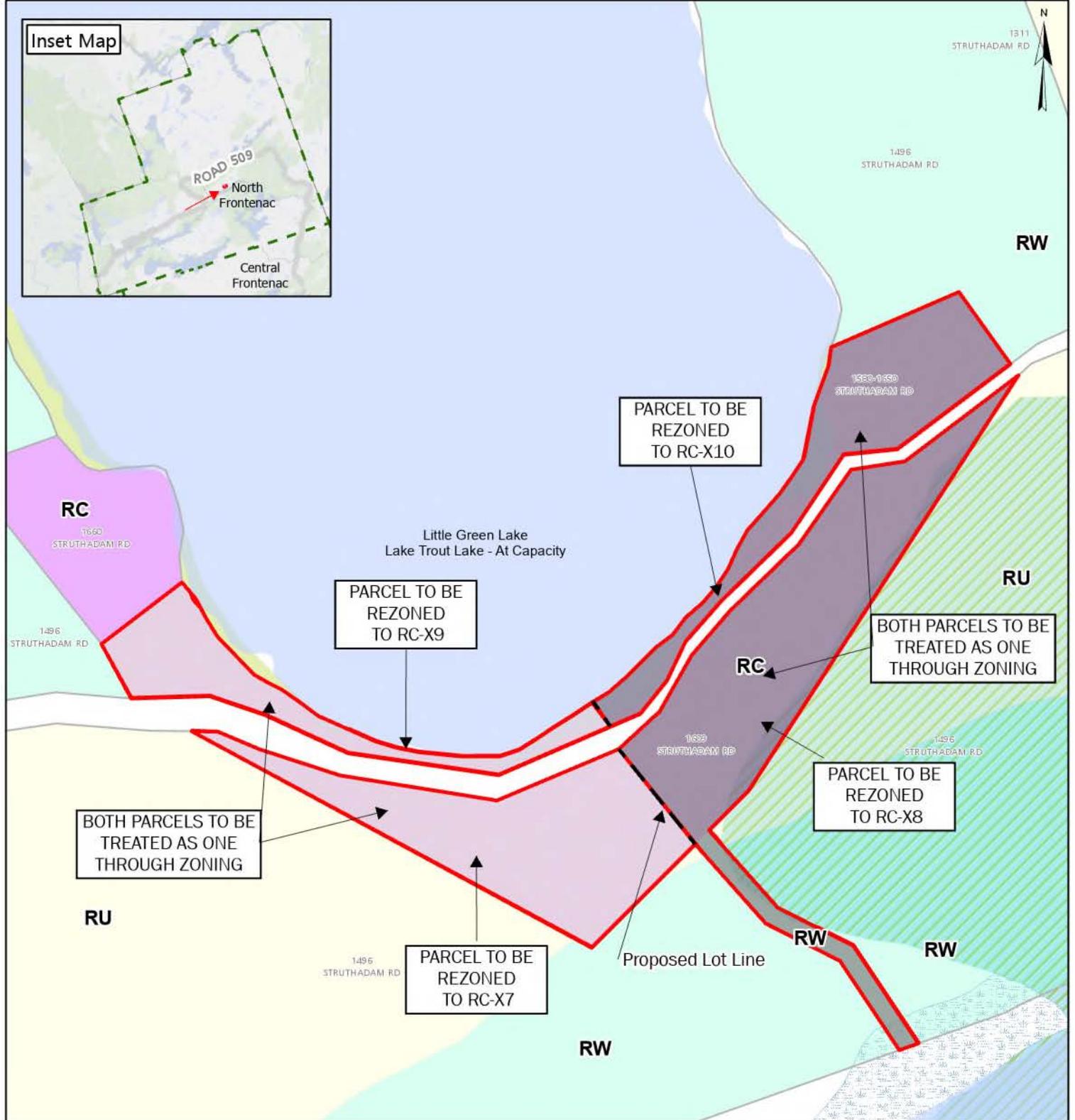
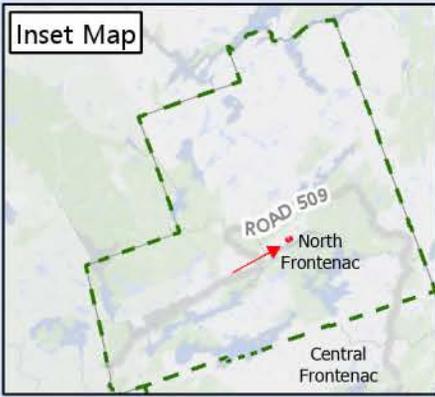
It is Council's intent that the water quality of all waterbodies in the Municipality will be maintained at their present level or enhanced. New development must be considered in light of its impact on the environmental quality of any lake or river.

The following policies are applicable to this application:

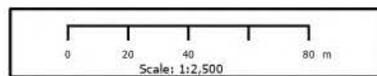
- The lot(s) to be severed and to be retained must meet the requirements of the Zoning By-law. (Section 3.15.2.D)
- The Waterfront Area designation describes shoreline development, which is located around the lakes or along the significant rivers in the Township. Permitted uses in this land use designation 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)

- Section 4.7.2 (B) requires all tourist commercial uses requiring servicing to be located on a lot that can be serviced with water supply and sewage disposal.
- Residential development shall be adequately serviced with on-site water and sewage disposal services (Section 4.3.2.B)
- Section 4.10.8 (A)(xiii) identifies Little Green Lake as an At-Capacity Lake Trout Lake
- Section 4.10.8 (A)(vi) states that existing lots of record and lots in existing and approved Plans of Subdivision may be developed under strict conditions where a proponent can demonstrate there will be no impacts on lake water
- Section 4.10.8 (A)(vii) states that the sewage disposal system intended for use on existing lots of record and lots in existing and approved Plans of Subdivision shall be set back a minimum of 30m (98.4 ft.) from the shoreline.
- Section 4.10 (A) sets out the policy guidance for development near At-Capacity Lakes
- Section 4.12.2 (B) requires an Environmental Impact Assessment/Study for any new development or site alteration within 120 metres (394 feet) of a Provincially Significant Wetland



**PROPOSED ZONING
BY-LAW AMENDMENT (Z03-25)**
1609 AND 1580-1650
STRUTHADAM RD, GEOGRAPHIC
TOWNSHIP OF CLARENDON



Legend

Subject Property	Rural (RU)
Parcels	Recreational Commercial (RC)
Waterbody	Residential Waterfront (RW)
Provincially Significant Wetland	Proposed Lot Line
Wetland	Feature Type
NF Zoning	Proposed Lot B
CROWN	Proposed Lot A

We are submitting this report in relation to our severance application for Part of Lot 31 Con II (Clarendon) in the Township of North Frontenac, on Little Green Lake (Lake).

Protection of the Lake has always been a top priority for our family and our guests. The severance has been requested as one component of our estate planning efforts to pass the property from our parents (now Barbara since our father passed) to Dalton and Darwyn (the two sons). The property has been in the family since before we (Dalton and Darwyn) were born, and we have always just assumed that some day we would both have our own property at the lake and that it would then be passed on to our families. This property is extremely important to our family and our roots in the local community.

Background

This property was purchased by Garnet and Barbara Sproule in the late 1950s. At that time, they constructed one cabin and there was a small existing campground in the field at the south end of the Lake.

It is worth noting that in those days there was little concern regarding setbacks, or minimum acreage or zoning etc. The interest was on lake frontage and water access, and as a result we have the current parcel of property that is long and relatively narrow. This was common for waterfront properties created in those days, but it does pose challenges today – we are aware of numerous other examples of narrow strip waterfront developments in the Township.

Over the years, a second cabin was built and then a third for personal use. Two of the cabins were rentals but all are now used by family members. The number of camp sites grew and eventually transitioned from predominately drop-ins to seasonal sites.

By the 1970s there were two rental cabins and approximately 30+ camp sites (largely small campers and tents).

In the 1980s and onwards, on our own initiative to protect the Lake, the number of campsites were reduced, with several waterfront sites converted to open space. Certified septic systems were also installed.

Now in the interest of estate planning, we have requested one severance, dividing the property into approximately two equal parcels. There have been discussions about having to rezone the property from Recreational Commercial (RC) to Rural Waterfront (RW) and eliminate the campground completely. It would be a sad and unfortunate situation for our family, our guests and the community, if this is the only option available.

We ask that some flexibility be exercised in this situation where the lot cannot accommodate the rigidity of the Zoning By-law. One important consideration is the

context the property was developed within, being long before the zoning by-law came into effect.

Planning and Zoning requirements can easily control and shape new developments but that isn't the situation that we have here. We have an existing 65+ year old campground that we are trying to preserve as two parcels rather than one, while respecting density provisions, protecting the Lake and our pristine natural environment.

We hope that consideration will be given to retaining and reshaping the RC zoning to meet the above objectives.

At Capacity Lake

We aren't Biologists or Fishery experts, but we know that MNR made modifications to the stocking program over the years, switching from Lake Trout, to Splake to Rainbow and back to Lake Trout. We only mention this to demonstrate there has been some flexibility over the years at Little Green Lake by other agencies.

As an aside, our commitment to the environment and water quality is demonstrated by the attached letter from Mr. Dave Cooke, Part VIII Coordinator (KFL&A HU) recognizing our efforts, when we installed multiple new septic systems over a short period of time, to address concerns related to a previous owner's dreadful operation on Palmerston Lake.

We could have expanded further at Little Green Lake and still complied with the Zoning provisions - but we chose not to. We limited the number of campsites and locations to help protect the Lake. We also suggested limits on the size of boats / motors that our guests should use and stopped other practices that were common in the day i.e. bathing in the lake.

There are five cottages on the lake – three belonging to our family and two owned by a neighbour. The two owned by a neighbour are at least 100m from the water and extremely high given the local topography. Our three cottages are now used by family (not weekly rentals), which reduces the occupancy rate. In addition, it should be noted the cottages and campsites are used seasonally and not year-round, therefore the year-round impact on the lake is greatly reduced.

Three of our five septic systems are located where the natural drainage (surface and ground water) is directed away from the lake. All the septic systems have been inspected and approved by KFL&A Health Unit, when the Health Unit was responsible for Part 8 approvals under the Ontario Building Code.

Three of the septic systems are well beyond 30m from the water even though the standard at the time was 15m. All were installed by a licensed installer.

With the limited development on the lake, we question the designation of 'at capacity', especially since we have scaled down our campground? Regardless, this isn't the forum for that discussion.

We are stressing, that we have significantly reduced the extent of the campground since the lake was designated 'at capacity'. This reduction combined with increased setbacks, seasonal campsites, cottages for family (seasonal use only), modern septic systems etc. results in less impact on the lake now and will not be affected whether the property is one parcel or severed in two. If we don't sever the property, we could continue with the current or an expanded operation; therefore, we don't see a downside to the proposed severance.

North Frontenac Zoning By-law #55-19

The property is Zoned Recreational Commercial (RC) and not subject to any Exception provisions. The RC zone permits a variety of uses including:

- Golf Course
- Hotel
- Marina
- Motel
- Tourist Establishment

We could have a golf course, hotel, motel or marina and only require a Lot Area of 0.8 hectares and comply with the Zoning, but we require 4 hectares for a Tourist Establishment? We are not proposing any change in use or expansion; just continuation of our existing Tourist Establishment.

We own 2.86 hectares (7.06 acres) and have over 470 m (1541 feet) of waterfront which significantly exceeds the required frontage of 200 m.

With an allowance 0.4 hectares for each of the Cabins per the zoning by-law and 185 m² or 660 m² required per Camp Lot or Recreational Vehicle respectively, we are permitted a considerable number of sites while still complying with the current zoning requirements. So we easily exceed the waterfrontage required and can comply with the required Camp Lot density. We don't understand the need to specify the minimum Lot Area if the density (limit on the number of sites) is satisfied based on the available acreage.

There are Exception zones identified in the By-law that permit Tourist Establishments on less than 4 hectares, limit the number of recreational vehicles allowed etc. We suggest an Exception for our Tourist Establishment because, like the others, it was also developed long before the current Zoning regulations.

The principle of 'grandfathering' should also include our efforts now to manage this property given the 65 year old development history.

The Zoning By-law requires a minimum setback from the water for all new structures. We aren't proposing any new structures. We understand the setback is required to provide a vegetative buffer along the shoreline for the purpose of maintaining aquatic habitat, run-off filtration and reducing visual impacts on the waterfront character of the area. The proposed severance will not impact or reduce the existing setbacks, or impact the objectives associated with minimum setbacks or impact the existing visual character of the waterbody or impact on the lake.

The existing septic systems are certified and will not be impacted by the proposed severance.

We cannot satisfy the minimum hectares required for the severed and retained parcels. Several other options were considered including the purchase of adjacent lands, but we don't have a willing seller. We are requesting an Exception for this long-standing tourist operation because there are limited options available given the existing constraints.

It is important to consider that the existing property was developed prior to the current zoning by-law coming into effect which has resulted in the existing development. The proposed severance will not result in any additional shoreline development, site alteration or removal of vegetation.

Our Tourist Operation is seasonal, and the Township Road is seasonally maintained so we don't foresee any extension to our season.

Site Plan

We have prepared a Site Plan that illustrates the location of buildings, campsites, septic systems and services.

Many of the 'front row' sites closest to the Lake are vacant. The occupied sites are clustered now to be better serviced by the septic systems.

Accommodations

The majority of the families that currently have sites at the campground have been there for 30 or 40 plus years, with multiple generations there now. Closure will mean they are forced to move, and with limited opportunities locally, quite possibly out of North Frontenac (NF). All our sites are seasonal – we do not accept drop-ins – which also limits overall occupancy numbers. We don't advertise because we have great guests, and we have found over the years that nice people have nice friends. And the 'nice friends' have filled any vacancies that might arise.

Limited accommodations in NF have been an area of concern for many years. It is recognized that lack of accommodation limits the number of visitors which limits support for other local businesses such as stores, restaurants, marinas, craft shops etc. The situation is so extreme that we understand from discussions at public meetings that NF is considering the creation of a municipally run campground. So why close an existing operation rather than develop an effective plan moving forward, that addresses the objectives and any potential concerns, while maintaining this well established accommodation resource.

Proposal

We ask that you work with us to address Zoning and Lake Capacity provisions in a manner that will retain our 65+ year old viable campground operation. Considering:

- Creation of this tourist operation and development long before the current zoning provisions were created,
- Minimum area (hectares) specified for a Tourist Operation versus area required for other permitted uses in an RC zone,
- Minimum area (m2) per campsite / density can be satisfied,
- We exceed the required frontage,
- Existing services including approved septic systems, well and hydro,
- Accommodation opportunities in the area,
- Very limited existing development on the Lake,
- We have downsized since the lake was designated at capacity,
- Seasonal sites and private family cottages that further downsized the associated occupancy and potential impact on the Lake,
- How is the impact of two properties more significant than one with the same density / facilities,
- Severed parcel with reduced scope of operation would have less impact than if we continued with the existing grand-fathered business / property.

The intent of the Waterfront Area policies of the Township are to ensure that development can occur without a significant impact on shoreline quality, shoreline character, and health of the waterbody. The Official Plan also requires the Township to carefully consider development on Lake Trout lakes to ensure new development will not result in additional phosphorous and nitrogen loading. The proposed severance is not new development and will not result in increased pressure on water quality.

The proposed severance will not result in any increased runoff or grade changes to the property. The water quality will remain at the current level and or be enhanced.

The current land use and proposed severance supports rural-related commercial, recreational uses, is locally appropriate, maintains the character of this waterfront area and is sustainable by rural service levels.

We ask for support and guidance from the Township and Planning Staff to develop a plan that addresses Planning needs while permitting us to keep the property in the family in a viable manner. We, also, ask that you advise external agencies and explain the long history and unique conditions at this site that impact the options available.

This approach proposed, will be consistent with the Township's strategic direction to promote tourism and attract people to the Township to enjoy our pristine environment and support local businesses.

It would be heart breaking to visit the family cottage and see a once viable 65-year-old small family campground that accommodates lifelong friends – vacant!

We have obviously been doing something properly for 65+ years – the Lake is still pristine.

Owners:

Date:

Barbara Sproule

Barbara Sproule

July 25/24

Darwyn Sproule

Darwyn Sproule

July 25/24

Dalton Sproule

Dalton Sproule

July 25/24



David L. Mowat MB, ChB, MPH, FRCPC
Medical Officer of Health

October 18, 1991

Mr. & Mrs. G. Sproule and Family
Box 5
R.R. #1
Ompah, Ont.

Re: Improvements to Sewage Disposal Systems
formerly Dunham's Cottages, Palmerston Lake

Dear Mr. & Mrs. Sproule:

This Health Unit would like to take this opportunity to thank you for your prompt attention to upgrading the sewage disposal system at the above.

Your concern and action toward providing new septic tank systems for your cottages is very much appreciated by this office.

We hope that your co-operation and efforts will send this same message to others needing improvements in this area.

We wish you every success in the upcoming season.

Yours truly,

A handwritten signature in cursive script that reads 'Dave Cooke'.

Dave Cooke, Part VII Coordinator.

c.c - Mrs. Heather Gemmill
Clerk-Treasurer, Twps. of Palmerston
N. & S. Canoto

DC/hg

The Corporation of the Township of North Frontenac

By-law #2025-34

Being a By-law to Amend Zoning By-law Number 55-19, as amended – Zone Change from Recreational Commercial (RC) to Four Separate Recreational Commercial Exception Zones 7 through 10 (RC-X7 through RC-X10); Part of Lot 31, Concession 2, Parts 4 and 5 on Registered Plan 13R-5460, Geographic Township of Clarendon; and Part of Lot 31, Concession 2, Part 3 on Registered Plan 13R-5460 Geographic Township of Clarendon

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 on the western half of a parcel of land that is approximately 4.96 acres in area, legally described as Part of Lot 31, Concession 2, Parts 4 and 5 on Registered Plan 13R-5460, Geographic Township of Clarendon; from Recreational Commercial (RC) to Recreational Commercial Exception Zone 7 (RC-X7) as illustrated by Schedule 'A' attached to and forming part of By-Law Number 2025-34;
 - b. Schedule A of Zoning By-law #55-19, as amended, is hereby further amended to change the zoning on the eastern half of a parcel of land that is approximately 4.96 acres in area, legally described as Part of Lot 31, Concession 2, Parts 4 and 5 on Registered Plan 13R-5460, Geographic Township of Clarendon; from Recreational Commercial (RC) to Recreational Commercial Exception Zone 8 (RC-X8) as illustrated by Schedule 'A' attached to and forming part of By-Law Number 2025-34;
 - c. Schedule A of Zoning By-law #55-19, as amended, is hereby further amended to change the zoning on the western half a parcel of land approximately 2.55 acres in area, legally described as Part of Lot 31, Concession 2, Part 3 on Registered Plan 13R-5460 Geographic Township of Clarendon from Recreational Commercial (RC) to Recreational Commercial Exception Zone 9 (RC-X9) as illustrated by Schedule 'A' attached to and forming part of By-Law Number 2025-34;
 - d. Schedule A of Zoning By-law #55-19, as amended, is hereby further amended to change the zoning on the eastern half a parcel of land approximately 2.55 acres in area, legally described as Part of Lot 31, Concession 2, Part 3 on Registered Plan 13R-5460 Geographic Township of Clarendon from Recreational Commercial (RC) to Recreational Commercial Exception Zone 10 (RC-X10) as illustrated by Schedule 'A' attached to and forming part of By-Law Number 2025-34;
2. Section 4.3.5 of By-Law #55-19, 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:

(f) Recreational Commercial Exception Zone 7 (RC-X7)

- i. The minimum lot size for a Tourist Establishment is 0.8 hectares (2.00 acres)
 - ii. In addition to the permitted uses listed in Section 4.12.1 **A Dwelling – Detached** shall also be permitted as a **Principal Use**.
 - iii. This property and the property directly to the north, described under RC-X9 shall be tied together and treated as one lot of record for the purpose of this Zoning By-law.
- b. By adding the following new sub-section (g) to Section 4.12.5 Recreational Commercial, Exception Zones:

(g) Recreational Commercial Exception Zone 8 (RC-X8)

- i. The minimum lot size for a Tourist Establishment is 1.01 hectare (2.50 acres)
 - ii. This property and the property directly to the north, described under RC-X10 shall be tied together and treated as one lot of record for the purpose of this Zoning By-law.
- c. By adding the following new sub-section (h) to Section 4.12.5 Recreational Commercial, Exception Zones:

(h) Recreational Commercial Exception Zone 9 (RC-X9)

- i. The minimum lot size for a Tourist Establishment is 0.4 hectares (1.0 acres)
 - ii. In addition to the permitted uses listed in Section 4.12.1 **A Dwelling – Detached** shall also be permitted as a **Principal Use**.
 - iii. This property and the property directly to the south, described under RC-X7 shall be tied together and treated as one lot of record for the purpose of this Zoning By-law.
- d. By adding the following new sub-section (i) to Section 4.12.5 Recreational Commercial, Exception Zones:

(i) Recreational Commercial Exception Zone 10 (RC-X10)

- i. The minimum lot size for a Tourist Establishment is 0.6 hectares (1.5 acres)
 - ii. In addition to the permitted uses listed in Section 4.12.1 **A Dwelling – Detached** shall also be permitted as a **Principal Use**.
 - iii. This property and the property directly to the south, described under RC-X8 shall be tied together and treated as one lot of record for the purpose of this Zoning By-law.
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 **August 7, 2025**.

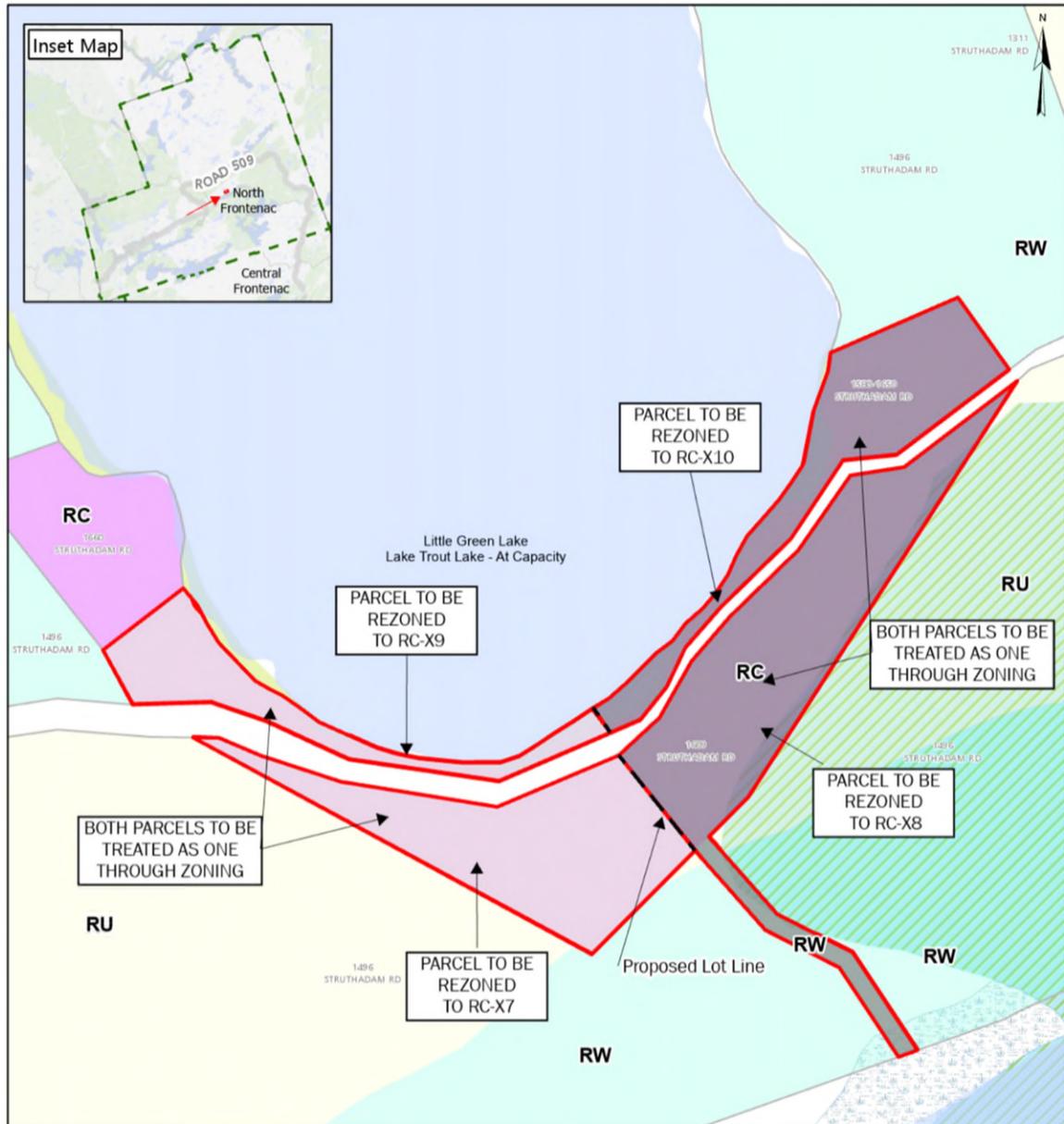
Read a third time and finally passed this **August 7, 2025**.

Gerry Lichty, Mayor

Brooke Drechsler, Deputy Clerk

DRAFT

Township of North Frontenac Schedule 'A' to By-Law Number #2025-34



**PROPOSED ZONING
BY-LAW AMENDMENT (Z03-25)**
1609 AND 1580-1650
STRUTHADAM RD, GEOGRAPHIC
TOWNSHIP OF CLARENDON

Scale: 1:2,500

Legend	
 Subject Property	 Rural (RU)
 Parcels	 Recreational Commercial (RC)
 Waterbody	 Residential Waterfront (RW)
 Provincially Significant Wetland	 Proposed Lot Line
 Wetland	Feature Type
 CROWN	 Proposed Lot B
	 Proposed Lot A

Produced by the County 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.

25-NF-ZA

July 23, 2025

Tara Mieske
Secretary-Treasurer
Township of North Frontenac
P.O. Box 97
Plevna, Ontario K0H 2M0

Dear Ms. Mieske:

**Re: Proposed Amendment to Zoning By-law– #Z03/25
Township of North Frontenac (Clarendon)
1580 & 1650 Struthadam Road
SPROULE**

Mississippi Valley Conservation Authority (MVCA) has been circulated the above noted application to conduct a review in terms of MVCA Regulations and Provincial Planning Policy for Natural Hazard issues. The scope of the natural hazards review includes flooding, erosion, wetlands, unstable slopes and unstable soils.

PROPOSAL

According to the Notice:

Explanation of the Purpose and Effect:

The subject properties are zoned Recreational Commercial (RC) and support an existing Tourist Establishment across two (2) separate lots of record. The lots are bisected by Struthadam Road, with the northern lot (shown as Lot A on key map) with an area of one (1) hectare being the waterfront lot and the southern lot (shown as Lot B) with an area of two (2) hectares being the inland parcel. The two parcels support one single campground.

The applicant is proposing to separate the two (2) parcels in half along the north-south axis which will result in four (4) separate lots of record. The purpose of the land division/severance is estate planning. The applicant wishes to maintain the campground use on all properties following the land division. The Township Zoning By-law requires a minimum lot area of 4 hectares for all Tourist Establishments. The two (2) lots are proposed to be severed into four (4) parcels (two inland lots and two waterfront lots) along the north-south axis. The in-land and waterfront parcels will be tied together and treated as one, effectively creating a total of two (2) lots.

The severance will be considered under a separate planning application with the resulting parcels smaller than 4 hectares in area and therefore not in compliance with the Zoning By-law.

10970 Hwy. No. 7, Carleton Place, ON K7C 3P1 | Tel. (613) 253-0006 | visit: mvc.on.ca

Your partner in natural hazard management, resource conservation and stewardship.

The Site Specific Recreational Commercial Zone designation will tie the in-land parcels to the waterfront parcels so they are treated as one; and permit the existing Tourist Establishment on the newly created undersized lots.

No additional development is proposed.

PROPERTY CHARACTERISTICS

According to a review of MVCA mapping, the following exists on the subject property:

Waterfront portion:

- Frontage on Little Green Lake

Inland:

- High steep slopes exist on the West side of the most western lot, and the West and East sides of the most eastern lot.
- A Provincially Significant Wetland (PSW) referred to as the *Mud Lake Wetland*, marginally extends into the rear of the most eastern lot. Most of this lot is within MVCA's 30 m Regulation Limit of the PSW.

REVIEW

Natural Hazards (Advisory)

The objective of MVCA's natural hazards review is to ensure that the control of *flooding* and *erosion* are not impacted by development. This includes the flood plain and impacts to wetlands, watercourses, slope stability, and unstable soils. For the subject property, the **lake, slopes, and wetland** are relevant to MVCA's advisory review.

Erosion Hazard (Slopes)

It is provincial policy that: *Development shall generally be directed to areas outside of hazardous lands adjacent to a stream and small inland lake systems which are impacted by flooding and/or erosion hazards* (Provincial Policy Statement 2020, Section 3.1.1.b). The document entitled *Understanding Natural Hazards* (Ministry of Natural Resources, 2001) was prepared as a guide to identify and provide direction and methods to address these hazards. As per the guide, *Erosion hazards* include slopes which have the potential for erosion and/or instability due to their steepness and height i.e. steeper than 3:1 and higher than 3m.

Based on MVCA's measurements, slopes exist on the inland properties that meet the definition of an *Erosion Hazard*.

Waterbody

The subject property has frontage on Little Green Lake. MVCA considers both direct and indirect impacts to waterbodies/watercourses, within the context of flooding and erosion. Impacts are not anticipated if minimum waterbody setback requirements (as stipulated by the municipality) are adhered to. If the minimum development setback cannot be met, as with the subject proposal, we generally recommend no further encroachment towards the waterbody, compared to the existing structure.

MVCA Ontario Regulation 41/24 (Regulatory)

Pursuant to ONTARIO REGULATION 41/24, *Prohibited Activities, Exemptions and Permits*, written permission is required from MVCA prior to any alterations to the shoreline of the lake, or for any interference within 30m of the PSW.

RECOMMENDATIONS & CONCLUSIONS

MVCA does not have any objections to the subject application for the following reasons:

- No new development is proposed.
- Impacts to Erosion Hazards are not anticipated as a result of the subject application; and
- MVCA is not aware of any intent to alter the shoreline or interfere with the PSW, as part of the subject application.

NOTES

A review for Species at Risk was not conducted. We suggest contacting the Ministry of the Environment, Conservation and Parks should you require a review in this regard.

The applicant should be advised that, pursuant to ONTARIO REGULATION 41/24, *Prohibited Activities, Exemptions and Permits*, written permission is required from MVCA prior to any alterations to the shoreline of the lake, or for any interference within 30 m of the PSW.

We advise consultation with Fisheries and Oceans Canada (DFO) [Projects near water \(dfo-mpo.gc.ca\)](http://dfo-mpo.gc.ca) prior to conducting any work within the lake, in order to assess potential impacts to fish habitat. Authorization from DFO may be required for such work.

Should any questions arise please do not hesitate to call. Please advise us of the Committee's decision in this matter.

Yours truly,



Diane Reid
Environmental Planner