



Public Council Agenda

Zoning By-law Amendment Application #04/25 - 1230D Austris Road

9:00 AM - Friday, December 12, 2025
Council Chambers

[Zoom Meeting Registration](#)

1. Call to Order; Purpose of Meeting; and Chair's Opening Remarks

2. Approval of Agenda

- a) Approval of Agenda

Be It Resolved That Council approves the Agenda for the Public Meeting regarding a Zoning By-law Amendment dated December 12, 2025, as circulated.

3. Disclosure of Pecuniary Interest and General Nature Thereof

4. Zoning By-law Amendment Application

- a) File #Z04/25 - Part of Lot 19, South West Range, Geographic Township of Clarendon (1230D Austris Road) 2 - 22

Be It Resolved That Council receives for information the Planning Report prepared by Jennie Kapusta, Community Planner, regarding Zoning By-law Amendment Application File #Z04/25 to rezone a property located at 1230D Austris Road from Residential Waterfront to Residential Waterfront Exception 7 with a Holding Symbol;
And That Council will consider a By-law at the Regular Council meeting later today.

[Notice of Public Meeting - Leptick](#)
[Z04-25 Leptick Planning Report](#)
[Attachment 1 Z04-25 Key Map](#)
[Attachment 2 Draft By-law](#)

5. Public Comments

6. Adjournment

- a) Adjournment of the Meeting

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

Proposed Amendment to Zoning By-law #55-19, more specifically to rezone the subject lands to a site specific Limited Service Waterfront (LSW) Zone

Take Notice That the Council of North Frontenac will hold a Public Meeting on the **December 12, 2025, at 9:00 a.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 property legally described as follows:

File Number	Applicants	Subject Property
Z04/25	Spencer Leptick Julie Leptick	Part of Lot 19, South West Range, Parts 9 and 10 on Registered Plan 13R-10703, Geographic Township of Clarendon (1230D Austris Road)

Purpose and Effect of Application:

The Applicants are proposing to construct a new dwelling on an existing waterfront residential lot within the 500 metre (1,640 foot) influence area of a waste management facility. The proposed dwelling will be located approximately 120 metres (394 feet) from the edge of the fill area (approximately 90 metres (295 feet) from the abutting property line) of a temporarily closed, Township-owned, waste management facility, and a minimum of 18 metres from the high-water mark of Malcom Lake on a plateau area on the subject property. This dwelling will be a 1.5 storey structure with a footprint of 94 square metres including attached decks.

Section 3.27(b)(i) of the Zoning By-law states that no sensitive land use is to be permitted within the 500-metre influence area from the fill boundary of a waste management facility. Any proposal to construct a sensitive land use within the identified influence area is required to be supported with a compatibility study prepared by a qualified professional to evaluate environmental conditions, and the presence of and impact of any adverse effects or risks to health and safety; and to recommend any remedial measures to be taken.

The entirety of the subject property is located within the 500-metre influence area of the temporarily closed, Township-owned, waste management facility on the abutting property (located at 1114 Austris Road). The dwelling (sensitive land use) is proposed to be located a minimum of 120 metres (394 feet) from the edge of the fill area of this waste facility, a reduced setback request of 380 metres (1,247 feet). The

applicant has submitted a compatibility study, prepared by McIntosh Perry, in support of this reduction.

Sections 3.27(e)(i) and 4.4.3(a) of the Zoning By-law requires all structures to be setback from the high-water mark of all waterbodies a minimum of 30 metres. The proposed dwelling will be located a minimum of 18 metres from the high-water mark of Malcom Lake, a reduced setback request of 12 metres.

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.

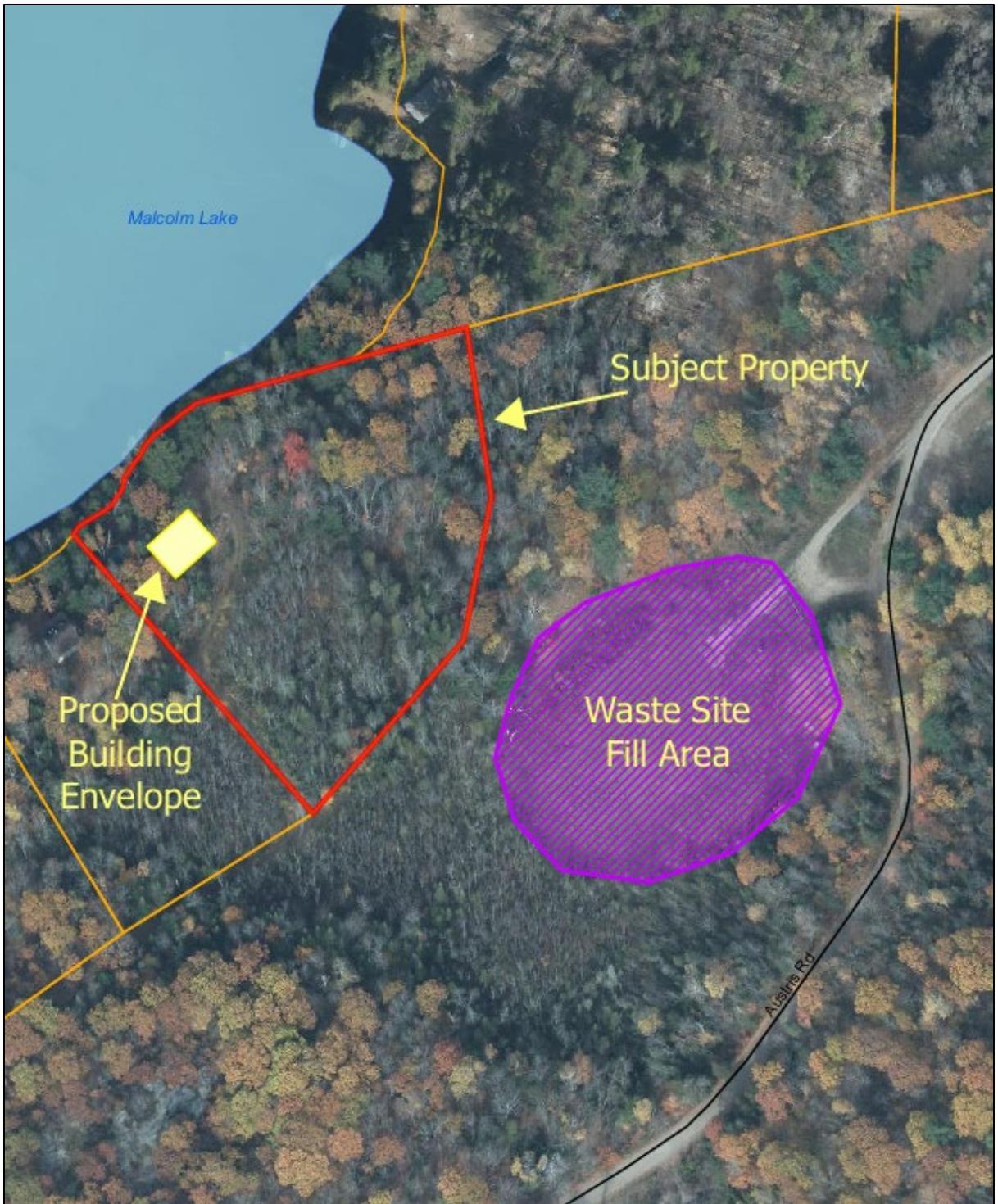
Public Hearing: You are entitled to attend this public hearing in person; or through the use of electronic participation. Representation by counsel or an authorized agent is permitted to give evidence about this application.

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 6th day of November 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





Planning Report

To: Mayor and Members of Council

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

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

Re: **Application for Zoning By-law Amendment to Re-Zone the Subject Property from Waterfront Residential (RW) to a Site-Specific Waterfront Residential Exception (RW-X7-H) Zone with a Holding Symbol**

Address: 1230D Austris Road

Legal Description: Southwest Range Part Lot 19, Part Shore Road Allowance
13R10703 Parts 9 and 10, Geographic Township of Clarendon,
Township of North Frontenac

File Number: Z-04/25 (Leptick)

Owner(s): Spencer Leptick

Applicant Same as Owner

Date of Meeting: December 12, 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, approve the application for a Zoning By-Law Amendment (File Number Z04/25) for the change in zoning be approved

It is further recommended that Zoning By-Law Number 55-19 of the Township of North Frontenac, as amended, be further amended, as per the attached Draft By-Law and Schedule A to Amend Zoning By-Law Number 55-19.

Proposal:

The purpose of this application is to permit the construction of a residential dwelling within the 500 metre (1,640 foot) influence area of a waste management facility. The proposed dwelling will be located approximately 120 metres (394 feet) from the existing edge of the fill area and approximately 90 metres (295 feet) from the rear lot line of the subject property. This rear lot line is also the lot line of the abutting waste management facility. The waste management facility is a temporarily closed Township owned waste management facility, known as the Ardoch Waste Disposal Site (WDS), located at 1114 Austris Road.

The proposed dwelling will be located a minimum of 18 metres (59 feet) from the high-water mark of Malcolm Lake and will be a 1.5 storey structure with a maximum footprint of 94 square metres (1,012 square feet), including attached decks.

Background Information

This application was initially submitted as a minor variance application to permit a reduction in the normally required 30 metre (98.4 foot) waterbody setback from the high-water mark of Malcolm Lake for the construction of a dwelling. It was noted during the initial review of the proposal that the subject property shared its rear lot line with the temporarily closed Ardoch Waste Disposal Site (WDS) and that the entire property was within the 500 metre area of influence of the WDS. As a result, planning staff determined that a compatibility study would be required before any application could be considered.

The Zoning By-Law does not permit any sensitive land uses, such as the proposed dwelling, to be located within the influence area of a WDS unless a compatibility study is prepared by a qualified professional to evaluate environmental conditions, and the presence of and impact of any adverse effects or risks to health and safety and to recommend any remedial measures to be taken.

Landfill Impact Assessment – McIntosh Perry

The applicant retained the services of McIntosh Perry (now Egis) to complete the required Landfill Impact Assessment (LIA) in compliance with the Provincial D-4 Guidelines. This LIA dated April 4, 2023 was submitted along with the minor variance application.

The primary review was landfill impacts by leachate, but the LIA evaluated several additional landfill impacts and considerations including litter, odours, dust, noise, contaminant discharges from vehicular traffic, other air emissions, fires and vermin.

The conclusion of the LIA was that based on their review of the available information for the site and on current monitoring results from the Ardoch WDS, it was the opinion of McIntosh Perry that the site may be developed without adverse impacts from the Ardoch WDS if monitoring continues at the Ardoch WDS.

It was noted that the proposed building location on the property is located approximately 90 metres (295 feet) from the WDS in an inferred hydrogeologically cross-gradient

direction (description of water flow direction from the WDS), with heavy tree cover between the building location and the WDS.

It was further noted that the property owner does not intend to install a drinking water well on the property (water will be taken from Malcolm Lake) and as a result, health-related impacts are not anticipated from development of the property.

Recommendations were provided for additional requirements should the property owners consider installing a drinking water well in the future.

For a copy of the complete report, please contact the Township Planning Department.

Peer Review – Cambium Inc.

The submitted LIA was peer reviewed by Cambium Inc. the company who provides the monitoring services for all the Township owned and operated Waste Disposal Sites. In comments dated August 4, 2023 Cambium agreed with the conclusion of McIntosh Perry that under the current conditions the risk of impact to the property was minimal. However, it was discussed that the Ardoch WDS has the potential to re-open as early as 2028 and that development on the site could be impacted by the Ardoch WDS if it were an open landfill and/or waste transfer station (e.g. surface water impacts, litter, odour, traffic etc.). Cambium stated that the Township should consider the future plans for the Ardoch WDS when reviewing this development application.

For a copy of the peer review, please contact the Township Planning Department.

Township Public Works Department

The initially submitted compatibility study and peer review comments were provided to the Public Works Department for consideration. Public Works Manager Darwyn Sproule reviewed the submitted documents and provided the following comments in an email dated August 9, 2023:

- As noted by Cambium, the D4 assessed the site based on current conditions. Currently the site is temporarily closed, and it has been since 2013. The site has a remaining capacity for about 38 years, once reopened based on historic data. The site closure is temporary, and the Township certainly expects that it could be operational again at some point.
- Reopening of the waste site could result in impacts and adverse effects that have not been evaluated. For example, dust, noise and odours are currently not a concern but could certainly be an issue in proximity to an open operating landfill.
- The site and the remaining capacity represent a valuable asset for the Township and could be essential to the Township's future waste management plans.

Mr. Sproule was not in support of any future development that could potentially impact the Township's ability to reopen the site either as a landfill or as a transfer station.

Landfill Impact Assessment, revised July 30, 2024 – McIntosh Perry

Following the comments provided by Cambium Inc. and the Township Public Works Department, the applicant worked with McIntosh Perry to provide an update to the prior LIA that included an assessment of potential impacts and mitigation measures should the Ardoch WDS be reopened as anticipated.

This revision assumed that the current biannual monitoring for WDS impacts by the Township will be continued. It was determined that the reopening of the Ardoch WDS is not expected to have a significant impact on the subject property from a health-related or nuisance perspective. The following additions to the WDS monitoring program were recommended:

- The installation of an additional overburden monitoring well immediately between the waste fill pile and the subject property;
- Incorporation of an additional surface water sampling location along the identified stream leading to Malcolm Lake, where this stream bisects the WDS' western property line; and
- Timing the summer and fall sampling to coincide with heavier precipitation events, to maximize the chances a successful surface water sample can be collected.

Peer Review of Revised LIA – Cambium Inc.

Comments dated June 25, 2025 on the revised LIA generally agreed with the conclusions of McIntosh Perry and concurred that development of the property with a sensitive land use may represent compatible land uses.

Cambium was of the opinion that there would be higher methane gas generation than noted by McIntosh Perry, but that migration of gases from the WDS is not expected to impact the property. Landfill gas migration towards the property is expected to be minimal due to the absence of a continuous migration pathway due to the low-lying wetland area and discontinuous overburden materials surrounding the WDS.

Cambium agreed with the ongoing monitoring of the WDS and noted that any proposed changes to the existing program would be evaluated by the Ministry of Environment, Conservation and Parks (MECP) when the Township submitted their application to reopen the WDS.

Cambium agreed that any residential development should not have a basement, and that should a drinking water well be installed that recommendations for an increased casing depth and ongoing monitoring of the water quality should be followed.

Cambium did not agree that the prevailing wind direction will fully mitigate odour, litter and air quality nuisance effects. Despite best management practices it is possible that nuisance impacts could occur to the neighbouring properties.

Cambium noted that development on the subject property may impact the operating hours MECP would approve for the reopened WDS.

Overall, the development of the subject property and the adjacent WDS may represent compatible land uses, however the proximity warrants careful consideration. The Township will employ best management practices to minimize offsite impacts from WDS operations, but nuisance effects may still occur. Future development on the subject property could influence MECP's position on reopening the WDS and may affect the conditions of the amended ECA including additional monitoring and reporting requirements.

Pre-application Consultation:

The applicants consulted with Township and County staff prior to submitting this application.

Public Meeting Process and Public Notice

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

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

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

Mississippi Valley Conservation Authority (MVCA)

This application was circulated to MVCA for review. Comments dated September 11, 2023 did not indicate objections to the proposal but requested the completion of a Slope Stability Assessment as a result of the steep slopes on the subject property.

During the site visit MVCA staff conducted as part of their review it was determined that the location proposed for the dwelling was on a plateau of a slope that starts at the rear of the proposed development and continues on a descent to the shoreline of Malcolm

Lake. Measurements taken during this site visit determined that the slope along the shoreline met the criteria for an Erosion Hazard.

Planning staff are recommending that the completion of this Slope Stability Assessment and satisfactory review by MVCA be included as part of the Site Plan Control application that will be required, and that the Site Plan Control Agreement outline any requirements from the Slope Stability Assessment to be met in order to develop the subject property.

Township Public Works Department

As discussed in the Background section above, Public Works Manager Darwyn Sproule reviewed the submitted studies and peer reviews. The potential impacts of the Ardoch WDS have been considered both under current circumstances (temporarily closed) and if re-opened, and appropriate mitigation measures have been recommended.

The Public Works Manager has consulted with the Township solicitor and Township Council when conducting their review and considering potential impacts on the Township asset (Ardoch WDS). Following the guidance received, the Public Works department has no objection to the development of the subject property provided the property owner obtains Site Plan Control approval and enters into a Site Plan Control Agreement which specifies the location of development and outlines the roles and responsibilities of both the Township and property owner with regards to future monitoring and mitigation measures related to the WDS.

Ministry of the Environment, Conservation and Parks (MECP)

The initially submitted Landfill Impact Assessment and peer review by Cambium Inc. were circulated for review by MECP. MECP is the ministry responsible for providing the Environmental Compliance Approval (ECA) licencing for waste disposal sites. MECP reviewed the proposal from the perspective of both surface water flow and groundwater flow.

Comments dated January 31, 2024 regarding the groundwater analysis stated concerns that the LIA only represented the current (closed) state of the Ardoch WDS and that when the WDS reopened many of the assumptions of the review may quickly become invalid (i.e. litter, odours, vehicular traffic, dust, noise, air emissions and vermin). From a groundwater perspective, even when the WDS reopens, the risk is likely to remain low from a groundwater perspective. This was due to the understanding of the limited connectivity between the shallow overburden aquifer and the deeper bedrock aquifer. However, this means that any additional leachate generated would transfer into surface water features and ultimately flow through the subject property.

Comments dated February 1, 2024 regarding the surface water assessment noted that a stream originates from the wetland surrounding the landfill mound and flows in a generally northeasterly direction towards Malcolm Lake. This stream flows through the subject property and surface water monitoring of this stream is completed annually in the spring. MECP staff concurred with McIntosh Perry that at this time surface water quality is not being adversely affected by the WDS. These comments noted that many of the assumptions are based on the WDS not being reopened. It was recommended

that ongoing monitoring of surface water through existing monitoring wells be continued so as to identify any future alterations to the water quality.

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 A of this report, and the policy issues are addressed in the planning analysis below.

Site Plan Control

Site Plan Control is a tool that is used to make sure that the development of land is designed appropriately, that it is safe and functional for the users of the site, and that the development minimizes potential impacts on neighbouring properties. It also makes sure that the municipality's standards for developing land are respected.

The site plan control process includes a legal agreement between the landowner and the municipality that is registered on title to the property. This provides certainty to both parties about how the land will be developed, used and maintained, and is something that continues with the property even if it is sold to a new owner. The agreements usually contain all applicable technical drawings and the recommendations of technical studies.

The applicant has agreed to apply for Site Plan Control and enter into the required agreement with the Township. The agreement will specify the location of development and outline the roles and responsibilities of both the Township and property owner with regards to future monitoring and mitigation measures related to the WDS.

Holding Symbol

Section 36 of the Planning Act permits a municipality to pass a holding zone by-law, which can freeze certain forms of development until the conditions in the holding zone are met and Council passes a by-law to lift the hold.

A holding symbol (H) is proposed for the site-specific zoning for this property. The intent is to require Site Plan Control Agreement to be finalized and registered on title before holding symbol is removed.

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

The subject property is zoned Residential Waterfront (RW) in the Township of North Frontenac Zoning By-Law Number 55-19. The Residential Waterfront Zone permits residential and accessory uses. The planned dwelling is consistent with the permitted uses in the RW zone and as proposed will not exceed the maximum lot coverage within 60 metres (196.8 feet) of a waterbody.

The Zoning By-law requires all non-waterfront structures to be located a minimum of 30 metres (98.4 feet) from the estimated highwater mark of any waterbody. The intent of the 30 metres (98.4 foot) waterbody setback is to provide a vegetative buffer between a development envelope and shoreline for the purpose of maintaining aquatic habitat, filtration of run-off, and reducing visual impacts of development on the waterfront character of the area. This setback applies to all non-waterfront structures including sewage disposal systems.

In this case, increasing the waterbody setback to meet the requirements of the zoning by-law will reduce the distance between the dwelling and the fill area for the Ardoch WDS. The location proposed for the new dwelling balances the setback requirements of both features impacting development and is located on the property in an area that minimizes the amount of vegetation removal required.

The proposed re-zoning is required for the following reasons:

1. To allow for the development of a sensitive land use within the 500 metre (1,640 foot) area of influence of a Waste Disposal Site.
2. To apply a holding symbol that limits the establishment of a sensitive land use on the property until such time as Site Plan Control approval can be obtained for the property to ensure all recommendations from the Landfill Impact Assessment are implemented.
3. To permit the construction of a dwelling less than 30 metres (98.4 feet) from the high-water mark of Malcolm Lake.

County planning staff are of the opinion that the Site Plan Control Agreement, which will be required as a condition of the removal of the holding symbol, will adequately regulate all future development on the property to ensure all development complies with the relevant Provincial policies and the Township Official Plan and implements the recommendations of the Landfill Impact Assessment.

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 A 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. The scale of the residential development proposed for the subject property is in keeping with that of other developed lots along the shoreline of Malcolm Lake.

All future development activity will be regulated under the Site Plan Control Agreement to ensure that development is consistent with the recommendations of the Landfill Impact Assessment and all applicable policies and zoning requirements.

Natural Heritage

The subject property has frontage on Malcolm Lake. The size and location of the property with the Ardoch WDS located to the rear and Malcolm Lake located at the front of the lot limits the ability of the proposed dwelling to meet the normally required 30 metre (98.4 foot) waterbody setback. The location proposed for the new dwelling balances the setback requirements of both features impacting development and is located on the property in an area that minimizes the amount of vegetation removal required. There is no vegetation removal proposed along the shoreline of Malcolm Lake which aids in both stabilizing the identified steep slopes and limiting potential impacts on the water quality of the lake.

Sewage Disposal System Services

The subject property has an approved grey water system that was installed in 2010 and is located approximately 42 metres from Malcolm Lake, along with an outhouse. It is anticipated that the dwelling proposed through this application can be appropriately serviced with the existing on-site services. Confirmation of septic servicing will be completed prior to the issuance of a building permit for the proposed dwelling.

Natural Hazards

As discussed in the Comments section above, this application was reviewed by MVCA with regards to natural hazards. It was determined that prior to the issuance of a building permit for the proposed dwelling, a Slope Stability Assessment must be completed and reviewed to the satisfaction of MVCA as part of the Site Plan Control 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: Z04/25 Key Map

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

Appendix A: Relevant Planning Policy and Legislation

Planning Act

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

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:

- Permitted uses on rural lands include residential development, including lot creation, where site conditions are suitable for the provision of appropriate sewage and water services; (Section 2.6.1.c).
- Development that can be sustained by rural service levels should be promoted (Section 2.6.2).

- Development shall be appropriate to the infrastructure which is planned or available, and avoid the need for the uneconomical expansion of this infrastructure (Section 2.6.3).
- Conserving biodiversity and considering the ecological benefits provided by nature (Section 2.5.1.g).
- Supporting healthy, integrated and viable rural areas by building upon rural character and leveraging rural amenities and assets (Section 2.5.1.a).
- Individual on-site water and sewage services may be used provided that site conditions are suitable for the long term provision of such services with no negative impacts (Section 3.6.4).
- Natural features and areas shall be protected for the long term (Section 4.1.1).
- Development shall be directed away from areas of natural or human-made hazards where there is an unacceptable risk to public health or safety or of property damage, and not create new or aggravate existing hazards (Section 5.1.1).

County of Frontenac Official Plan (2016)

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

The following policies are applicable to this application:

- Section 3.3, Rural Lands, provides policies for all lands outside of the settlement areas. The Plan recognizes that rural lands are used as an alternative location for those preferring a rural lifestyle. Low density residential development, as well as rural-related commercial, industrial, recreational and institutional development, is permitted.
- Section 3.3.3.4 Special Policies – Waterfront Areas provides policies that are intended to improve and protect waterfront areas as a significant cultural, recreational, economic and natural environmental resource and to maintain or enhance the quality of the land areas adjacent to the shore.
- Section 4.2, Servicing, includes policies for the use of private on-site water and sewage services, provided that site conditions are suitable for the long-term provision of such services with no negative impacts.
- Section 7, Environmental Sustainability, sets out policies for environmental sustainability and the protection of the natural heritage system and the ecological functions it provides.

Township of North Frontenac Official Plan (2017)

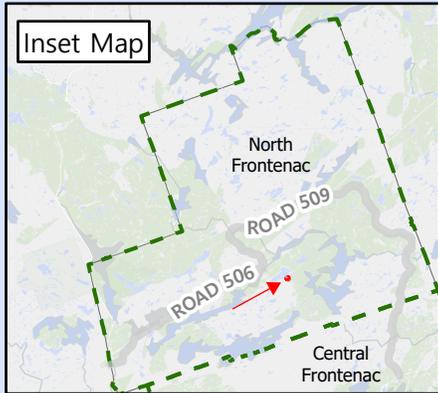
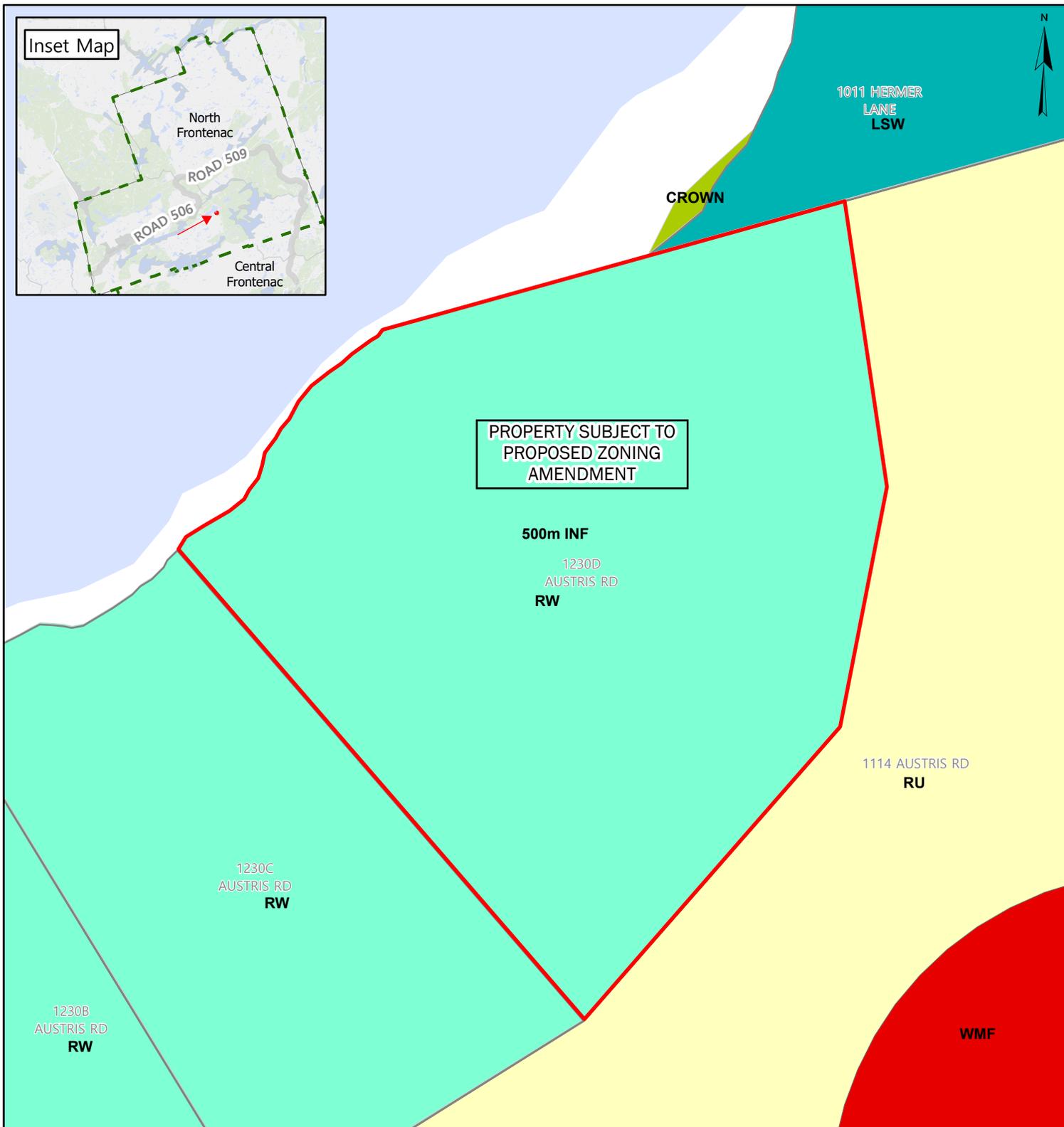
The subject property is designated as Waterfront Area in the Township of North Frontenac's Official Plan (2017). The intent of the Waterfront Area policies are to ensure that development can occur with limited impact on the quality and visual character of the Township's waterbodies.

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.
- 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)
- Residential development shall be adequately serviced with on-site water and sewage disposal services (Section 4.3.2.B)
- Council recognizes that waste management facilities may have an impact on adjacent land uses. An influence area surrounding the waste management facility will be set out in the implementing zoning by-law to recognize the potential for adverse effects between the existing waste management facility and any abutting land uses. No development shall be permitted on or within 30 m (98.4 ft.) of the fill area of an active waste disposal facility or area. Development proposed beyond the 30 m (98.4 ft.) but within an influence area of 500 m (1,640 ft.) of the fill area of an active waste disposal facility or area of a waste site closed less than 25 years ago shall be accompanied by a technical study prepared in accordance with the Ministry of the Environment, Climate Change and Energy's 'D-Series Guidelines' and prepared by a qualified individual that demonstrates that the proposed development, particularly a sensitive land use will not be negatively impacted by the waste disposal facility (e.g. leachate, methane gas, rodents, vermin, odours, fire etc.). Where recommended by the impact

assessment, measures to mitigate any adverse impacts will be required as a condition of development (Section 3.16.3).



**PROPOSED ZONING
BY-LAW AMENDMENT (Z04-25)**

1230D AUSTRIS ROAD,
GEOGRAPHIC
TOWNSHIP OF CLARENDON

0 10 20 40 m
Scale: 1:960

Legend

Road	Waste Management (WMF)
Subject Property	CROWN
Parcels	Rural (RU)
Waterbody	Residential Waterfront (RW)
Provincially Significant Wetland	Limited Service Waterfront (LSW)
Wetland	
NF Zoning 2019	
500m INF	

The Corporation of the Township of North Frontenac

By-law #2025-60

Being a By-law to Amend Zoning By-law Number 55-19, as amended – Zone Change from Waterfront Residential (RW) to a Site-Specific Waterfront Residential Exception (RW-X7-H) Zone with a Holding Symbol; Southwest Range, Part Lot 19, Part Shore Road Allowance, 13R10703 Parts 9 and 10, 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 Number 55-19 of The Corporation of the Township of North Frontenac, as amended, is hereby further amended as follows:

- 1.1. Schedule 'A' of By-Law Number 55-19, as amended, is hereby further amended to change the zoning of the subject lands legally described as Southwest Range, Part Lot 19, Part Shore Road Allowance, 13R 10703 Parts 9 and 10, Geographic Township of Clarendon, Township of North Frontenac, from a Waterfront Residential (RW) Zone to a Site-Specific Waterfront Residential Exception (RW-X7-H) Zone with a Holding Symbol, as shown on Schedule 'A' attached to and forming part of By-Law Number 2025-60;
- 1.2. By adding the following new sub-section (g) to Section 4.4.4 Waterfront Residential, Exception Zones:

(g) 1230D Austris Road, Roll Number 104207002038730
(By-Law Number 2025-60)

RW-X7-H – Southwest Range, Part Lot 19, Part Shore Road Allowance, 13R10703 Parts 9 and 10, Geographic Township of Clarendon, Township of North Frontenac:

Despite the provisions of Section 4.4.3 and Section 3.27(b)(i) to the contrary, on lands zoned RW-X7-H, the following provisions also apply:

- i. Minimum waterbody setback for a dwelling: 18 metres (59 feet)
- ii. Minimum setback for a dwelling to the rear lot line: 90 metres (296 feet)
- iii. Maximum number of dwellings: one
- iv. Holding Symbol (H): Prior to the removal of the holding symbol (H) associated with this site-specific zone on Schedule 'A' of By-Law Number 55-19, the following conditions must be satisfied:
 - a) Site Plan Control approval must be obtained for the subject lands and a Site Plan Control Agreement

registered on title. The Site Plan Control Agreement shall incorporate the recommended mitigation measures outlined in the Landfill Impact Assessment (Guideline D-4 Study) report, dated July 30, 2024, from Jordan Bowman of McIntosh Perry (Egis), and any recommended mitigation measures from the Slope Stability Assessment that shall be submitted and reviewed as part of the Site Plan Control application process.

b) Until such time as the holding symbol is removed, no development is permitted on the subject lands.

2. That all other provisions of By-Law Number 55-19 shall continue to apply.
3. That this by-law shall come into force and take effect on the date of final passing by the Council of the Township of North Frontenac, subject to the provisions of the Planning Act, R.S.O, 1990, as amended.

Read a first and second time **December 12, 2025**.

Read a third time and finally passed this **December 12, 2025**.

Gerry Lichty, Mayor

Tara Mieske, Clerk

Township of North Frontenac Schedule 'A' to By-Law Number #2025-60

