



# Public Council Minutes

9:00 AM - Friday, April 4, 2025  
Council Chambers

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**Present:** Mayor Gerry Lichty, Deputy Mayor John Inglis, Councillor Stephanie Regent, Councillor Vernon Hermer, Councillor Roy Huetl, and Councillor Fred Fowler

**Absent with Regret:** Councillor Wayne Good

**Also Present:** Corey Klatt, Chief Administrative Officer, Dipl. M.A.; Tara Mieske, Dipl. M.A., M.M. Clerk/Planning Manager; Kelly Watkins, Dipl. M.A., M.M., Treasurer; Darwyn Sproule, P. Eng., Public Works Manager; Adam Robinson, Director of Emergency Services/Fire Chief; AJ Watson, Deputy Fire Chief; Brooke Ross, Dipl. M.A., Manager of Community Development; Brooke Drechsler, Deputy Clerk/Assistant to the Planning Manager, Dipl. M.A.; and Dmitry Kurylovich, Project Manager/Senior Planner, County of Frontenac

## 1. Call to Order and Purpose of Meeting

The Mayor called the Public Meeting to order at 9:00 a.m. He advised the purpose of the meeting is for Council to consider two Zoning By-law Amendment Applications and to provide members of the public an opportunity to provide comments in support or in opposition of the proposed development.

## 2. Traditional Land Acknowledgement

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

## 3. Approval of Agenda

### a) *April 4, 2025*

**101-25 Moved by Councillor Stephanie Regent, Seconded by Councillor Roy Huetl**

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

**Carried**

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

None declared.

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

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

Dmitry Kurylovich, Senior Planner with the County of Frontenac, provided an overview of the proposed Zoning By-law Amendments. He noted the subject properties are side by side and the rezoning is required as a condition of severance.

File Z01/25 - Part 23, Concession 9

Kurylovich advised the lots are accessed by an existing right-of-way/private lane, with two of the lots having frontage on Antoine Lake. He noted the lots are too small to be used as a Recreational Commercial property; therefore the lots should be rezoned to more appropriate zoning designations to permit residential use. Kurylovich advised the lots would be rezoned as follows:

- Lot 1 (B18/24) Recreational Commercial (RC) to Limited Service Rural (LSR);
- Lot 2 (B19/24) Recreational Commercial (RC) to Limited Service Waterfront (LSW); and
- Lot 3 (B20/24) Recreational Commercial (RC) to Limited Service Waterfront (LSW).

Kurylovich noted the retained parcel will be rezoned from Recreational Commercial to Recreational Commercial-X6 to permit a residential use as a main use. He noted the comments received were similar to comments received during the consent process with respect to private lane access, septic approval and natural hazards. He recommended approval of the application, subject to any public comments received at the meeting.

File Z02/25 - Part 23, Concession 9

Kurylovich advised these applications are located west of the first property (File Z01/25) and that the lots would be rezoned as follows:

- Lot 4 (B22/24) Recreational Commercial (RC) to Limited Service Rural (LSR); and
- Lot 5 (B23/24) Recreational Commercial (RC) to Rural (RU).

Lot 4 will be rezoned LSR as the lot is accessed by a private lane. Lot 5 will be rezoned Rural because it has frontage on a Township road. Kurylovich noted the retained parcel will be rezoned from Recreational Commercial to Recreational Commercial-X6 to permit residential use as a main use. He noted the comments received were similar to comments received during the consent process with respect to private lane access, septic approval and natural hazards. He recommended approval of the application.

Deputy Mayor Inglis asked if there was any other development on Antoine Lake.

Kurylovich advised he is not aware of any planning applications; however he noted he can't speak to building permits issued within the area.

**102-25 Moved by Councillor Stephanie Regent, Seconded by Councillor Roy Huetl**

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

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

**Carried**

**6. Public Comments**

None.

**7. Adjournment**

**a) *Adjournment of the Meeting***

**103-25 Moved by Councillor Stephanie Regent, Seconded by Councillor Roy Huetl**

**Be It Resolved That** Council adjourns the Public Meeting at 9:20 a.m.

**Carried**

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Mayor

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Clerk