

THE TOWNSHIP OF FRONTENAC ISLANDS

P. O. BOX 130, WOLFE ISLAND, ONTARIO, K0H 2Y0

Wolfe Island Office:

1191 Road 96

Wolfe Island, ON K0H 2Y0

Phone: 613-385-2216

Fax: 613-385-1032



Howe Island Office:

50 Baseline Road, R. R. # 4

Gananoque, ON K7G 2V6

Phone: 613-544-6348

Fax: 613-548-7545

Email: planning@frontenacislands.ca

Notice of Applications for Consent (Creation of a New Lot)

Take notice that the Council of The Corporation of the Township of Frontenac Islands is considering the following applications for consent to sever a new waterfront lot at **9:30 am on November 10, 2025** at the Wolfe Island Council Chambers (**1191 Road 96**) in Marysville and virtually through the Zoom platform, under the Planning Act, as amended.

Owner/Applicant: Bruce Horne & Peggy Smith

Agent: Nature Conservancy of Canada (Mark Stabb)

File Number: B-08-25-W

Location: **2040 Road 95**, Part Lot 10 and Part Lot 11, Concession 8, Wolfe Island, Township of Frontenac Islands.

Purpose and Effect of the Application: The property owner is proposing to sever a new waterfront lot for the purpose of donating the retained 9.78-hectare (24.17 acre) parcel to the Nature Conservancy of Canada.

Severed Lot Parcel: The proposed severed lot is 1.0 hectares (2.47 acres) in area with approximately 113 metres (370 feet) of frontage on Road 95. The severed parcel is developed with a dwelling and sewage system.

Retained Lot: The retained property will be 9.78 hectare (24.17 acre) in area with approximately 347 metres (1,138 feet) of frontage on Road 95. The retained parcel is vacant and adjacent to a Provincially Significant Wetland.

Additional Applications: Zoning By-law Amendment Z-03-25-W proposes to re-zone the retained 9.78-hectare (24.17 acre) parcel from Rural to Recreational Open Space (RE) to ensure it remains undeveloped.

Date of Public Meeting: 9:30 am on November 10, 2025.

If you have any questions or would like comment on this application, please write to the undersigned. If we have not heard from you by the date of the meeting, we will assume that you have no comments or concerns regarding this matter.

Please note that as of November 28, 2022, and due to Bill 23 receiving Royal Assent, third party appeals are no longer permitted on consent applications. The only persons permitted to appeal a consent application are the applicant, a public body that provided comments on the application, the Minister of Municipal Affairs and Housing, utility corporations, Hydro One, natural gas utilities, railway operators, and telecommunication operators. Please see Section 53(19) of the *Planning Act* for further details.

If a specified person or other body that files an appeal of a decision of the Township of Frontenac Islands Council in respect of the proposed consent does not make written submissions to the Township of Frontenac Islands Council before it gives or refuses to give a provisional consent, the Ontario Land Tribunal may dismiss the appeal.

If you wish to be notified of the decision of the Township of Frontenac Islands in respect of the proposed consent, you must make a written request to CAO/Clerk, Township of Frontenac Islands, 1191 Road 96, Wolfe Island, ON K0H 2Y0 or planning@frontenacislands.ca.

Additional information about the application is available and can be viewed by contacting the Township of Frontenac Islands, between 8:30 am and 6:00 pm Monday, 8:30 am and 4:30 pm Tuesday to Thursday, and 8:30 am and 1:00 pm Friday or by email at planning@frontenacislands.ca. Please refer to the file number above.

October 17, 2025.

