

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 Public Hearing

Take notice that the Council of The Corporation of the Township of Frontenac Islands is considering the following application for Minor Variance at **9:30 am on Tuesday, October 14, 2025**, under Section 45(1) of the Planning Act, as amended. The public meeting will be held in-person at the Howe Island Council Chambers and virtually through the Zoom platform (<https://frontenacislands.ca>).

The Township encourages you to submit written comments in advance of the meeting. Please contact the Township Offices if you wish to attend or for alternative forms of participation in the meeting.

Applicant: Keith Graham

File Number: A-01-25-H

Subject Property: 925 North Shore Road, Part Lot 15, North Range, Township of Frontenac Islands (refer to the key map included with this notice).

Purpose and Effect of the Application:

The purpose of this application is to permit:

1. The construction of a new a 144.8 square metre (1,560 square foot) garage that is 6.9 metres (22.64 feet) in height whereas 5.0 metres (16.4 feet) is permitted by the Zoning By-law and located approximately 23 metres (75.45 feet) from the estimated highwater mark of the St. Lawrence River whereas 30 metres (98.4 feet) is required by the Zoning By-law.
2. The construction of a two-storey dwelling addition with a footprint of 42.36 square metres (456 square feet) that is located 14 metres (45.93 feet) from the estimated highwater mark of the southeastern shoreline, and
3. The construction of a new 11.62 square metre (125 square foot) covered porch that will be located 21 metres (68.9 feet) from the estimated high-water mark of the northwest shoreline.

Circulation of Notice: This notice is being posted to the Township website due to the Canada Post strike in accordance with Section 3(4.1) of Ontario Regulation 200/96 under the *Planning Act, R.S.O. 1990, c. P.13*

Submission of Comments: If you would like to provide the Council with your comments 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.

Appeals: Please note that as of November 28, 2022 and due to Bill 23 receiving Royal Assent, third party appeals are no longer permitted on minor variance applications. The only persons permitted to appeal a minor variance 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.

Notice of Decision: If you wish to be notified of the decision of The Township of Frontenac Islands Council in respect of this application, you must make a written request by email or letter.

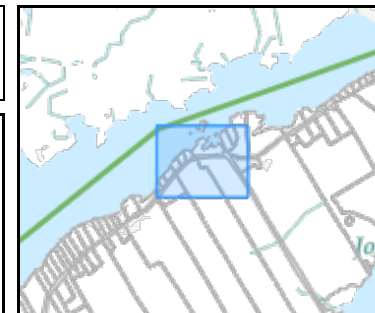
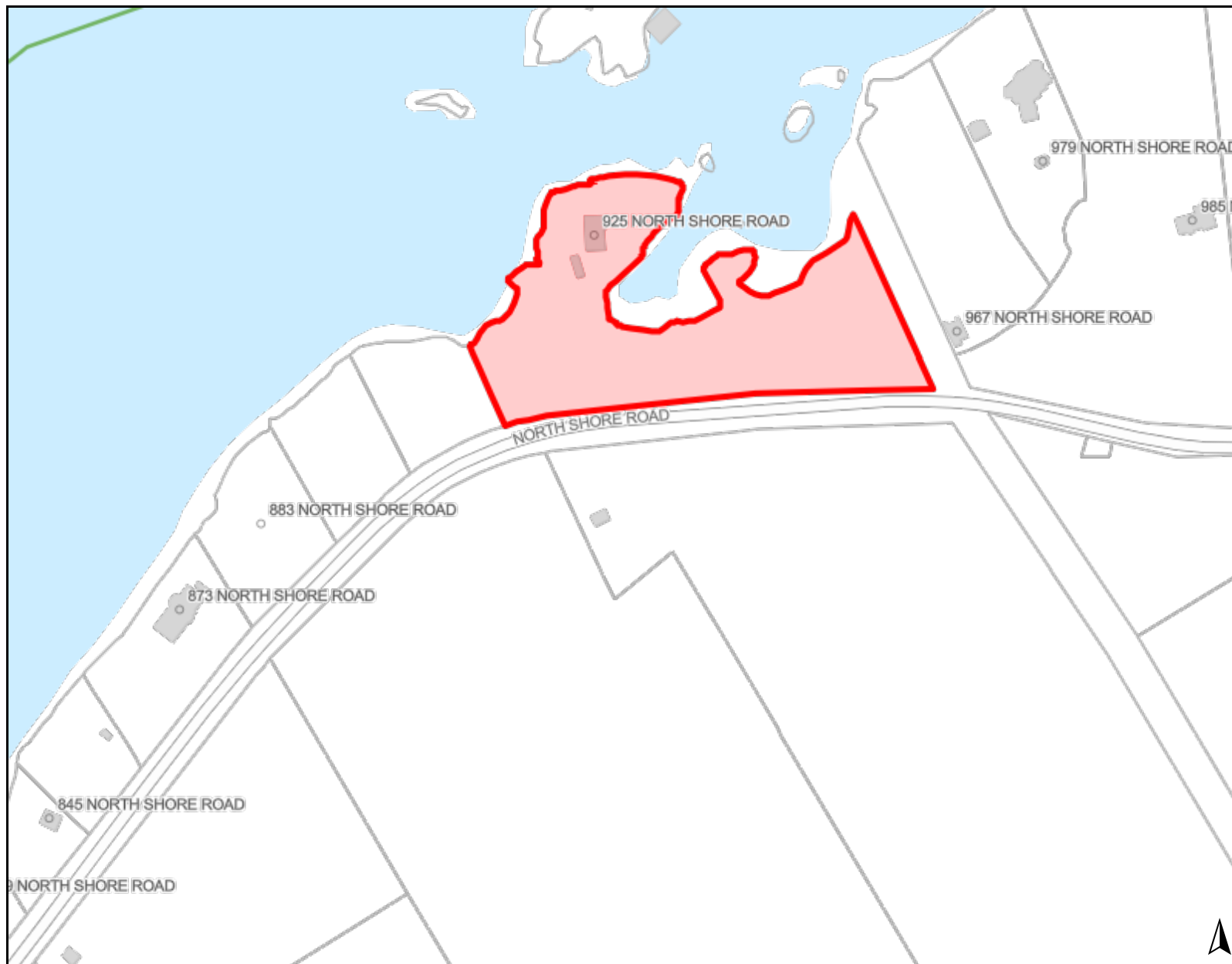
Other Applications: The subject property is not the subject of any other application under the Planning Act.

Additional Information: Additional information about the application is available 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. Please refer to the file number above

Notice of Collection: Personal information collected as a result of this public hearing 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 Frontenac Islands. Questions regarding the collection, use and disclosure of this personal information may be directed to the undersigned.

Dated at Marysville, Ontario this 2nd day of October, 2025

Vanessa Latimer, CAO/Clerk
Township of Frontenac Islands
vlatimer@frontenacislands.ca
planning@frontenacislands.ca



Legend

Boundaries

Township Boundary

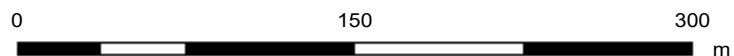


Property Information

Civic Address Points

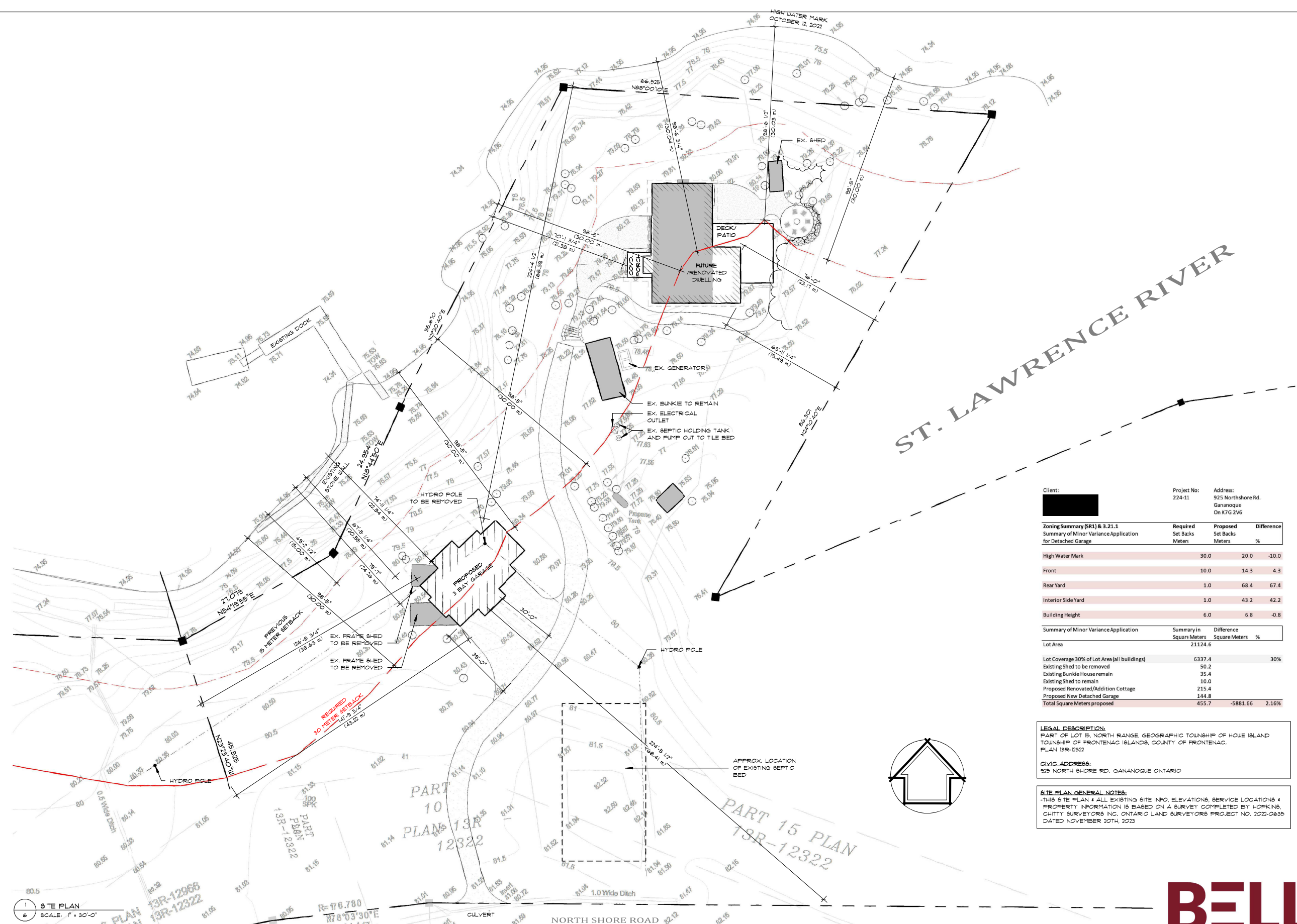


Assessment Parcels



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

Notes



Client: [REDACTED] Project No: 224-11 Address: 925 Northshore Rd. Gananoque On K7G 2V6

Zoning Summary (SR1) & 3.21.1 Summary of Minor Variance Application for Detached Garage	Required Set Backs Meters	Proposed Set Backs Meters	Difference %
High Water Mark	30.0	20.0	-10.0
Front	10.0	14.3	4.3
Rear Yard	1.0	68.4	67.4
Interior Side Yard	1.0	43.2	42.2
Building Height	6.0	6.8	-0.8
Summary of Minor Variance Application	Summary in Square Meters	Difference Square Meters	%
Lot Area	21124.6		
Lot Coverage 30% of Lot Area (all buildings)	6337.4		30%
Existing Shed to be removed	50.2		
Existing Bunkie House remain	35.4		
Existing Shed to remain	10.0		
Proposed Renovated/Addition Cottage	215.4		
Proposed New Detached Garage	144.8		
Total Square Meters proposed	455.7	-5881.66	2.16%

LEGAL DESCRIPTION:
PART OF LOT 15, NORTH RANGE, GEOGRAPHIC TOWNSHIP OF HOWE ISLAND
TOWNSHIP OF FRONTENAC ISLANDS, COUNTY OF FRONTENAC.
PLAN 13R-12322

CIVIC ADDRESS:
925 NORTH SHORE RD. GANANOQUE ONTARIO

SITE PLAN GENERAL NOTES:
- THIS SITE PLAN & ALL EXISTING SITE INFO, ELEVATIONS, SERVICE LOCATIONS &
PROPERTY INFORMATION IS BASED ON A SURVEY COMPLETED BY HOPKINS,
CHITTY SURVEYORS INC., ONTARIO LAND SURVEYORS PROJECT NO. 2022-0635
DATED NOVEMBER 20TH, 2023