Development Services
4432 George St, Box 100
Sydenham ON, K0H 2T0
613-376-3027
planning@southfrontenac.net

Notice of Hearing on Legal Non-Conforming Use Permission and Minor Variance Application PL-ZNA-2026-0106

to be held by the Committee of Adjustment of the Township of South Frontenac

You are receiving this Notice because a property owner has applied for a permission to enlarge a legal non-conforming use and a minor variance from a provision of Zoning By-law 2003-75 on land located within 60 metres of a property that you own. Please share this notice with all other owners of your property, and any tenants.

Hearing Details

Date: Thursday, November 12, 2026
Time: 7:00PM
Location: 4432 George Street, Sydenham and on Zoom

Application Details

Property Address: 4063 HIAWATHA LANE
Applicant: ASHLEY ROBINSON

Purpose and Effect of the Application

The applicant is seeking permission under Section 45(2) of the *Planning Act* to expand a one-storey, 69 m^2 (742 ft2) legal non-complying dwelling, built in 1961, within 30 metres (98.4 ft.) of the highwater mark of Dog Lake. The proposal includes a one-storey 70 m^2 (750 ft^2) addition, 45 m^2 (480 ft^2) attached/uncovered deck and 66 m^2 (1,145 ft^2) attached/covered deck on the west and north side of the existing home. No reduction to the existing highwater mark setback is proposed. The lot coverage of the principal is increasing from 3.6% to 7.6% of the total lot area.

In addition, the applicant is seeking a minor variance under Section 45(1) of the *Planning Act* to permit construction of a 27.9 m^2 (300 ft^2) sleeping cabin and 27 m^2 (288 ft^2) detached shed a minimum of 21 metres (70 ft.) and 25 metres (85 ft.) from the highwater mark, respectively. The total lot coverage and setbacks of the proposed accessory buildings comply with the Township Zoning By-law.

For more information on this matter, contact Kate Kaestner, Secretary-Treasurer of the Committee of Adjustment, at the telephone number or e-mail at the top of this notice.

The staff report will be available online at https://southfrontenac.civicweb.net/Portal/ by the Friday before the hearing.

Additional Applications: The lands are not subject to any additional applications under the *Planning Act*.

How to Get Involved: The purpose of hearing is for the Committee of Adjustment to review the proposal, and to hear the applicant and every other person who desires to be heard in favour of or against the application, prior to making their decision.

You are invited to make an oral submission to the Committee of Adjustment. If you want to participate through the Zoom webinar, you must register through the Events Calendar at **www.southfrontenac.net**.

If you prefer to comment in writing, please send your written comments to the Secretary-Treasurer no later than 4:30pm the day before the hearing. Send written comments by mail or email to the address at the top of this notice. Include your name and address in any correspondence.

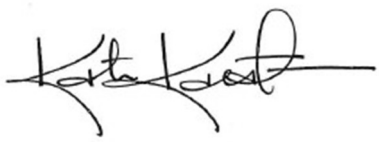
How to Stay Informed: If you wish to be notified of the Committee of Adjustment's decision on the application, you must make a written request to Development Services.

Accessibility: You can request this information in alternative formats. Contact the Clerk by email at jthompson@southfrontenac.net or by calling 613-376-3027.

Collection of Personal Information: Personal information is collected in order to gather feedback and communicate with interested parties regarding this development proposal. This information is collected under the authority of the *Planning Act* and in accordance with the *Municipal Freedom of Information and Protection of Privacy Act*. With the exception of e-mail addresses and telephone numbers, all information and comments will become part of the public record and will appear on the Township's website.

Council and committee meetings are broadcast live over the internet. If you speak at the meeting your voice will be heard in the broadcast. Broadcasts are archived and continue to be publicly available. Direct any questions on this to the Clerk by email at jthompson@southfrontenac.net or by calling 613-376-3027.

Dated at Sydenham, Ontario on November 02, 2026.



Kate Kaestner
Secretary-Treasurer, Committee of Adjustment



SOUTH FRONTENAC

PL-ZNA-2026-0106

(ROBINSON)
4063 HIAWATHA LANE

Legend

- Subject Lands
- Wetland
- Wooded Area
- Lake Trout Lake - At Capacity
- Lake Trout Lake - Not at Capacity
- Non-Lake Trout Lake - At Capacity
- Waterbody
- Township Boundary
- Road

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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.

Scale: 1:750

0 5 10 20

m

UTM Zone 18 NAD 83

Date: 21/09/2026

Sept 2026/10/14

Hiawatha Lane

Hewitt Lane

Roll #: 1029 0600 600 3800

Address: 4063 Hiawatha Lane, Battersea, ON K0H 1H0

OWNER: Ashley Robinson (Sands)

