



**SOUTH
FRONTENAC**

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

Notice of Hearing on a Legal Non-Conforming Use Permission Application PLZNA20260091

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 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: 10 September, 2026

Time: 7:00 p.m.

Location: 4432 George Street, Sydenham and on Zoom

Application Details

Property Address: 13 BIRCH ISLAND - BOBS LAKE - WAO

Owner: Kevin Hoadley

Agent: Shawn Moore - Colonial Concepts

Purpose and Effect of the Application

The two-storey seasonal dwelling on the property was destroyed by fire last year.

The application seeks permission to enlarge the legal non-conforming seasonal dwelling that previously existed on the property. The former seasonal dwelling had a lot coverage exceeding the 5% maximum permitted by the Zoning By-law. The new seasonal dwelling would have a new design with a larger footprint and height.

The new two-storey seasonal dwelling and deck would have a footprint of 231.5 m², a height of 8.2m and a lot coverage of 10%.

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*.

www.southfrontenac.net

South Frontenac is a welcoming and thriving rural community.

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.

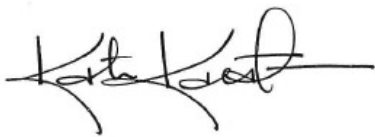
How to Stay Informed: If you wish to be notified of the Committee of Adjustment's decision on the application, you must make a written request to Development Services.

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 August 28, 2026.

A handwritten signature in black ink, appearing to read 'Kate Kaestner', with a long horizontal stroke extending to the right.

Kate Kaestner
Secretary-Treasurer, Committee of Adjustment



**SOUTH
FRONTENAC**

PL-ZNA-2026-0091

**(HOADLEY) (MOORE)
13 BIRCH ISLAND**

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**

Produced by the County of Frontenac under
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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.

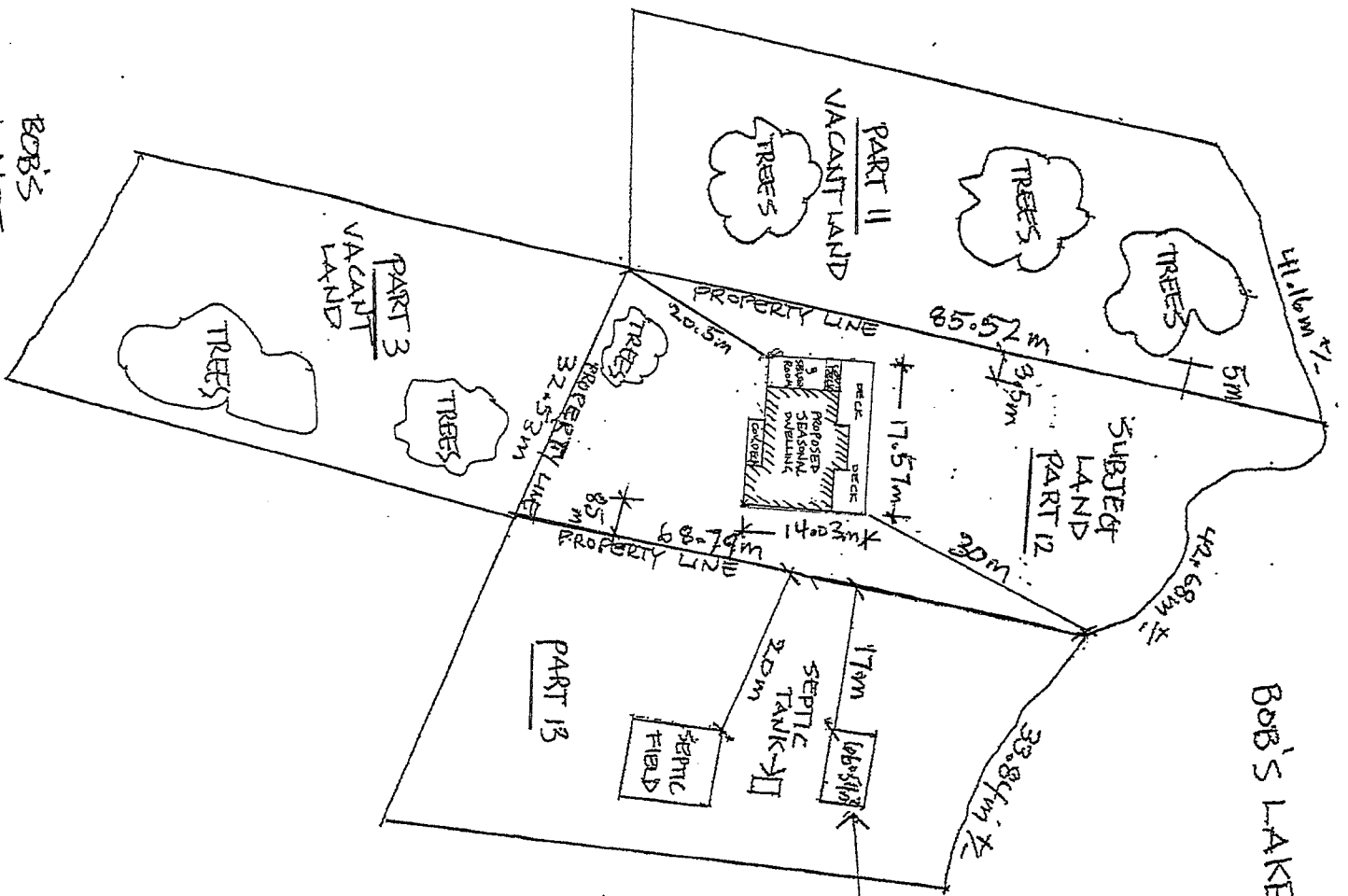
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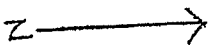
UTM Zone 18 NAD 83

Date: 19/08/2026

BOB'S
LAKE



BOB'S LAKE

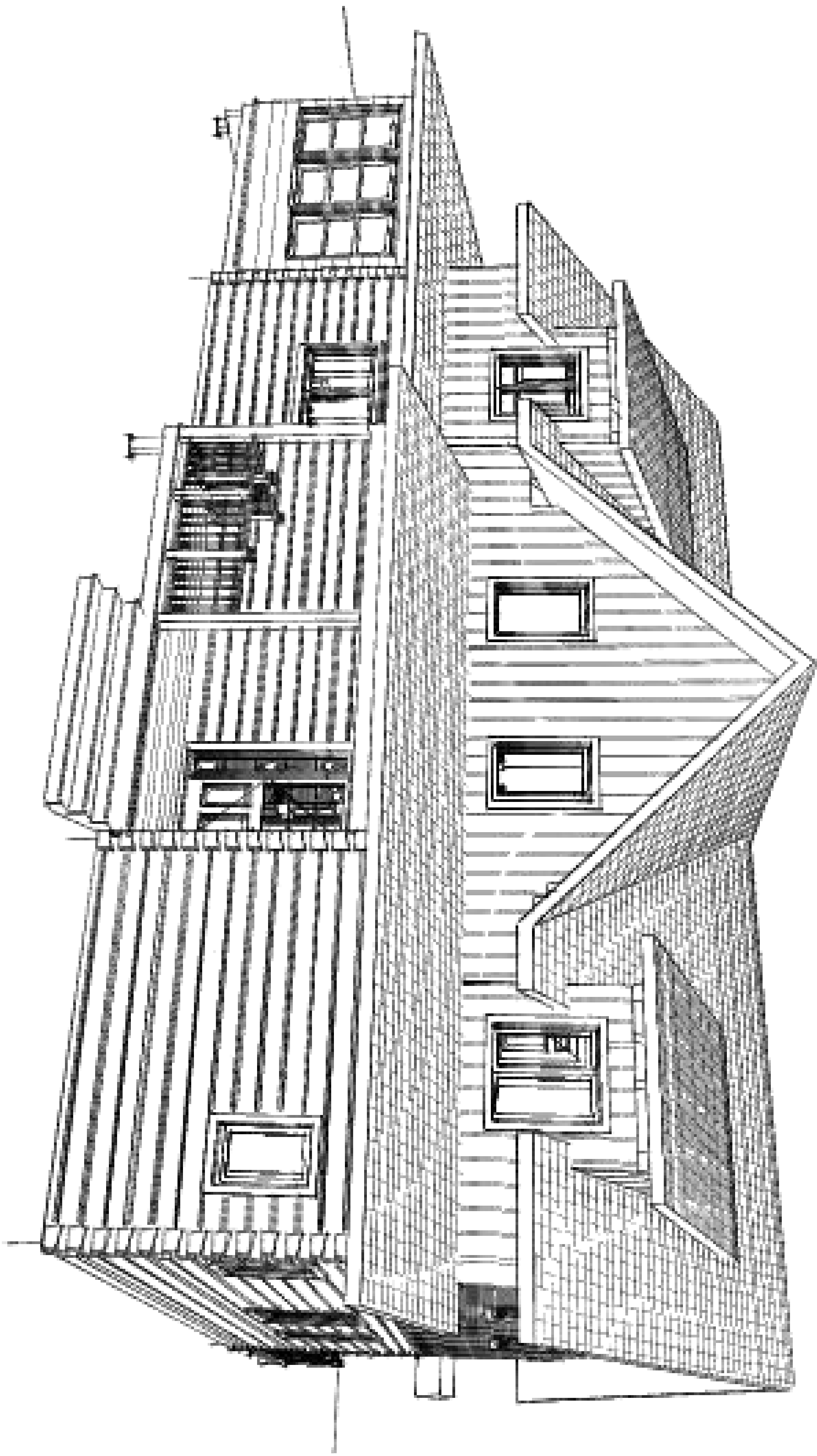


REST OF
NEIGHBOURLY
COTTAGE
DE STROYED
BY FIRE

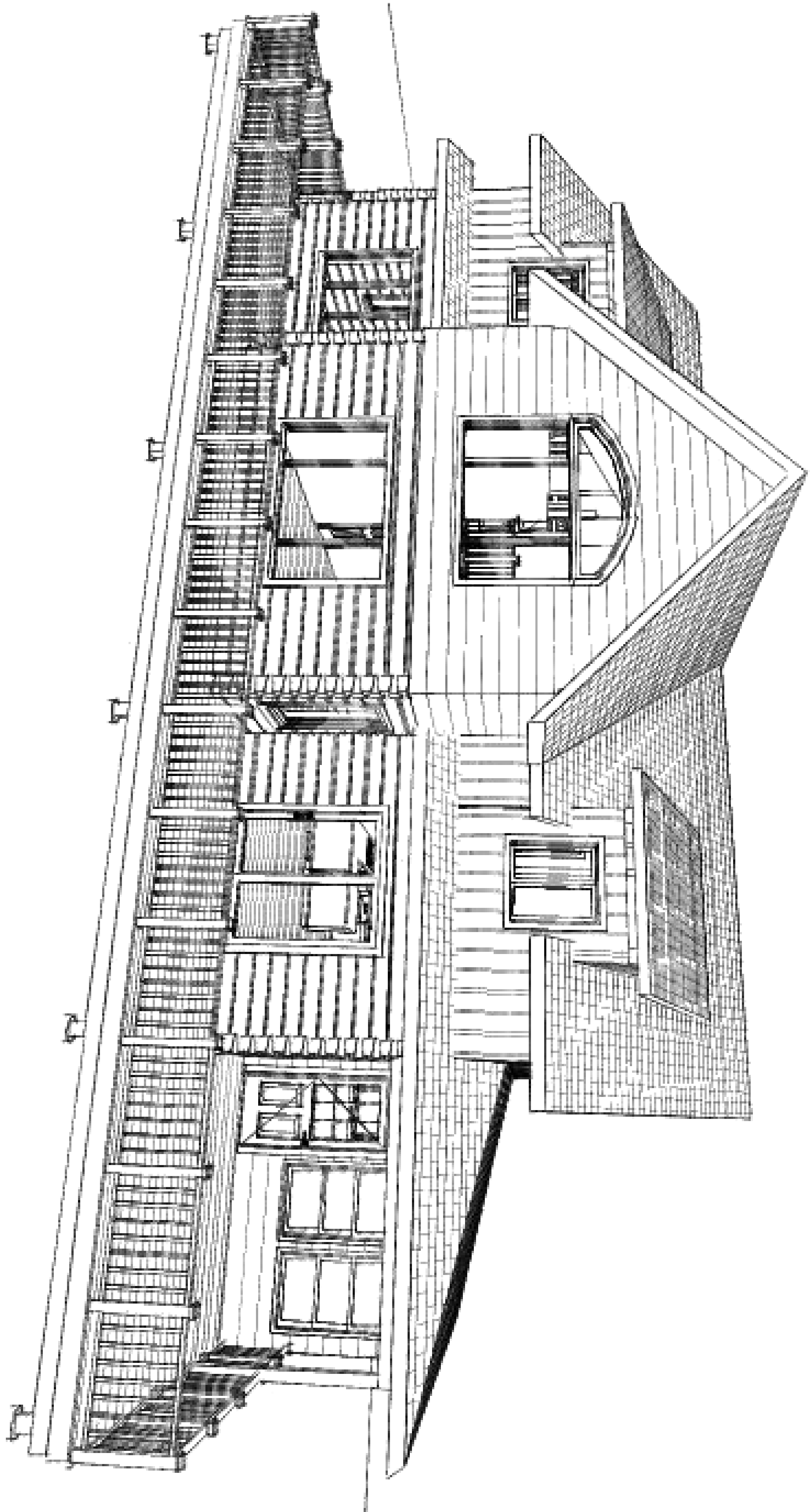
PROPOSED DWELLING
00003 BIRD ISLAND
LOT 25 PART 12 CONCL.
BOB'S LAKE
TOWNSHIP OF BEDFORD
SCALE = 1:800

DRAWING INDEX:

A-101	COVER PAGE
A-201	FRONT & RIGHT ELEVATION
A-202	REAR & LEFT ELEVATION
A-301	FOUNDATION PLAN
A-302	MAIN FLOOR PLAN
A-303	SECOND FLOOR PLAN
A-304	FLOOR FRAMING PLANS & ROOF PLAN
A-305	SECTIONS A-A & B-B
A-306	SECTIONS C-C & D-D
A-307	DETAILS
A-308	GENERAL DETAILS
A-309	GENERAL NOTES



- GENERAL NOTES:
1. LOCATION FOR UTILITY ROOM FOR FURNACE, 'B' VENT AND HOT WATER TANK TO BE CONFERRED UPON REVIEW WITH MECHANICAL CONTRACTOR.
 2. LOCATION FOR PLUMBING STACKS AND SERVING TO BE CONFERRED UPON REVIEW WITH PLUMBING TRADES
 3. LOCATION FOR ELECTRICAL PANEL TO BE CONFERRED UPON REVIEW WITH ELECTRICAL CONTRACTOR
 4. EXTERIOR LOCATION FOR ELECTRICAL METER SERVING TO BE CONFERRED UPON REVIEW WITH OWNER & LOCAL UTILITIES
 5. ALL HVAC SYSTEM REQUIREMENTS TO BE PROVIDED BY OTHERS
 6. CLOTHES DRYER TO BE VENTED TO EXTERIOR
 7. WOOD STOVE & FIREPLACES TO BE INSTALLED AS PER MANUFACTURER'S SPECS & SECTIONS 9.21 & 9.22 OF THE O.B.C.
 8. ALL CHIMNEYS TO COMPLY w/SECTION 9.21 OF THE O.B.C.
 9. ALL RAILINGS TO COMPLY w/SECTION 9.8.8 OF THE O.B.C.
 10. ALL EXTERIOR STAIRS TO COMPLY w/SECTION 9.8 OF THE O.B.C



AREA MATRIX:

TOTAL FOOTPRINT:	2480 SQFT
BUILDING FOOTPRINT:	1451 SQFT
MAIN FLOOR AREA:	1451 SQFT
SECOND FLOOR AREA:	1074 SQFT
3-SEASON ROOM AREA:	164 SQFT
COVERED DECK AREA:	68 SQFT
DECK AREA:	586 SQFT
COVERED PORCH AREA:	110 SQFT

TOTAL WALL AREA:	3190 SQFT
TOTAL GLAZE AREA:	427 SQFT
PERCENT GLAZE:	13.40%

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ANY STRUCTURAL NOTED DESIGNED BY OTHERS IS THE RESPONSIBILITY OF THE OWNER/CONTRACTOR AND SHALL BE VERIFIED BY THE OWNER PRIOR TO SUBMITTING PLANS FOR PERMIT. THE STRUCTURAL PERSON DEEMED QUALIFIED BY THE LOCAL BUILDING OFFICIAL.

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BCIN 32193
Ontario Building Code Registered

Prepared for:
KEVIN & JANET HOADLEY
LOT #2 BIRCH ISLAND
SOUTH FRONTENAC
ON

Project Name
CUSTOM HOME

Project Status
CONSTRUCTION DRAWINGS