



**SOUTH
FRONTENAC**

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

Notice of Hearing on Minor Variance Application PL-ZNA-20260-103

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 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, October 8, 2026

Time: 7:00 PM

Location: 4432 George Street, Sydenham and on Zoom

Application Details

Property Address: 5044 RAMPARTS ROAD

Applicant: BRYAN RIXTEN & NADIA QUICK

Purpose and Effect of the Application

Request to vary Section 7.3.2 of the Rural (RU) Zone under Zoning By-law No. 2003-75, as amended, to allow a 110-square metre (1,180 sq. ft.) detached accessory building (garage/workshop) to have a minimum front yard of 10 metres (33 ft.), where 20 metres (65.6 ft.) is required.

NOTE: A Minor Variance for a detached garage with a 16-metre (52.5-ft) front yard was previously approved by the Committee of Adjustment on July 9, 2026, on the condition that the front yard, as measured between the front (east) lot line and the proposed detached garage, was verified by an Ontario Land Surveyor (OLS). Upon completion of their work, the OLS determined that there was a discrepancy in the previously approved site plan and that the front yard of the proposed detached garage was 11 metres and not the 16 metres previously requested. As such, a new request for relief from the front yard requirement of the Zoning By-law is required.

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.

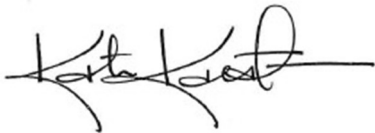
How to Stay Informed: If you wish to be notified of the Committee of Adjustment's decision on the application, you must make a written request to Development Services.

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 September 22, 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-2026-0103

(RIXTEN) 5044 RAMPARTS ROAD

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
license with the Ontario Ministry of Natural Resources © King's
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While the County makes every effort to ensure 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: 1:1,250



UTM Zone 18 NAD 83

Date: 16/06/2026



5088
RAMPARTS
RD

5235
RAMPARTS
RD

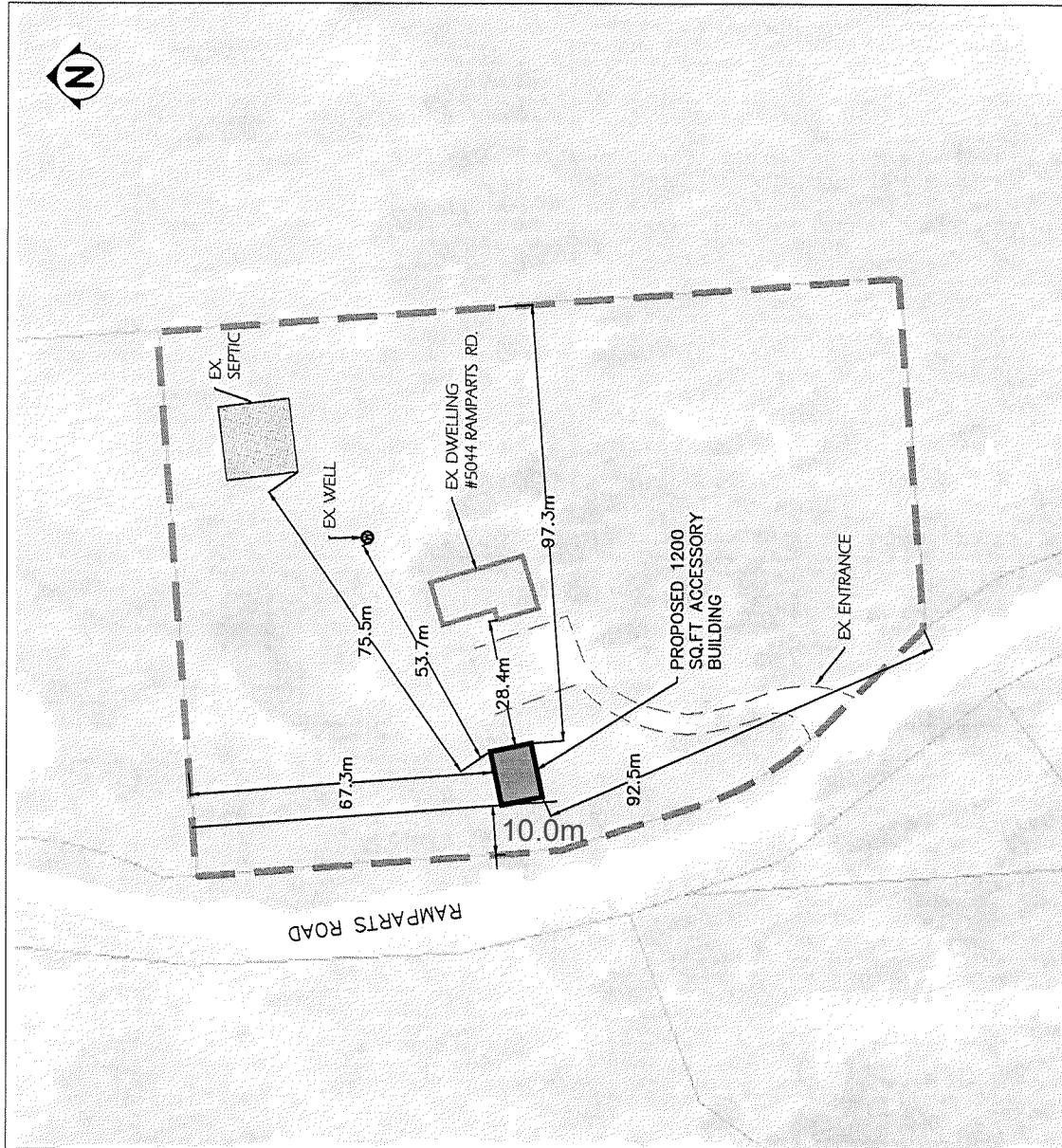
5044
RAMPARTS
RD

5002
RAMPARTS
RD

RAMPARTS ROAD

5003
RAMPARTS
RD





General Notes

1. ALL DIMENSIONS ON THIS PLAN ARE IN METERS UNLESS OTHERWISE NOTED.
2. THIS IS NOT A PLAN OF RECORD. IT IS A PRELIMINARY PLAN FOR PROPERTY BOUNDARY AND SITE FEATURES HAS BEEN COMPILED FROM AVAILABLE RECORDS AND TOPOGRAPHIC MAPPING.

EXISTING LOT LINE
EXISTING WELL

1.	Issued for Review	Issue
No.	Revision/Issue	Date

5044 RAMPARTS RD.
BATTERSEA, ON
KOH 1HD

Project: 5044-R Sheet:
Date: 03/27/26 PLOT-PLAN
Scale: 1:1000