



**SOUTH
FRONTENAC**

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 & Minor Variance Application PLZNA20260087

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: 10 September, 2026

Time: 7:00 p.m.

Location: 4432 George Street, Sydenham and on Zoom

Application Details

Property Address: 1671 BURNT HILLS ROAD

Applicant: Lee Chamberlain

Agent: Gay Chamberlain

Purpose and Effect of the Application

The owner is proposing to increase the height of the existing dwelling and build a new detached garage. The application seeks permission to increase the height of the dwelling within 30 metres of Dog Lake, as well as minor variances to Sections 8.3.2 and 5.24.1 of the Zoning By-law for the new detached garage related to the front yard setback and accessory building lot coverage provisions.

The proposed addition would increase the height of the dwelling by 0.9 metres (3 feet). The proposed garage would be 80.2 m² (864 sq. ft.) The detached garage is proposed to be located 15 metres from the front lot line, whereas Section 8.3.2 requires a setback of 20 metres. The proposed garage would also increase the total lot coverage of accessory buildings to 0.7%, whereas Section 5.24.1 requires the lot coverage of all accessory buildings to not exceed the lot coverage of the principal dwelling, which is currently 0.5%.

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.

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.

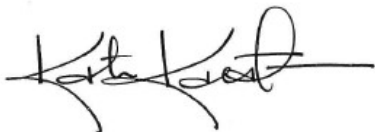
How to Stay Informed: If you wish to be notified of the Committee of Adjustment's decision on the application, you must make a written request to Development Services.

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 stylized, flowing script.

Kate Kaestner
Secretary-Treasurer, Committee of Adjustment



**SOUTH
FRONTENAC**

PL-BDJ-2026-0087

**(CHAMBERLAIN)
1671 BURNT HILLS 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
Printer for Ontario, 2026.

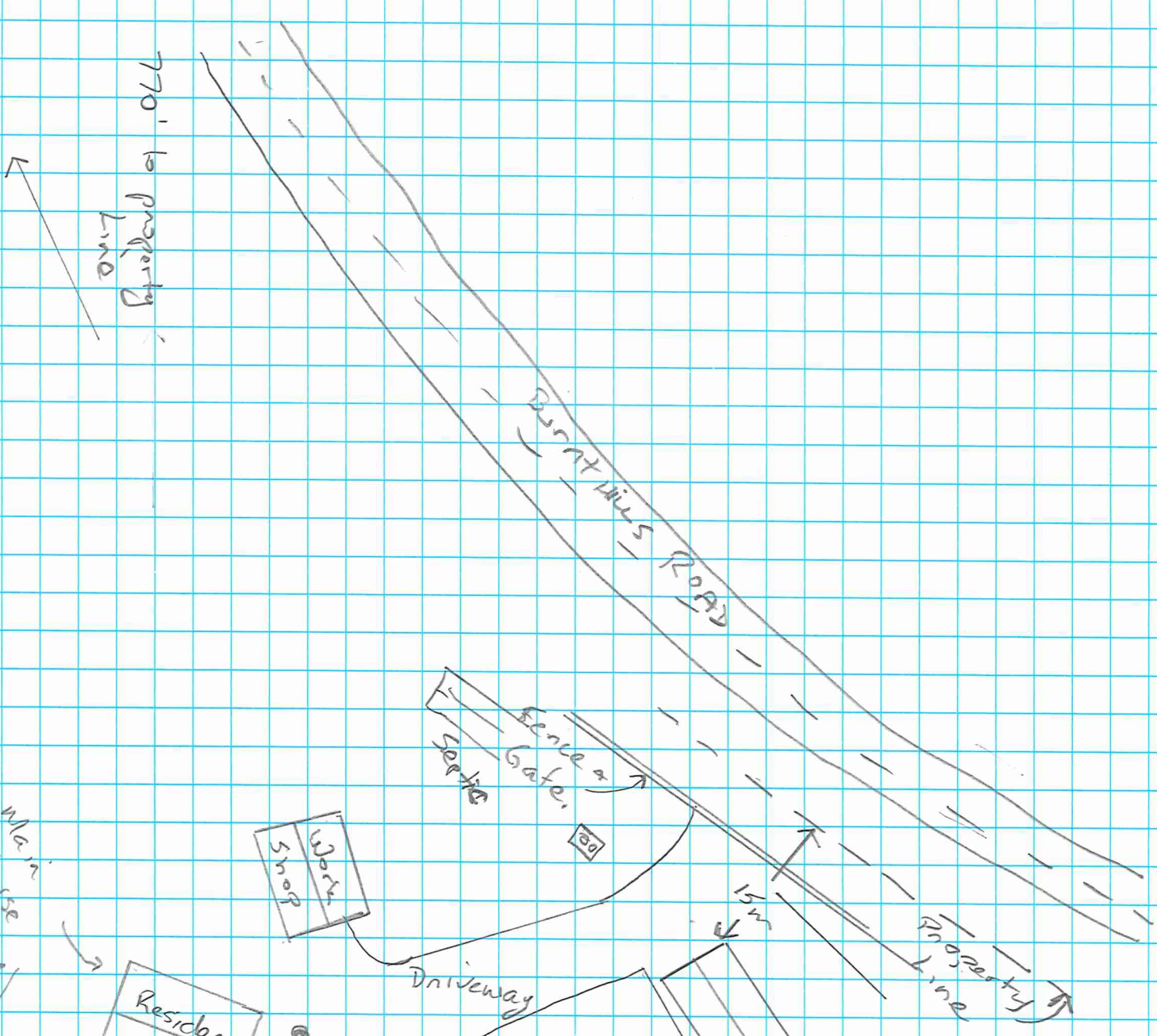
While the County makes every effort to insure that the information
presented is accurate for the intended uses of this map, there is an
inherent error in all mapping products, and accuracy of the mapping
cannot be guaranteed for all possible uses. This map displays basic
topographic features only.

Scale: 1:2,000



UTM Zone 18 NAD 83

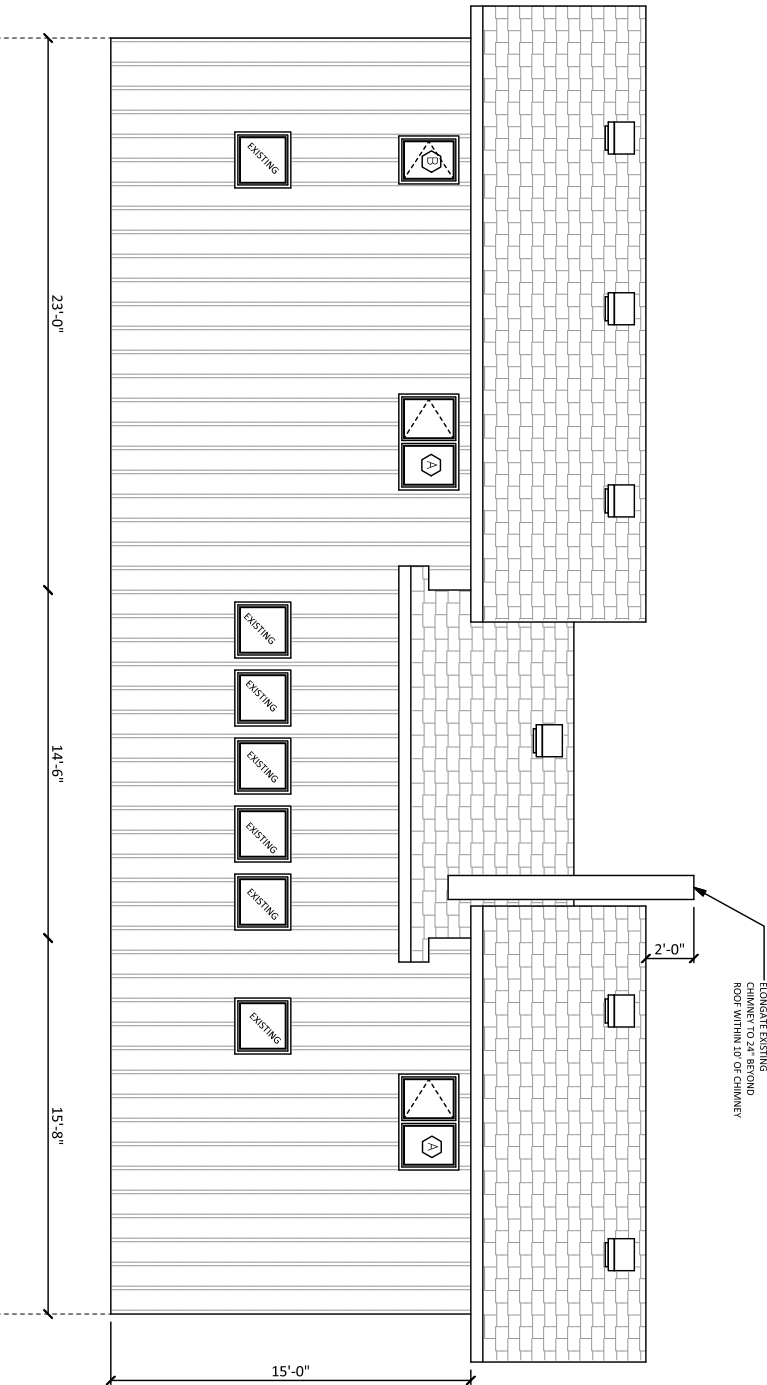
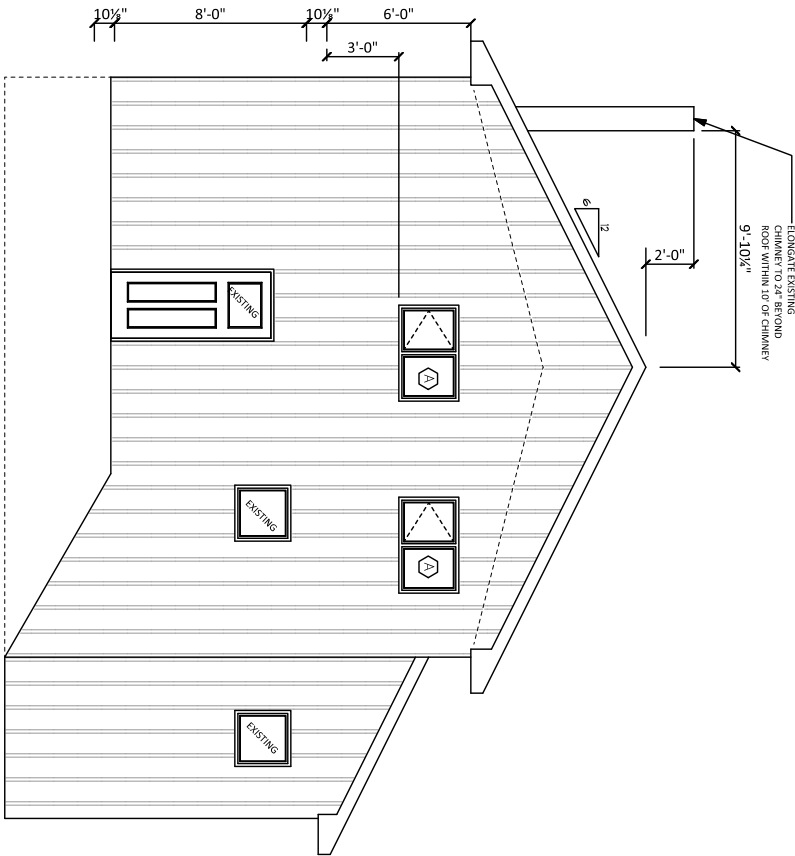
Date: 07/08/2026



1700 Lake

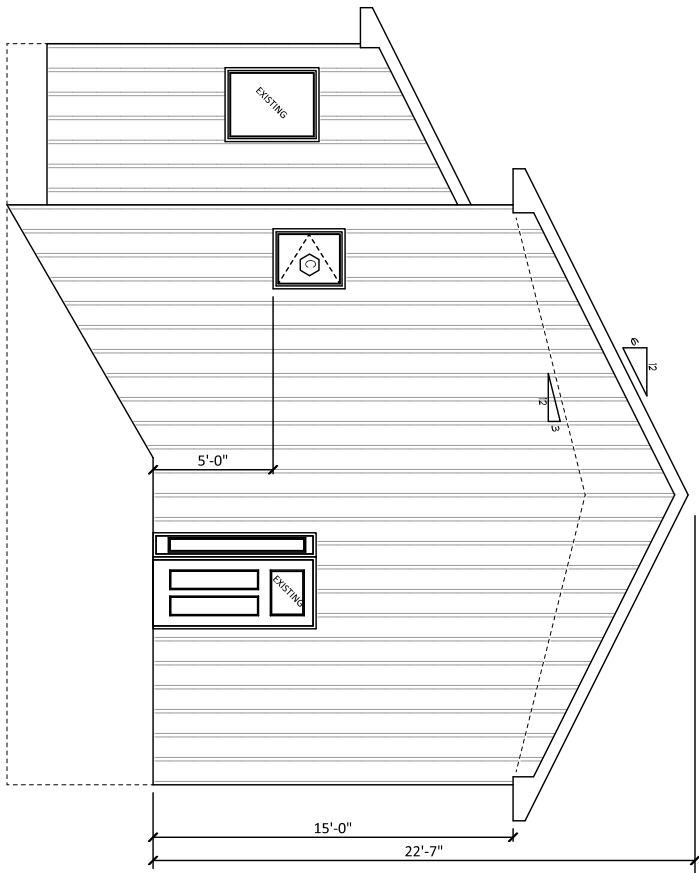
Scale 1/4" (1 Box) = 1 foot

180' to property line

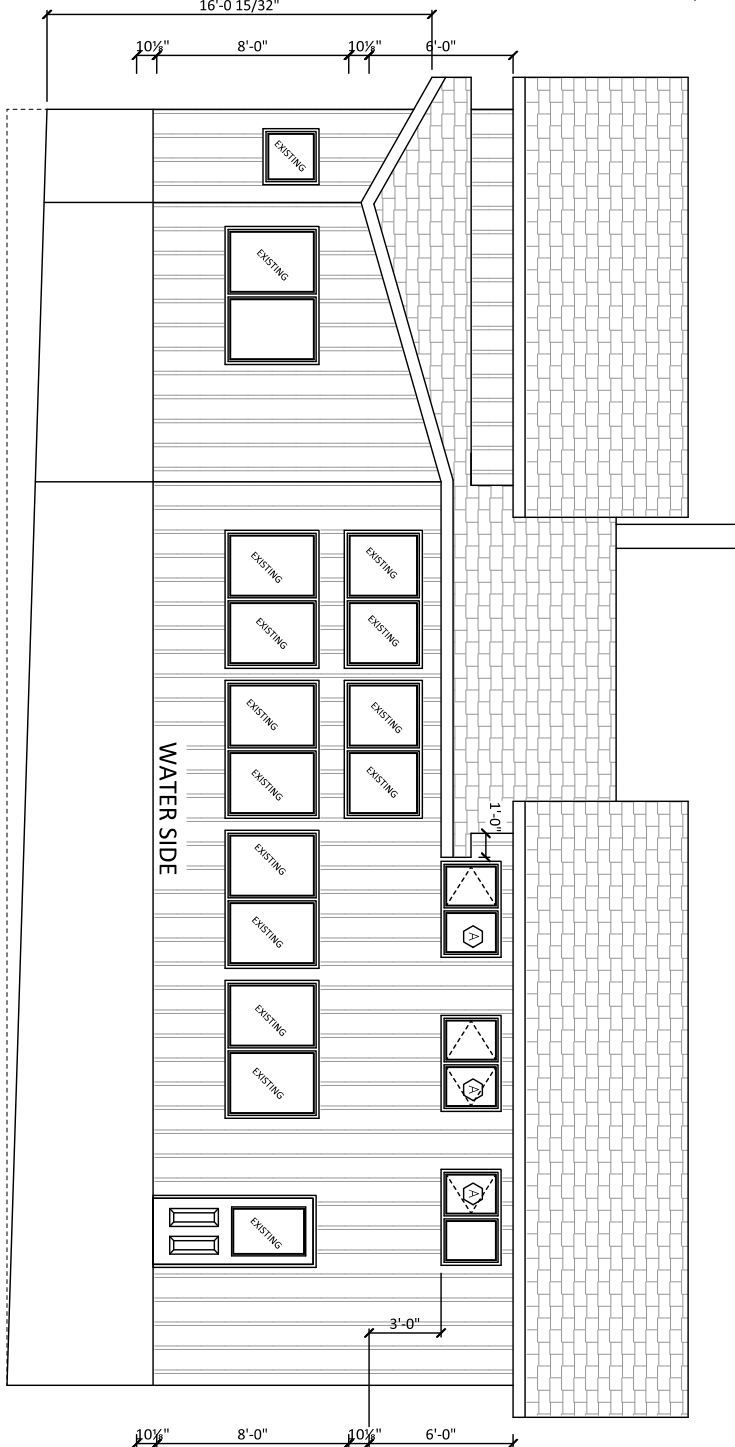


REAR ELEVATION

SIDE ELEVATION



FRONT ELEVATION (ROAD)



SIDE ELEVATION (WATER)

ELEVATIONS

THESE PLANS FOR THE BASIS FOR PERMIT ISSURANCE AND ANY DEVIATION FROM THESE PLANS AND DETAILS, INCLUDING THE VENTILATION OR HEATING SYSTEMS, WOOD STOVES, FIREPLACES, DECKS, BALCONIES AND FINISHED BASEMENT, WILL REQUIRE A REVISED DRAWING AND CLEARANCE BY THE BUILDING INSPECTION DEPARTMENT

AREA 0000.0 ft²

LOCATION

1671 BURNT HILLS Rd
SOUTH FRONTENAC

SCALE

1/8" = 1'-0"

DATE

JULY 2, 2026

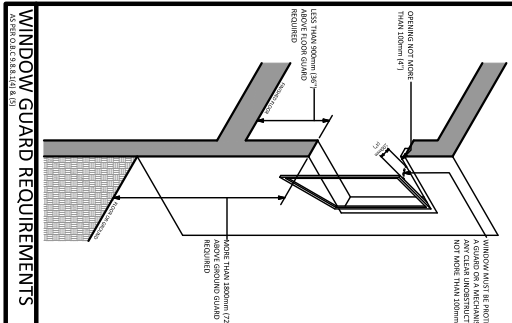
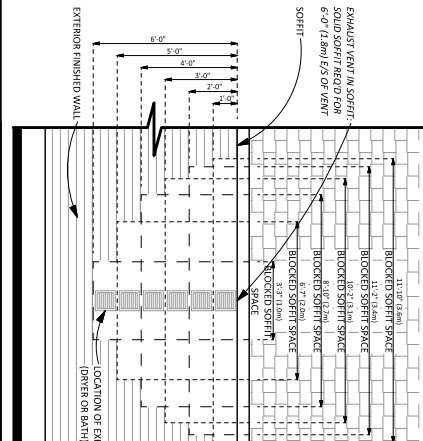
DRAWN BY

JORDAN VAN LEUKEN

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OUTDOOR INTAKE & EXHAUST OPENINGS

OUTDOOR INTAKE AND EXHAUST OPENINGS FOR ROOM VENTILATION TO BE LOCATED 6'-0" (1.8m) FROM VENTED SOFFITS IF EXHAUST IS LOCATED IN SOFFIT IT IS TO BE SOLID FOR A DISTANCE OF 6'-0" (1.8m) ON EACH SIDE OF THE EXHAUST OUTLET IF EXHAUST IS LOCATED IN A SIDE WALL THAT IS LESS THAN 6'-0" (1.8m) FROM A SOFFIT, THAT SOFFIT IS TO BE SOLID OR BLOCKED



WINDOW SILL BE AT LEAST 4\"/>

TOTAL GLAZED OPENINGS	
TOTAL AREA OF EXTERIOR WALLS	2,815.4 SQ.FT
TOTAL AREA OF GLAZED OPENINGS	399.6 SQ.FT
TOTAL PERCENTAGE OF GLAZED OPENINGS	14.2 %

UNIT	DISCRIPTION	R.S.O	OPERATOR
A	CASEMENT	49" X 31"	YES
B	CASEMENT	25" X 31"	YES
C	CASEMENT	31" X 37"	YES

ALL WINDOWS TO CONFORM TO CSA A44051 AS PER O.B.C. 9.7.4
WINDOW OPERATORS AND GRILLS AS SHOWN ON ELEVATIONS
ALL WINDOWS TO BE LOW "E" ARGON GAS RESTRICTORS REQUIRED FOR WINDOWS WHERE SILL IS LESS THAN 900mm (2'-11") ABOVE INTERIOR OR GREATER THAN 1800mm (5'-11") ABOVE GROUND/FLOOR ON OTHER SIDE OF WINDOW