



Notice of Hearing on Legal Non-Conforming Use Permission Application PL-ZNA-2026-0107

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: Thursday, October 8, 2026

Time: 7:00 PM

Location: 4432 George Street, Sydenham (Council Chamber) and on Zoom

Application Details

Property Address: 300 MAPLE GROVE LANE

Applicant: JOHN AND CONNIE CARTER

Purpose and Effect of the Application

Seeking permission under Section 45(2) of the *Planning Act* to enlarge a legal non-conforming building located within 30 metres (98.4 ft.) of the highwater mark of Bobs Lake, including: (1) demolition and replacement of an attached, uncovered deck and entry stairs with an overall footprint of 52 square metres (560 sq. ft.); (2) construction of a new attached enclosed deck (gazebo) with an overall footprint of 18.5 square metres (200 sq. ft.) and building height of 3.6 metres (11.8 ft.); and, (3) demolition and replacement of a detached shed with an overall footprint of 8 square metres (86 sq. ft.).

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.

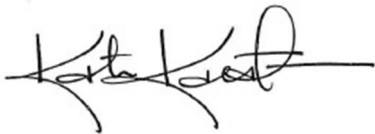
How to Stay Informed: If you wish to be notified of the Committee of Adjustment's decision on the application, you must make a written request to Development Services.

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

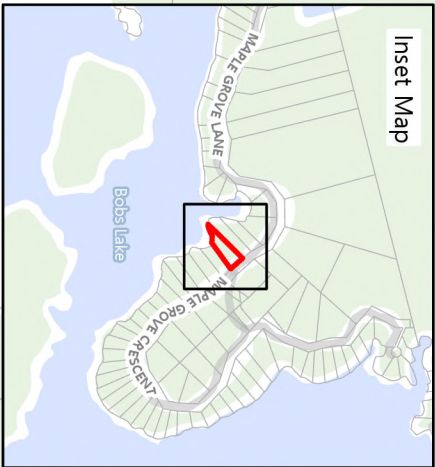
Collection of Personal Information: Personal information is collected in order to gather feedback and communicate with interested parties regarding this development proposal. This information is collected under the authority of the *Planning Act* and in accordance with the *Municipal Freedom of Information 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-2026-0107

**(CARTER)
300 MAPLE GROVE LANE**

Legend

 **Subject Lands**

 **Wetland**

 **Wooded Area**

 **Lake Trout Lake - At Capacity**

 **Lake Trout Lake - Not at Capacity**

 **Non-Lake Trout Lake - At Capacity**

 **Non-Lake Trout Lake - Not 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.

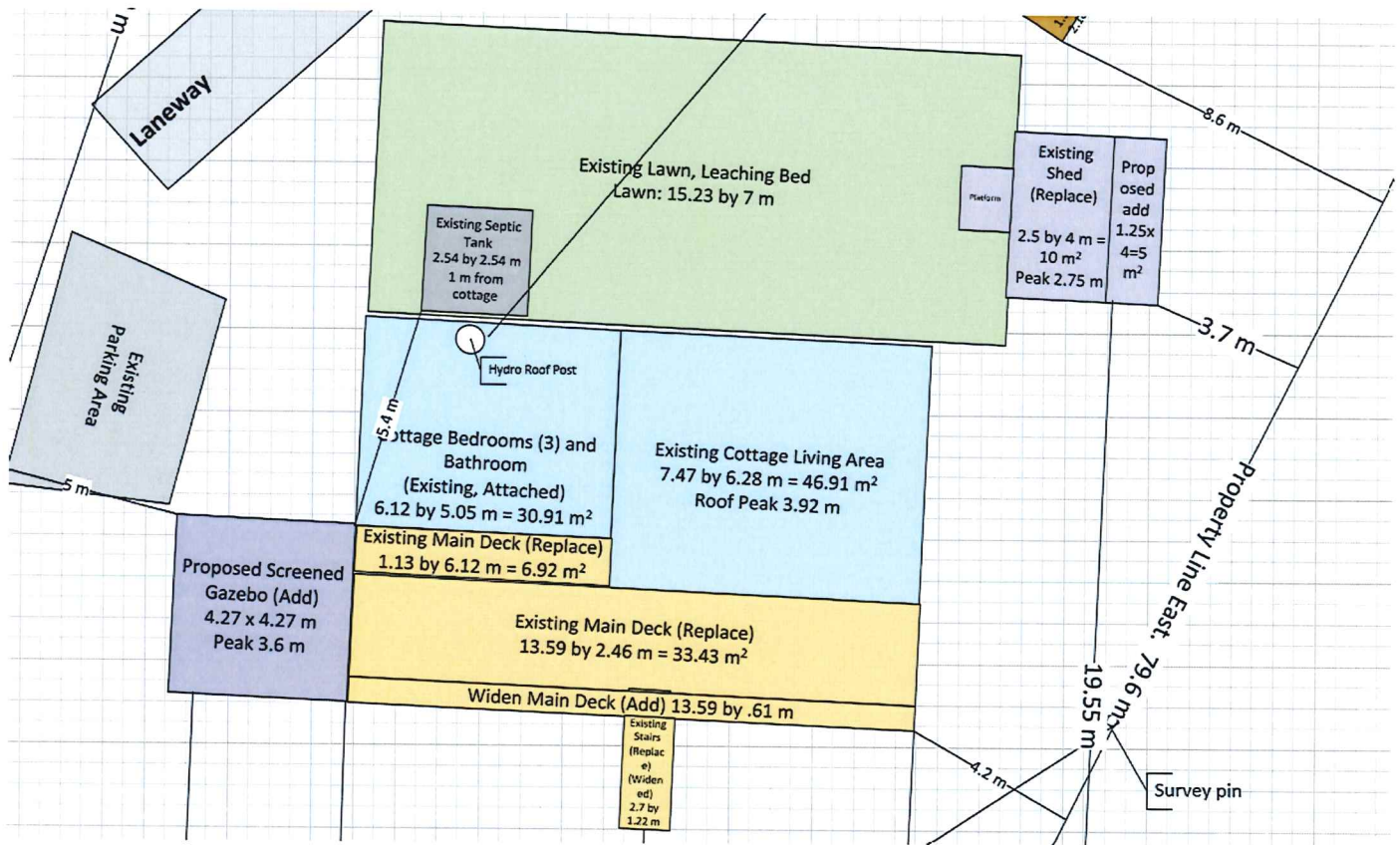
Scale: 1:1,000



UTM Zone 18 NAD 83

Date: 21/09/2026

Plot Plan Proposed - Zoom in 1 of 2



Distance to neighbours wells and septic:

West neighbour:

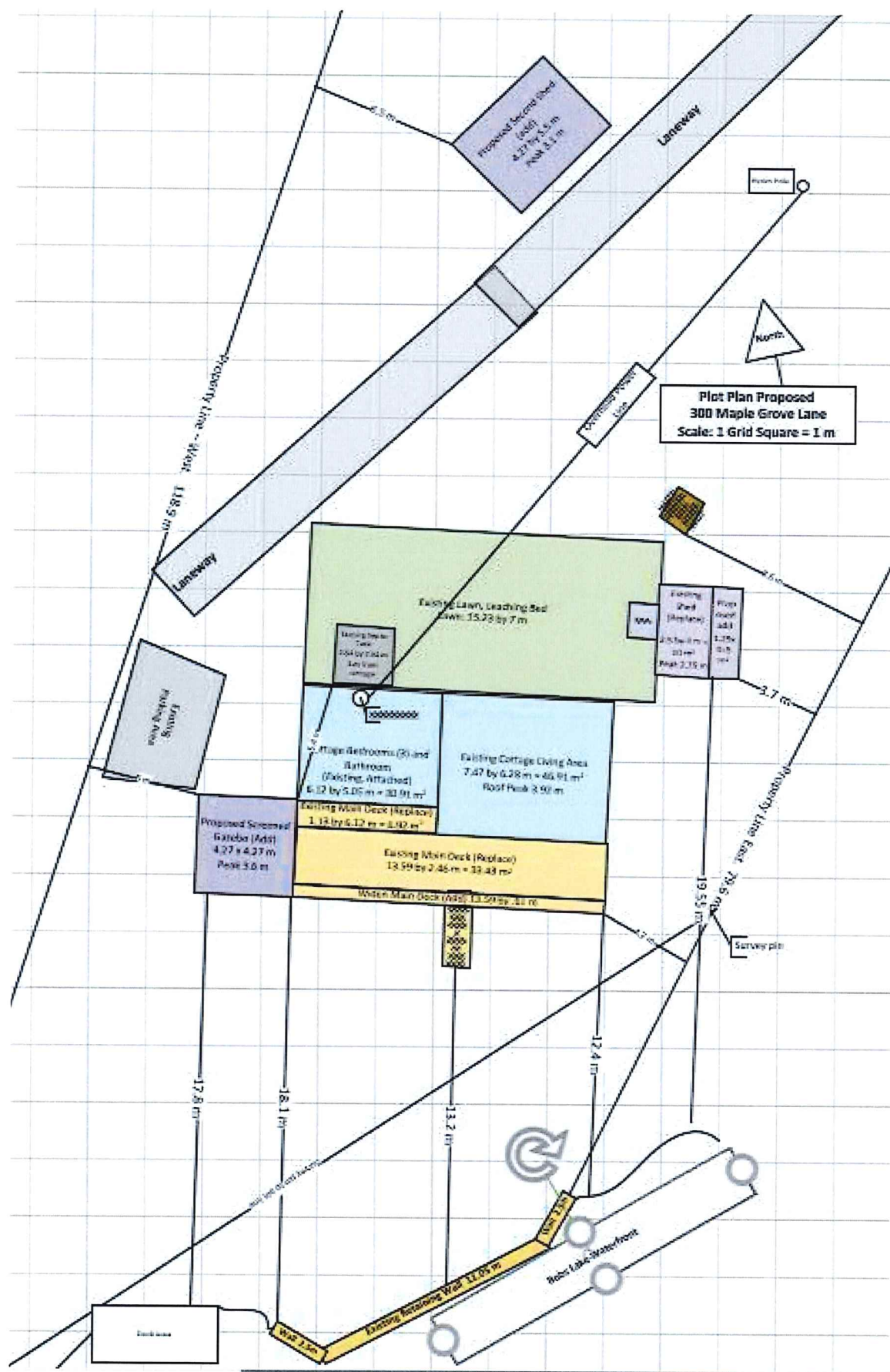
- No well.
- Their septic bed: Proposed gazebo - distance to their Septic is 24.4 m

East neighbour:

- Their well: Closest point on our property (east corner of south retaining wall) to their well is 16.1 m
- Their septic bed: Closest point to existing shed is 20.1 m

Overall Lot Coverage

Building	Square Meters
Cottage	77.8
Deck	48.6
Gazebo	18.2
Old Shed	15.0
New Shed	23.5
Outhouse	2.2
Total	185.0
Lot	3035.0
Coverage	6.1%



Plot Plan – Existing
300 Maple Grove Lane
Scale: 1 Grid Square = 1 m

