



**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 Application PLZNA20260095

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: October 8, 2026

Time: 7:00 p.m.

Location: 4432 George Street, Sydenham and on Zoom

Application Details

Property Address: 3424 LAKESIDE ROAD

Agent: Boulevard Group (Jason Sands)

Owner: Julia Heyhoe

Purpose and Effect of the Application

The owner has applied to increase the area and height of a boathouse on Loughborough Lake. The property is developed with an existing dwelling, boathouse and dock area. The owner proposes to reduce the dock area and construct a new boathouse in a similar footprint with an unenclosed observation deck on its roof.

The new dock area would have a 60sqm footprint, which is less than the 102.5 sqm footprint existing.

The new boathouse would project 6m further onto Loughborough Lake. The new boathouse would have a 69.5sqm footprint, which is larger than the 20.8sqm footprint area of the existing boathouse. The height is proposed to increase from approximately 2.9m to 3.7m.

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.

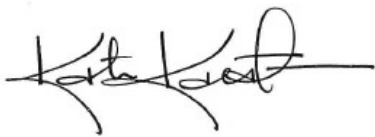
How to Stay Informed: If you wish to be notified of the Committee of Adjustment's decision on the application, you must make a written request to Development Services.

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

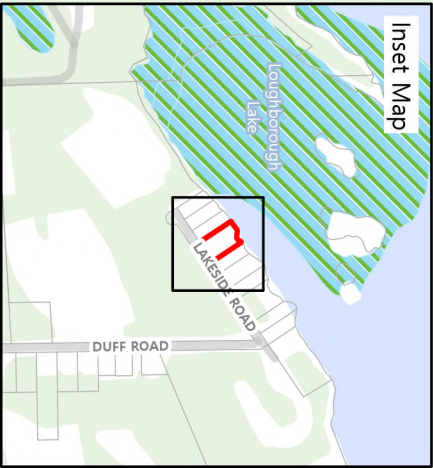
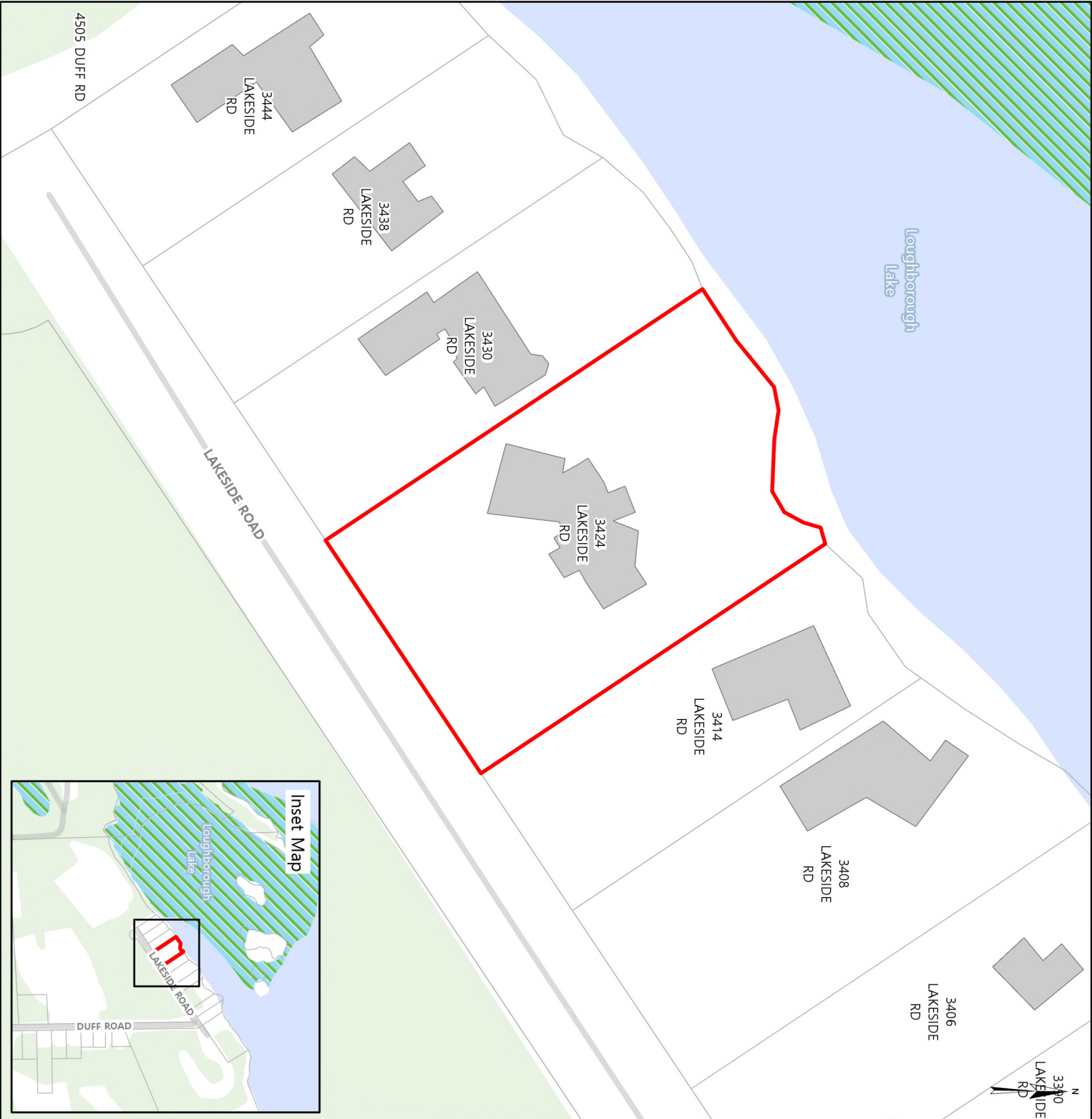
Collection of Personal Information: Personal information is collected in order to gather feedback and communicate with interested parties regarding this development proposal. This information is collected under the authority of the *Planning Act* and in accordance with the *Municipal Freedom of Information 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 September 25, 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-2026-0095

**(HAYHOE)
3424 LAKESIDE 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: 1:1,000



UTM Zone 18 NAD 83

KEY MAP
N.T.S.

N.T.S.

LOUGHBOROUGH
LAKE

#3406

#3408

#3414

#3424
SUBJECT
PROPERTY

#3430

LAKESIDE ROAD

#4505
DUFF ROAD

TOTAL EXISTING: 123.3M²
TOTAL PROPOSED: 129.5M²
DIFFERENCE: 6.2M²



51.9m
ACTUAL 57.4m

PROPOSED
BOATHOUSE
+/-69.5M²

EXISTING
BOATHOUSE
+/-20.8M²

PROPOSED
ON LAND
PEDESTRIAN
WALKWAY
+/-4.3M²

PROPOSED
REDUCED DOCK
AREA
+ / - 60M²

EXISTING
DOCK
+/-102.5M²

General Notes

1. ALL DIMENSIONS ON THIS PLAN ARE IN METERS UNLESS OTHERWISE NOTED.
2. THIS IS NOT A PLAN OF SURVEY, THE INFORMATION FOR PROPERTY BOUNDARY AND SITE FEATURES HAS BEEN COMPILED FROM AERIAL IMAGERY AND TOPOGRAPHIC MAPPING.

EXISTING LOT LINE



EXISTING DOCK

EXISTING BOATHOUSE

PROPOSED
AREAPROPOSED
BOATHOUSE

1.	Issued for Review	
No.	Revision/Issue	Date



3424 LAKESIDE ROAD
SOUTH FRONTENAC, ON
K0H 1H0

Project: 26061 Sheet:

Date: 07/08/26

DATE: 07/08/20
SITE
PLOT-PLAN

