



**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 PLZNA20250011

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: November 13, 2025

Time: 7:00 p.m.

Location: 4432 George Street, Sydenham and on Zoom

Application Details

Property Address: 4571 STAIR STEP LANE

Applicant: Christopher Jorgensen

Agent: Peter Jorgensen

Purpose and Effect of the Application

This application seeks permission to enlarge two legal non-conforming cottages. The applicant proposes to replace the two existing cottages (38sqm & 54sqm) and 58sqm of attached decking with one cottage in a similar footprint. The proposed two-storey cottage would have a building height of 10m, a building footprint of 156.2sqm, and would be setback 14m from the highwater mark of Dog Lake and 4m from the top of bank.

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.

www.southfrontenac.net

South Frontenac is a welcoming and thriving rural community.

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.

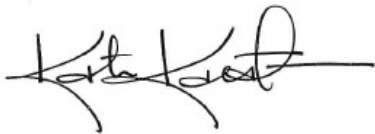
How to Stay Informed: If you wish to be notified of the Committee of Adjustment's decision on the application, you must make a written request to Development Services.

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.

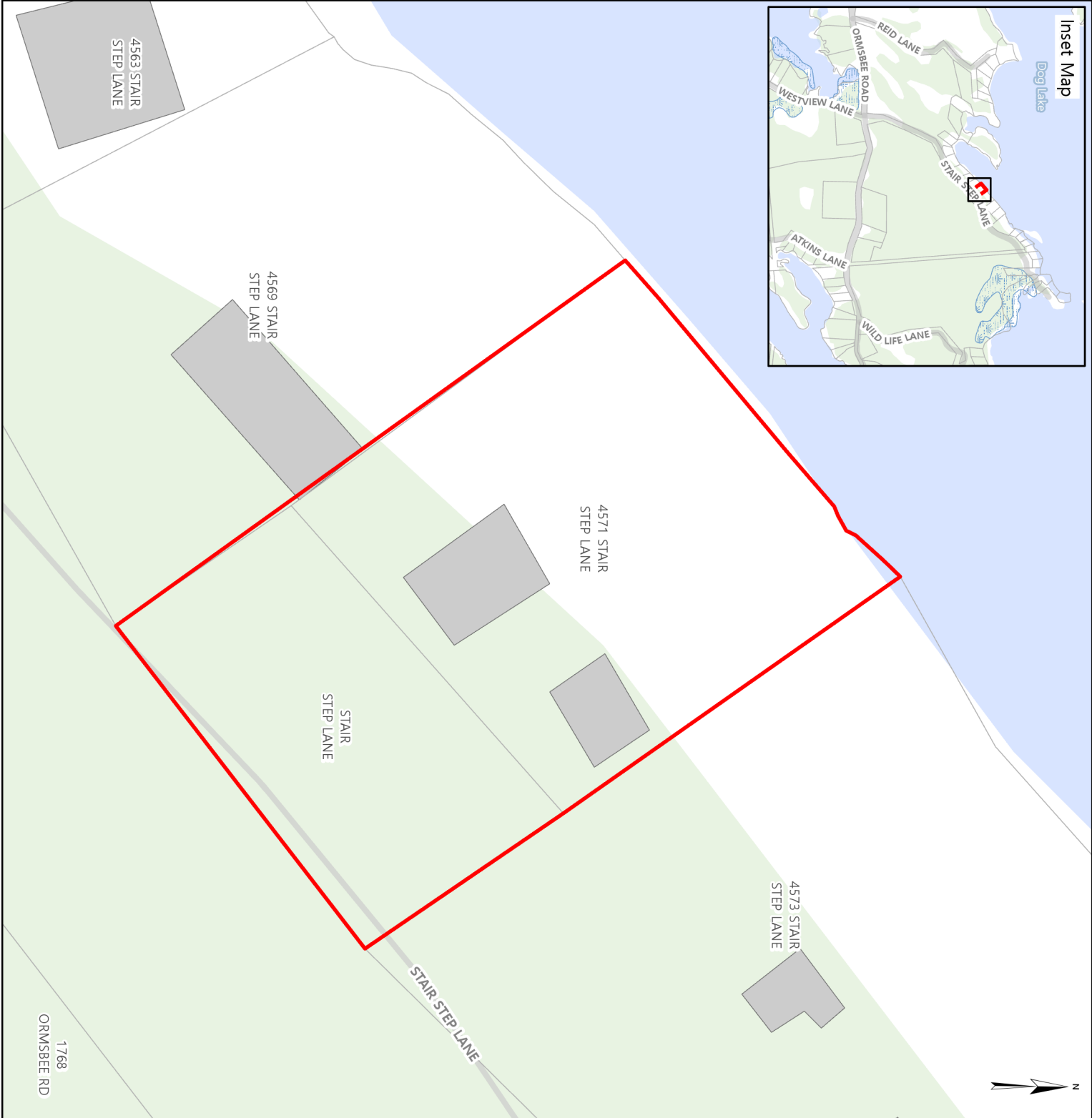
Council and committee meetings are broadcast live over the internet. If you speak at the meeting your voice will be heard in the broadcast. Broadcasts are archived and continue to be publicly available. Direct any questions on this to the Clerk by email at jthompson@southfrontenac.net or by calling 613-376-3027.

Dated at Sydenham, Ontario on October 31, 2025.

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

Inset Map



**SOUTH
FRONTENAC**

PL-ZNA-2025-0011

**(JORGENSEN)
4571 STAIR STEP LANE**

Legend

 Subject Lands

 Wetland

 Wooded Area

 Lake Trout Lake - At Capacity

 Lake Trout Lake - Not at Capacity

 Non-Lake Trout Lake - At Capacity

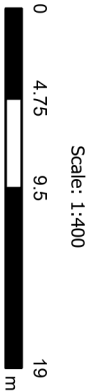
 Waterbody

 Township Boundary

 Road

Produced by the County of Frontenac under license with the Ontario Ministry of Natural Resources © King's Printer for Ontario, 2025.

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.



UTM Zone 18 NAD 83

Date: 2025-10-29

Owner's Real Property Report (PART 1)
PART of LOT 18, CONCESSION 9
in the Township of STORRINGTON
in the TOWNSHIP of SOUTH FRONTENAC
FRONTENAC



PRIMER SURVEYING LIMITED
-2000-

Dog Lake
PIN 36288-0574
Water's Edge July 17, 2000

LOT 3
Instrument No. 62
PIN 36288-0019

PROPOSED
REVISED 8/1/2025

Purchase Under contract
Closing 8/30/25
Closed 9/16/25

Instrument No. 389018
PIN 36288-0019

REGISTERED PLAN No. 832

Right of Way

20.117 Wide Road Allowance According to Registered
PIN No. 36288-0190

RECEIVED
MAY 06 2025
TOWNSHIP OF SOUTH FRONTENAC
BUILDING DEPARTMENT

C Jorgensen

Road Al
Conc

2' & W
14'00"E
24'00"E
832 & Set

"REFERENCE LINE"

(R.P. 832 & Set)
N60°24'00"E

62.453
(R.P. 832 & Set)

9.144
(Inst. 389018 & Set)
31.226

Found IIP (681)
Set SSIB

Privy Clear
by 0.07

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30/4

Proposed

Revised s/he/s

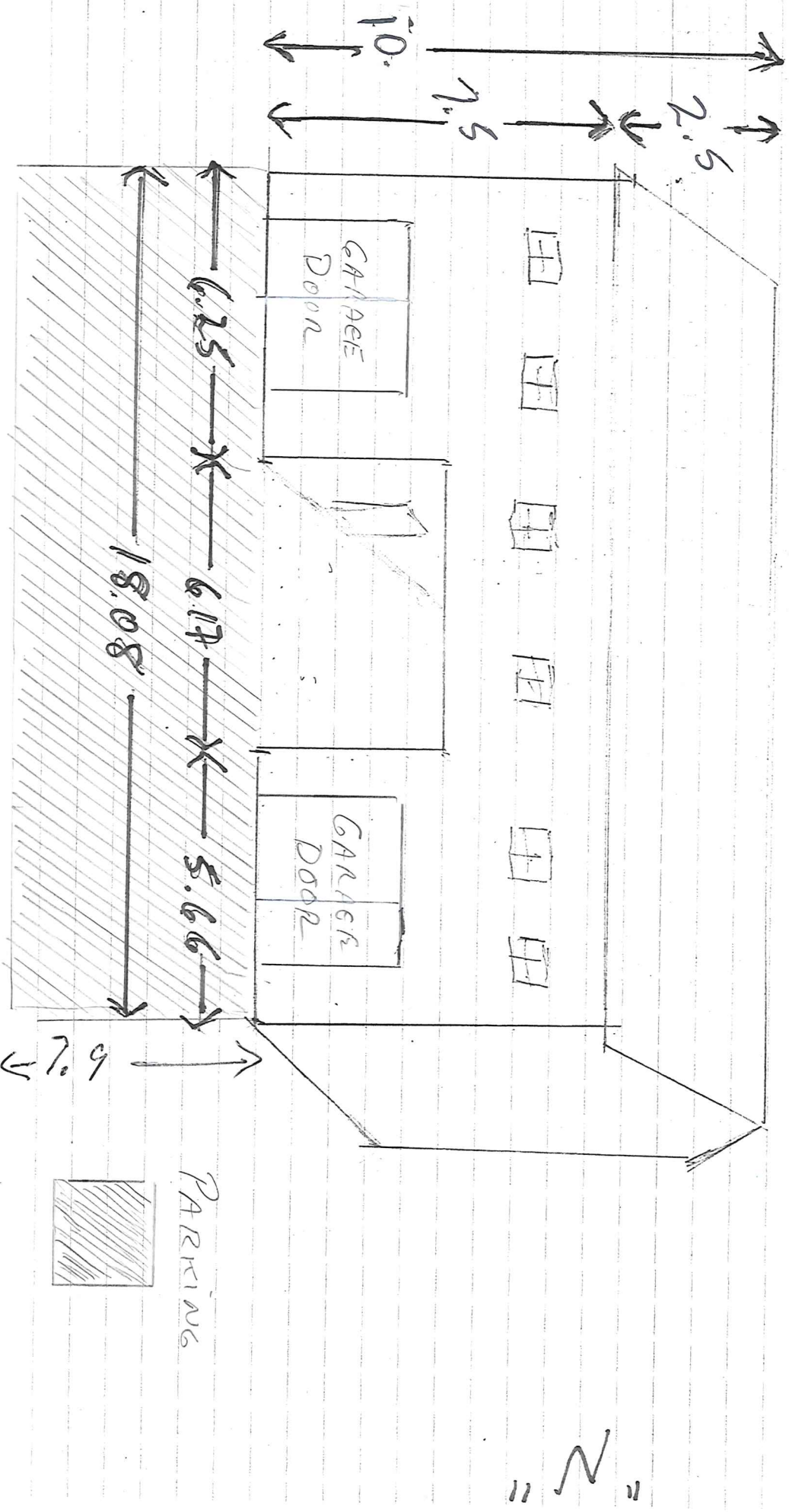
additional height

C Jorgensen

RECEIVED

MAY 06 2025

TOWNSHIP OF SOUTH
FRONTENAC
BUILDING DEPARTMENT



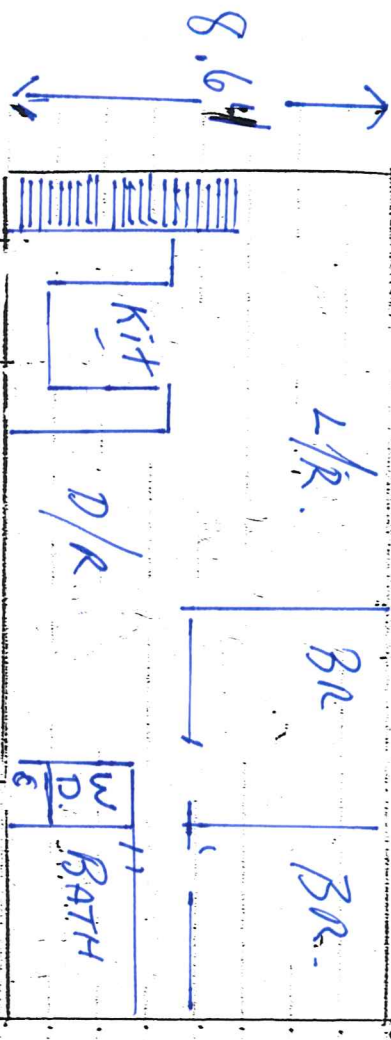
4/4

2nd Floor

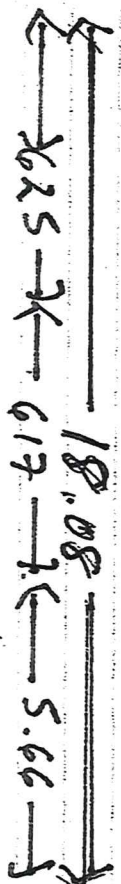
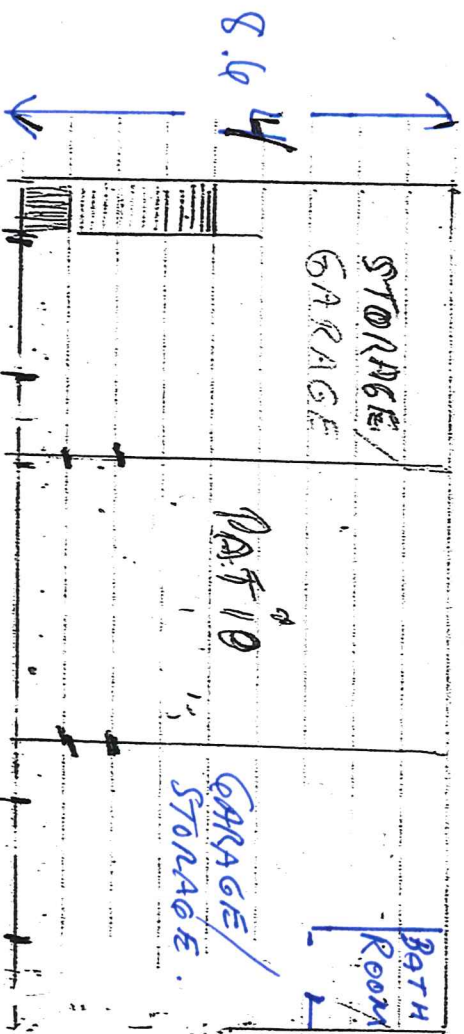
PROPOSED Floor Plan

C. Jorgensen

Revised 8/16/25



GROUND FLOOR



2