



Notice of Hearing on Legal Non-Conforming Use Permission Application PLZNA20260012

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 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: April 09, 2026

Time: 7:00 p.m.

Location: 4432 George Street, Sydenham and on Zoom

Application Details

Property Address: 305 HILLCREST LANE

Applicant: HALL TRENT MICHAEL

Owner: Neil and Heidi Weitzman

Purpose and Effect of the Application

The property has a cottage with an attached deck that is 14 metres from Burrige Lake at its closest point. The owners propose to demolish the cottage and to construct a year-round home in its place. The new house would have a slightly larger footprint and height. The new house would be 1995 square feet and have a walkout basement. There would be a 210 square foot deck and a 192 square foot covered patio.

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.

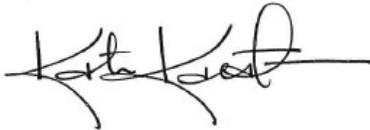
How to Stay Informed: If you wish to be notified of the Committee of Adjustment's decision on the application, you must make a written request to Development Services.

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 March 27, 2026.

A handwritten signature in black ink, appearing to read 'Kate Kaestner', with a long horizontal flourish extending to the right.

Kate Kaestner
Secretary-Treasurer, Committee of Adjustment



SOUTH FRONTENAC

PL-ZNA-2026-0012

**(WEITZMAN) (HALL)
305 HILLCREST LANE**

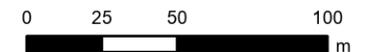
Legend

- 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, 2026.

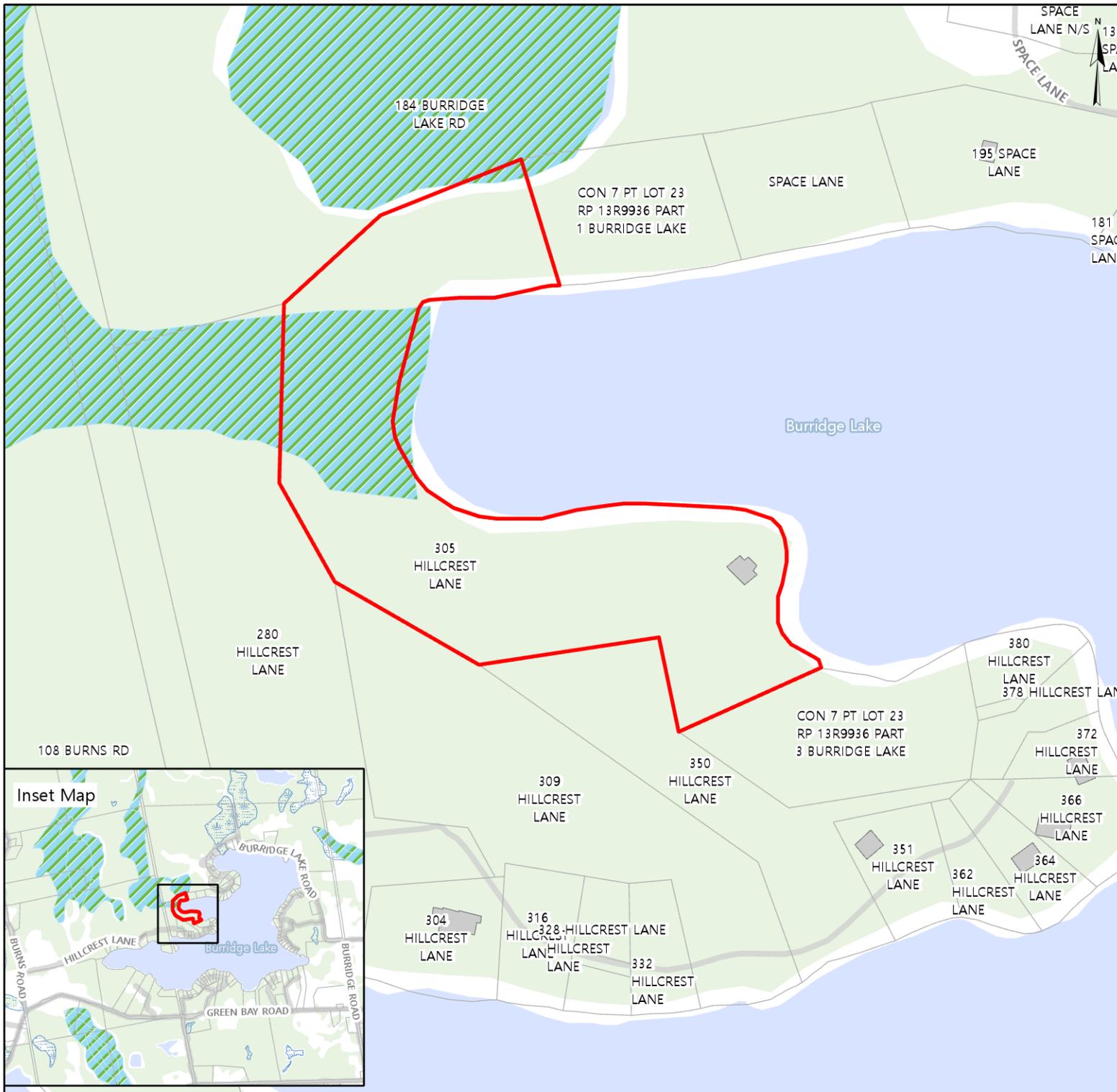
While the County makes every effort to insure that the information presented is accurate for the intended uses of this map, there is an inherent error in all mapping products, and accuracy of the mapping cannot be guaranteed for all possible uses. This map displays basic topographic features only.

Scale: 1:2,500

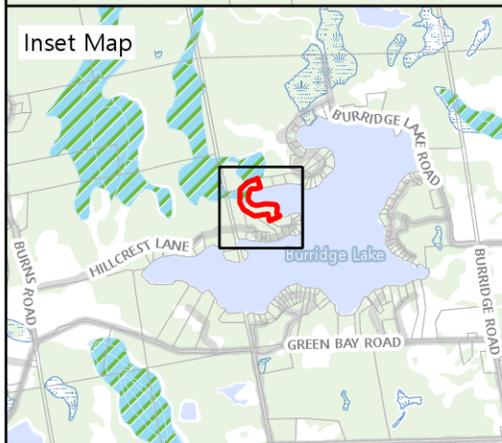


UTM Zone 18 NAD 83

Date: 24/03/2026

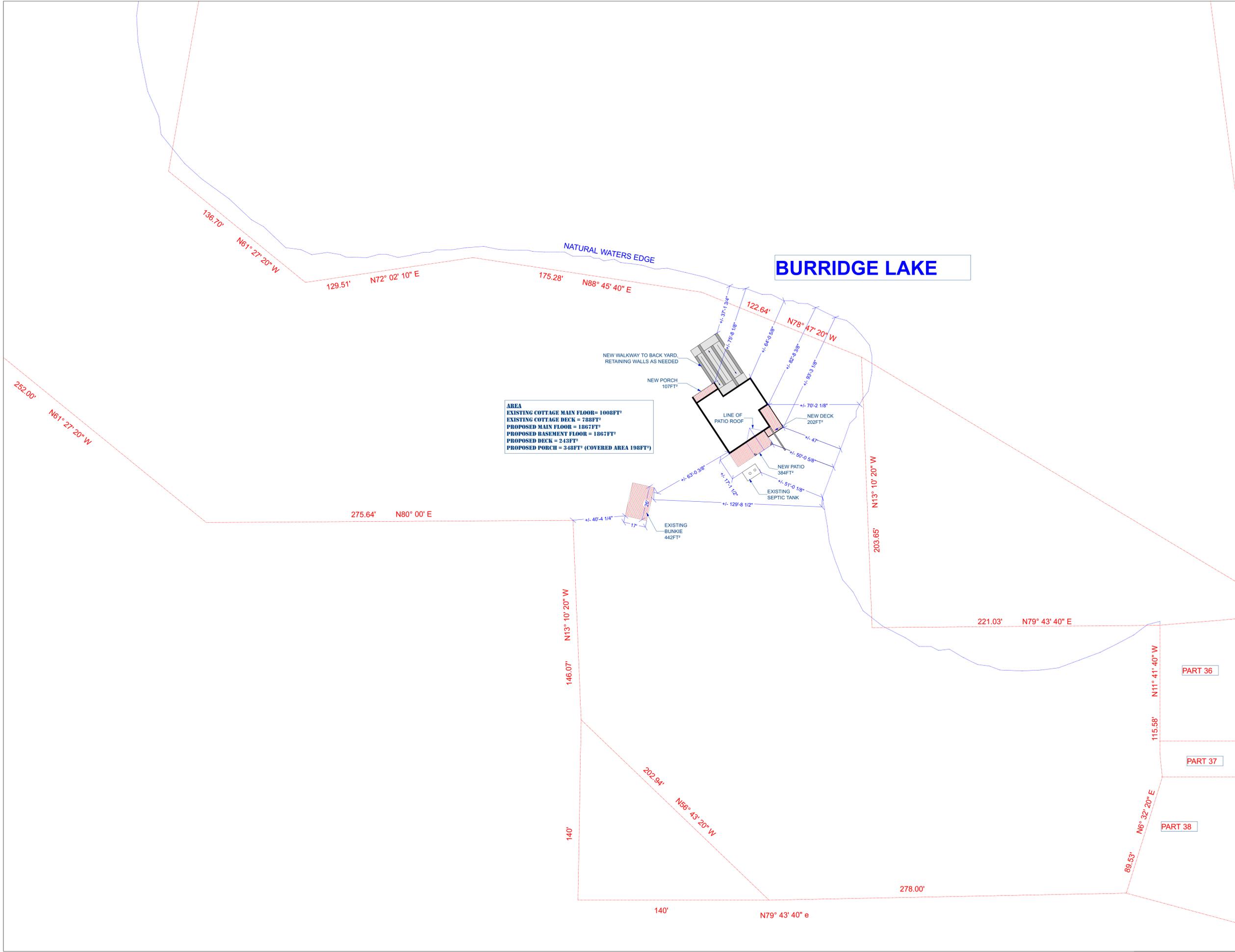


Inset Map



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 COPYRIGHT PROPERTY OF E. R. TROUGHT
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 OR IN PART WITHOUT THE EXPRESS
 WRITTEN CONSENT OF THE ENGINEER.

- GENERAL NOTES:**
1. BASEMENT SLAB AND ALL FOOTINGS TO BE CONSTRUCTED ON COMPACTED GRANULAR 'A' GRANULAR 'A' TO BE Laid IN 6" LIFTS AND COMPACTED TO 98% STD. PROCTOR.
 2. USE 23 MPa CONCRETE WITH MAXIMUM SLUMP OF 4" AND ENTRAINED AIR OF 5-7% FOR CONCRETE FOOTINGS AND FOUNDATION WALLS.
 3. ALL EXTERIOR CONCRETE WORK INCLUDING STEPS, PORCH SLABS, AND GARAGE SLABS TO BE 32 MPa WITH ENTRAINED AIR OF 5-6%.
 4. FOOTINGS MUST BE A MINIMUM OF 4" BELOW GRADE OR DOWN TO BEDROCK. IF FOOTINGS DO NOT EXTEND 4" BELOW GRADE, ENGINEER DESIGN OF APPROPRIATE Frost PROTECTION IS REQUIRED.
 5. ALL FOOTINGS ARE 4" DEEP, UNLESS NOTED OTHERWISE.
 6. CONNECT ALL SMOKE AND CARBON MONOXIDE DETECTORS TO ALARM. ANY DETECTION WILL SOUND ALL ALARMS.
 7. STAIRS AND HANDRAILS TO CONFORM WITH SECTION 9.8. O.B.C.
 8. RAVE PROTECTION TO CONFORM WITH SECTION 9.26.5.1 O.B.C.
 9. ALL UNITS ARE (25X)10, UNLESS NOTED OTHERWISE.
 10. INSTALL ATTIC VENTILATION TO CONFORM WITH SECTION 9.19.1. O.B.C.
 11. ENSURE THAT THERE IS A MINIMUM CLEARANCE OF 17.34" TO ANY COMBUSTIBLE MATERIAL AT EITHER SIDE OF THE KITCHEN STOVE RANGE, AS WELL AS 30" CLEAR HEIGHT ABOVE THE RANGE, UNLESS OTHERWISE PROTECTED.
 12. ALL WOOD USED FOR DECKS, EXTERIOR STAIRS AND EXTERIOR RAILINGS TO BE PRESSURE TREATED.
 13. STRUCTURAL CONCERNS THAT A BUILDING OFFICIAL MAY HAVE AND REQUIRE INSPECTION FROM A PROFESSIONAL ENGINEER, MUST REMAIN EXPOSED UNTIL THE PROFESSIONAL ENGINEER HAS MADE THE INSPECTION. THE CONTRACTOR CAN EXPECT TO DEMOLISH ANY MATERIAL THAT PREVENTS A ADEQUATE INSPECTION OF THE STRUCTURAL ELEMENTS.
 14. ALL GRIDER TRUSSES TO BE SUPPORTED BY A MINIMUM NUMBER OF STUDS FORMING A COLUMN INSIDE THE STUD WALL AS INDICATED ON TABLE A-35 O.B.C. F287. ALL GRIDER TRUSSES REQUIRE A MINIMUM BEARING LENGTH OF 140MM UNLESS SPECIFIED OTHERWISE BY THE TRUSS MANUFACTURER.
 15. IF ANY GRIDER TRUSSES BEAR ON A Lintel OR TRANSFER THE APPLIED LOAD FROM THE GRIDER TRUSS DOWN TO A Lintel, THE CONTRACTOR MUST CONTACT PROFESSIONAL ENGINEER TO VERIFY Lintel SIZING.
 16. IF TILE IS TO BE Laid AROUND TUBSHOWER UNITS, ENSURE MOISTURE RESISTANT BACKING IS PROVIDED AS PER THE REQUIREMENTS OF THE O.B.C.
 17. BLOCKING SHALL BE PROVIDED IN BATHROOMS FOR FUTURE INSTALLATION OF GRAB BARS AS PER O.B.C. 9.5.2.4
 18. ALL DIMENSIONS TO BE CONFIRMED BY CONTRACTOR PRIOR TO ORDERING MATERIALS
 19. ALL ELECTRICAL TO BE CONFIRMED BY OWNER PRIOR TO ORDERING ELECTRICAL COMPONENTS
 20. 4" Ø DRAIN TRAP SEALED AND PRIMED TO COMPLY W/ O.B.C. 7.4.5.5
 21. SUMP PIT TO BE COVERED AND SEALED TO COMPLY W/ O.B.C. 9.14.5.2
 22. MIN. 40" FOUNDATION DRAINAGE TO COMPLY W/ O.B.C. 9.14.2.1 AND 9.14.3.1.
 23. SMOKE ALARMS ARE TO CONFORM TO THE REQUIREMENTS 1.6.5.3. OF NFPA 72 AND 9.10.19.1(2) O.B.C.



No.	DATE	DESCRIPTION	BY
REVISIONS			

AREA
 EXISTING COTTAGE = 1008FT²
 EXISTING COTTAGE DECK = 788FT²
 PROPOSED RESIDENCE = 1867FT²
 PROPOSED DECK = 243FT²
 PROPOSED PORCH = 348FT²



DRAWINGS MUST NOT BE SCALED
 CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE
 FOR ALL DIMENSIONS AND SHALL REPORT ANY DIS-
 CREPANCY TO THE ENGINEER BEFORE PROCEEDING
 WITH ANY WORK.

THESE PLANS WERE DESIGNED IN ACCORDANCE
 WITH THE ONTARIO BUILDING CODE. THESE PLANS
 FORM THE BASIS FOR PERMIT ISSUANCE AND ANY
 DEVIATIONS FROM THESE PLANS AND DETAILS,
 INCLUDING THE VENTILATION SYSTEM, HEATING
 SYSTEM, WOODSTOVE, FIREPLACES, DECKS,
 BALCONIES AND FINISHED BASEMENTS, WILL REQUIRE
 A REVISED DRAWING AND CLEARANCE BY THE
 BUILDING DEPARTMENT.

PROJECT:
 PROPOSED RESIDENCE

LOCATION:
 305 HILLCREST LANE, GODFREY, ON

FOR:
 HEIDI & NEIL WEITZMAN

DRAWING:
 PROPOSED PLOT PLAN

REVIEWED BY:	SCALE	DRAWING No.	
DEPT. NAME	1/32" = 1'-0"	A6	
ARCH. CD			
STR. ET			
MEC. ET			DATE:
ELE. CD			March 2, 2026
JOB #: 23245	SHEET: 6 of 7	23245	

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DRAWING:
 MAIN FLOOR PLAN

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ARCH. CD			
STR. ET			
MEC. ET			DATE:
ELE. CD			March 2, 2026
JOB #: 23245	SHEET: 2 of 7	23245	

