



Notice of Hearing on Minor Variance Application PLZNA20260023

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 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: April 9, 2026

Time: 7:00 p.m.

Location: 4432 George Street, Sydenham and on Zoom

Application Details

Property Address: 102 NIGHTINGALE LANE

Applicant: Myers Design & Build Inc.

Purpose and Effect of the Application

The owners are proposing to construct a new detached dwelling, which includes an attached screened porch, with a total footprint of approximately 90 square metres (960 sq. ft.). In order to accommodate the proposal a minor variance is being requested to reduce: (1) the minimum setback from the highwater mark of Bobs Lake from 30 metres (100 ft.) to 25 metres (82 ft.); (2) the minimum top of bank setback, where the slope is greater than 30% measured from the horizontal, from 15 metres (50 ft.) to 6 metres (20 ft.); and (3) the minimum interior side (south) yard setback from 5 metres (15 ft.) to 1.7 metres (5.75 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.

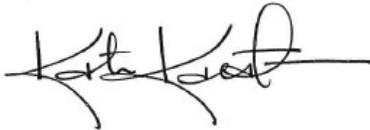
How to Stay Informed: If you wish to be notified of the Committee of Adjustment's decision on the application, you must make a written request to Development Services.

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 March 27, 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-2026-0023

**(SEVERN) (MYERS)
102 NIGHTINGALE 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 and Forestry for Ontario, 2026. © King's Printer for Ontario, 2026.

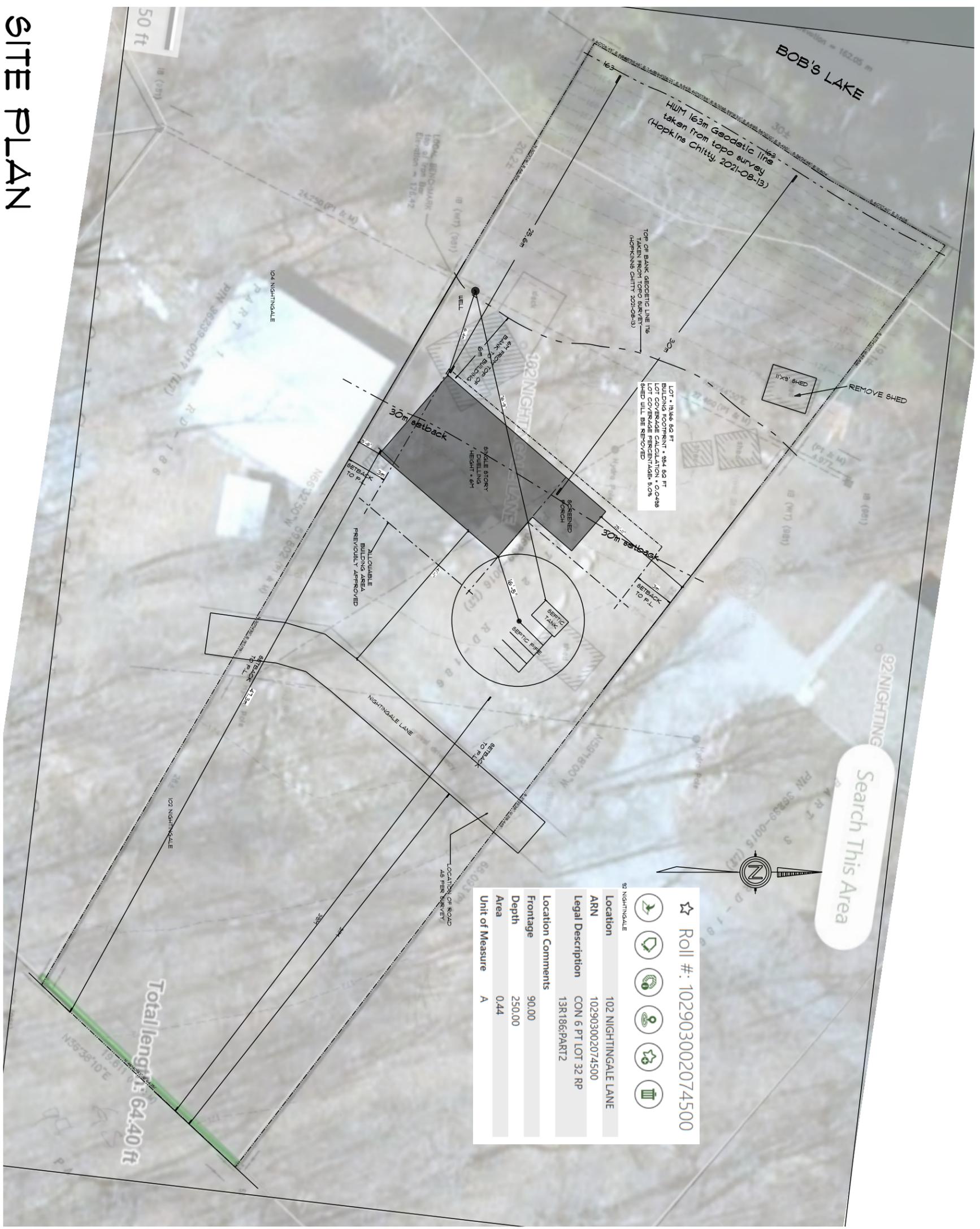
While the County makes every effort to ensure that the information presented is accurate for the intended uses of this map, there is an inherent error in all mapping products, and accuracy of the mapping cannot be guaranteed for all possible uses. This map displays basic topographic features only.

Scale: 1:500



UTM Zone 18 NAD 83

Date: 12/03/2026



SITE PLAN

SCALE: 0.04" = 1'-0"

☆ Roll #: 102903002074500

-
-
-
-
-
-

Location	102 NIGHTINGALE LANE
ARN	102903002074500
Legal Description	CON 6 PT LOT 32 RP 13R186;PART2
Location Comments	
Frontage	90.00
Depth	250.00
Area	0.44
Unit of Measure	A

MYERS
DESIGN & BUILD

TY: 613-561-2155
Hannah: 613-876-0249
MYERSDESIGNBUILD@GMAIL.COM
4095 GRAHAM ROAD, HARROWSMITH
ONTARIO, K0H1V0

DESIGN FIRM:
Myers Design & Build
DESIGN FIRM BCIN# 130234

DESIGNED BY:
Craig Leeman
DESIGNER BCIN# 26206

Seyvern
102 Nightingale Ln
South Frontenac

LOT INFORMATION:
Lot 32 Con 6
PLAN RD-186

DATE: 3/27/2026
SCALE: 0.04" = 1'-0"

PAGE NUMBER