



**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 PLZNA20260069

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: August 13, 2026

Time: 7:00 p.m.

Location: 4432 George Street, Sydenham and on Zoom

Application Details

Property Address: 370 STEVE BABCOCK LANE, Unit:A

Owners: Bruce Hopkins & Carole Russell

Purpose and Effect of the Application

The owners propose to enlarge the existing dwelling with a rear addition. The dwelling is setback 5.1m from Thirty Island Lake. The application seeks permission to enlarge a legal non-conforming dwelling within 30 metres of Thirty Island Lake. The addition is proposed to add 120 square feet to the footprint of the dwelling for a bedroom and washroom.

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.

www.southfrontenac.net

South Frontenac is a welcoming and thriving rural community.

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.

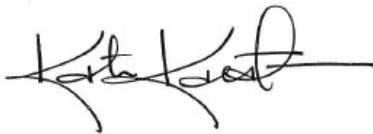
How to Stay Informed: If you wish to be notified of the Committee of Adjustment's decision on the application, you must make a written request to Development Services.

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 July 13, 2026.

A handwritten signature in black ink, appearing to read 'Kate Kaestner', with a stylized, flowing script.

Kate Kaestner
Secretary-Treasurer, Committee of Adjustment



SOUTH FRONTENAC

PL-ZNA-2026-0069

**(HOPKINS AND RUSSELL)
370-A STEVE BABCOCK 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



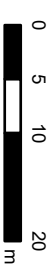
Inset Map



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 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: 1:700



UTM Zone 18 NAD 83

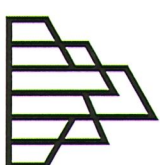
Date: 30/06/2026

Contents:		
A-1	Site Plan	Notes
A-2	Foundation plan	
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A-4	Elevations	
A-5	Elevations	
A-6	Section AA	
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IT IS THE CONTRACTOR'S RESPONSIBILITY.

TO CHECK AND VERIFY THAT ALL DIMENSIONS, SIZES, LEVELS, AND DATUMS ARE CORRECT, AND TO REPORT IN WRITING ANY ERRORS OR OMISSIONS TO THE DESIGNER PRIOR TO PROCEEDING WITH WORK.

Revisions:



GERVAN
& ASSOCIATES
DESIGN BUILD

Office Phone: 613 546-5097
Nate Volk: 613 539 1307
E-mail: nate@gervan.ca
Company BCIN 200284

Project:

Bruce Hopkins
Carole Russell
370A Steve Babcock Lane
Bedford Township
South Frontenac.

Seasonal
Cottage Renovation

Drawing:

Site Plan
Notes

Date:
January 19, 2025

Scale:
1 : 500

Drawn By:

NV/GF

File:
Drawing #:

A-1

GENERAL NOTES:

THESE PLANS HAVE BEEN 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.

THESE DRAWINGS ARE INSTRUMENTS OF SERVICE, ARE THE EXCLUSIVE PROPERTY OF THE DESIGNER, AND CANNOT BE REPRODUCED OR USED FOR CONSTRUCTION PURPOSES WITHOUT THE DESIGNER'S PERMISSION.

IT IS THE CONTRACTOR'S RESPONSIBILITY:

TO CHECK AND VERIFY THAT ALL DIMENSIONS, SIZES, LEVELS, AND DATUMS ARE CORRECT, AND TO REPORT IN WRITING ANY ERRORS OR OMISSIONS TO THE DESIGNER PRIOR TO PROCEEDING WITH WORK.

TO CHALK OUT FIXTURES AND PARTITIONS AS REQUIRED TO CHECK MEASURE THE SPACE BEFORE PROCEEDING WITH ANY CONSTRUCTION.

TO READ THE DRAWINGS IN CONJUNCTION WITH ALL ARCHITECTURAL, STRUCTURAL, MECHANICAL AND ELECTRICAL DRAWINGS AND COMPLETE SPECIFICATIONS.

TO BE IN ACCORDANCE WITH LATEST EDITIONS OF ALL APPLICABLE CODES AND REGULATIONS.

PLUMBING NOTES:

PLUMBING INSTALLATIONS TO BE IN ACCORDANCE WITH O.B.C. 7.6.5.
MAXIMUM TEMPERATURE OF HOT WATER SUPPLIED BY FITTINGS TO FIXTURES IN A RESIDENTIAL OCCUPANCY SHALL NOT EXCEED 49 DEGREES C. (EXCEPT DISHWASHERS AND CLOTHESWASHERS.)
SHOWER UNITS REQUIRE PRESSURE BALANCED OR THERMOSTATICALLY CONTROLLED MIXING VALVES.
INSTALLED TOILETS MUST MEET MAXIMUM FLUSH REQUIREMENTS OF O.B.C. TABLE 7.6.4.2.A.

SCOPE OF PROJECT:

- ADDITION; 6' - 6" x 17' - 6" (114 ft² / 11m²)
- RENOVATE KITCHEN;
- RENOVATE BATHROOM;
- NEW DOORS & WINDOWS;
- NEW FLOORING;

NOTE:

- NO ADDED PLUMBING FIXTURES.
- WATER SOURCE FROM LAKE.



Photo of Existing Cottage

THIRTY ISLAND LAKE



143.8'
S85° 17' 30" W

370 B STEVE BABCOCK LANE

100'
N13° 26' 30" E

74.93'
S88° 53' W

APPROXIMATION,
DERIVED FROM SURVEY
AND GIS BUILDING FOOTPRINT OVERLAY.

COTTAGE (75 m²)
ADDITION (11 m²)
LOT AREA 0.47 ha / 4661 m² (+/-)

17.89 m

370 A STEVE BABCOCK LANE

PART of LOTS 7 & 8
CONCESSION 3
TOWNSHIP OF BEDFORD
COUNTY OF FRONTENAC
13R-2933
INTR. 262512 + 262513

N0° 31' 50" W
171.93'

141.35'
N70° 44' 15" E

DRIVEWAY (RIGHT OF WAY)

SITE PLAN

= 44° 34' 33.95" N
76° 35' 50.94" W

