



---

## **Notice of Hearing on Legal Non-Conforming Use Permission Application PL-ZNA-2026-0057**

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:** Thursday, July 9, 2026

**Time:** 7:00 p.m.

**Location:** 4432 George Street (Council Chambers) and via Zoom.

### **Application Details**

**Property Address:** 5157 VALLEY LANE

**Agent:** Troy Ottenhof

**Owners:** Mark and Lindsay Davidson

### **Purpose and Effect of the Application**

To request permission under Section 45(2) of the *Planning Act* to enlarge an existing, legal non-conforming dwelling within 30 metres (98.4 ft.) of the highwater mark of Loughborough Lake. The applicant is proposing to construct an attached, two-storey garage and enclosed breezeway connected to an existing two-storey dwelling, resulting in a lot coverage (approximately 5.3%) exceeding the maximum 5% lot coverage for a principal building permitted under the Limited Service Residential – Waterfront (RLSW) Zone.

**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](http://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.

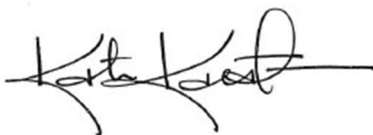
**How to Stay Informed:** If you wish to be notified of the Committee of Adjustment's decision on the application, you must make a written request to Development Services.

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

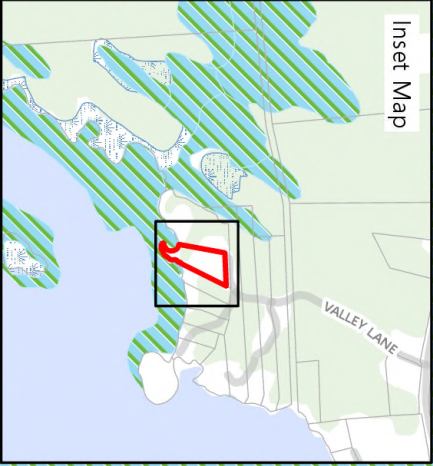
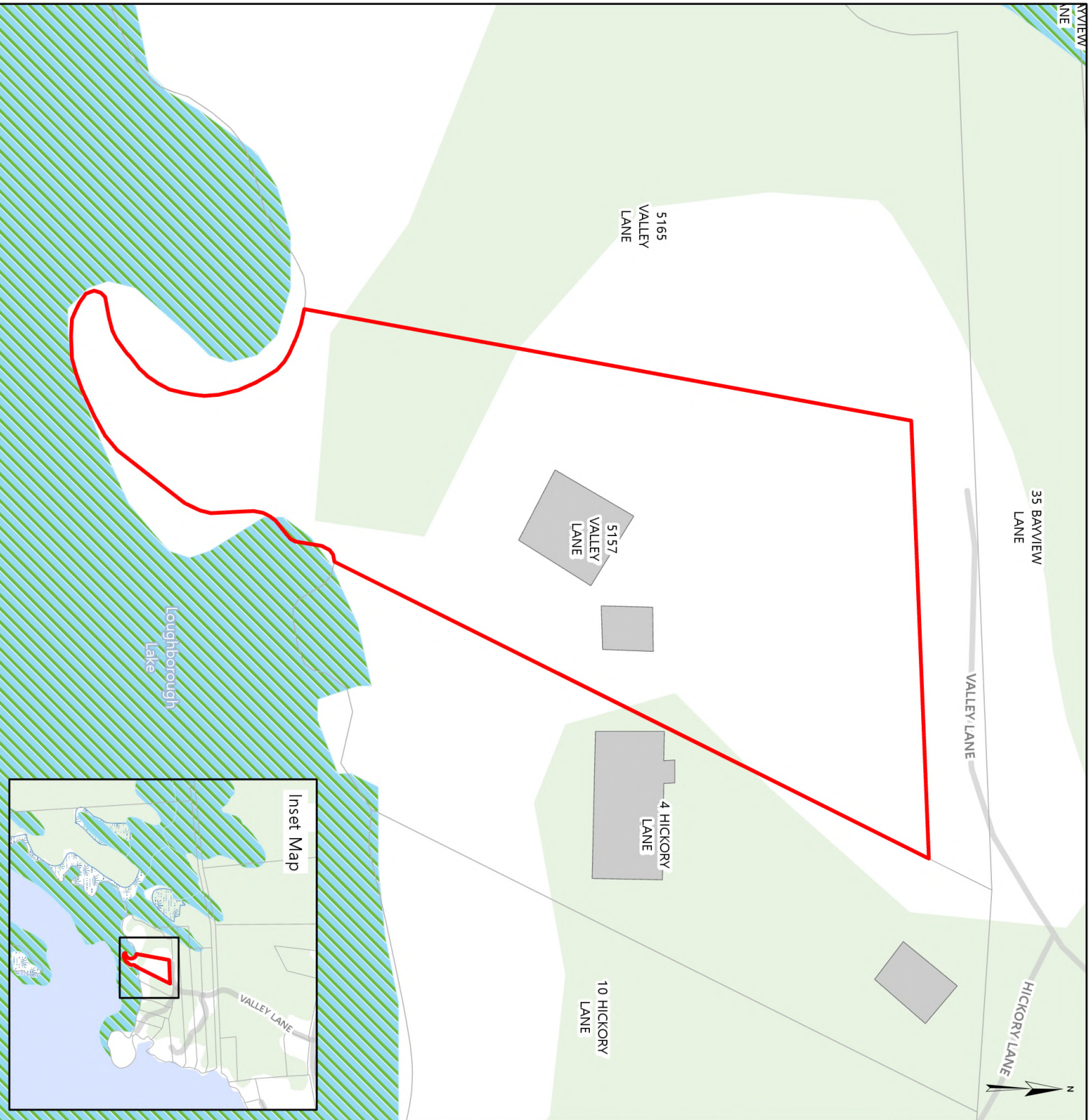
**Collection of Personal Information:** Personal information is collected in order to gather feedback and communicate with interested parties regarding this development proposal. This information is collected under the authority of the *Planning Act* and in accordance with the *Municipal Freedom of Information 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](mailto:jthompson@southfrontenac.net) or by calling 613-376-3027.

Dated at Sydenham, Ontario on June 22, 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-2026-0057

**(DAVIDSON) (OTTENHOF)  
5157 VALLEY 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 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.

