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## **Notice of Hearing on Legal Non-Conforming Use Permission Application PLZNA20260024**

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: April 9, 2026

Time: 7:00 p.m.

Location: 4432 George Street, Sydenham and on Zoom

### **Application Details**

Property Address: 4007 WESTPORT ROAD

Applicant/Agent: Mark Grantham

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

To request permission under Section 45(2) of the Planning Act to enlarge an existing legal non-conforming seasonal dwelling within 30m of the highwater mark (HWM) of Wolfe Lake. The applicant proposes to expand the gross floor area of the existing 66-square metre (710 sq. ft.), two-bedroom cottage through the demolition of a previous ~11.5-square metre (124 sq. ft.) addition and construction of 22-square metres (236 sq. ft.) of additional living space (bathroom, storage). No additional bedrooms or a reduction to the existing HWM setback is proposed.

**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.

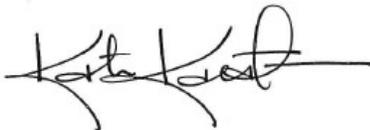
**How to Stay Informed:** If you wish to be notified of the Committee of Adjustment's decision on the application, you must make a written request to Development Services.

**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.

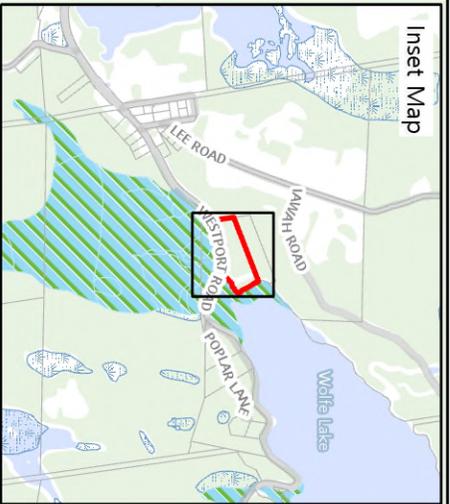
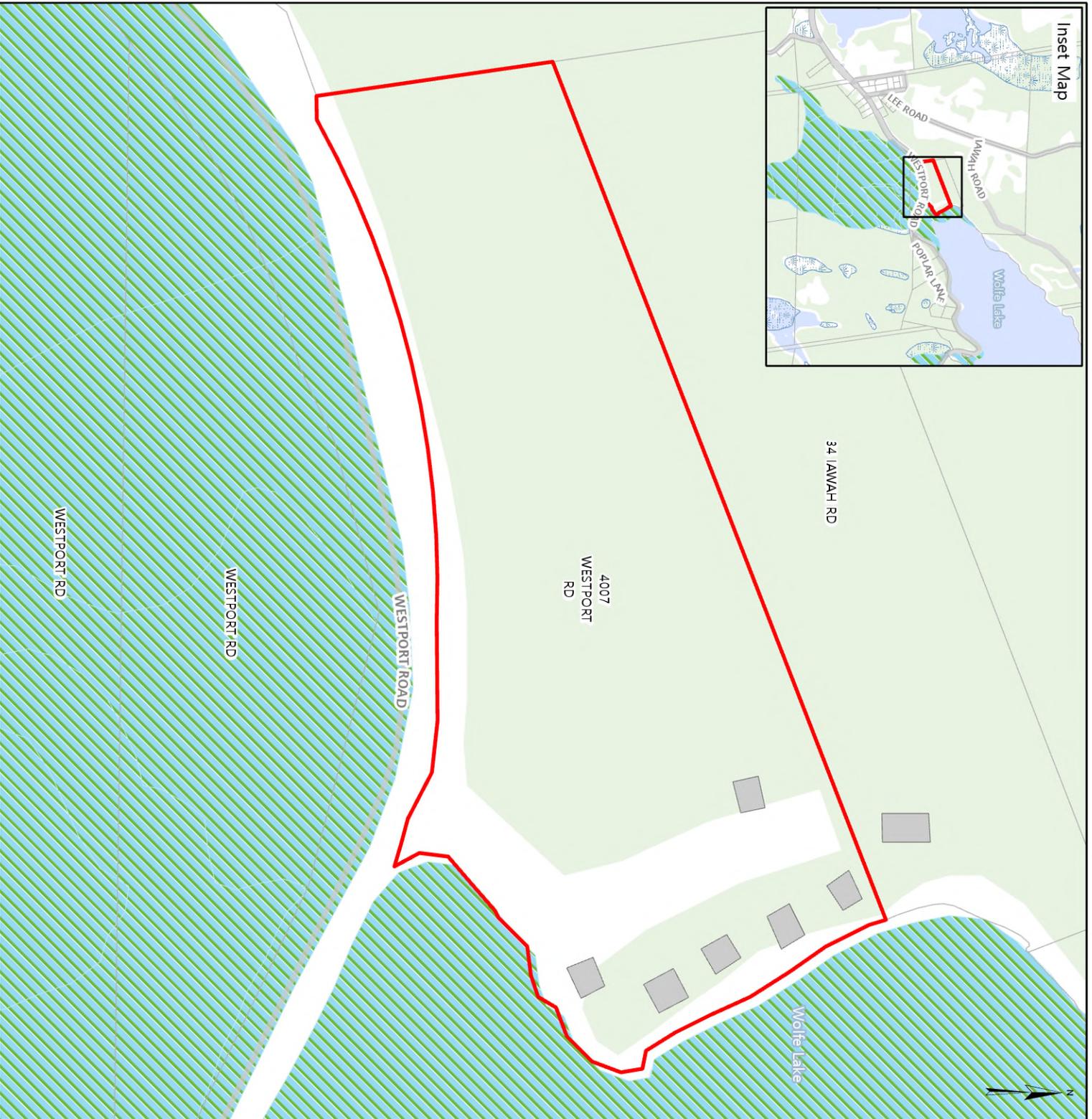
**Collection of Personal Information:** Personal information is collected in order to gather feedback and communicate with interested parties regarding this development proposal. This information is collected under the authority of the *Planning Act* and in accordance with the *Municipal Freedom of Information 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 March 23, 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-2026-0024

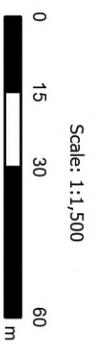
**(AQUA BATS) (GRANTHAM)  
4007 WESTPORT ROAD**

**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

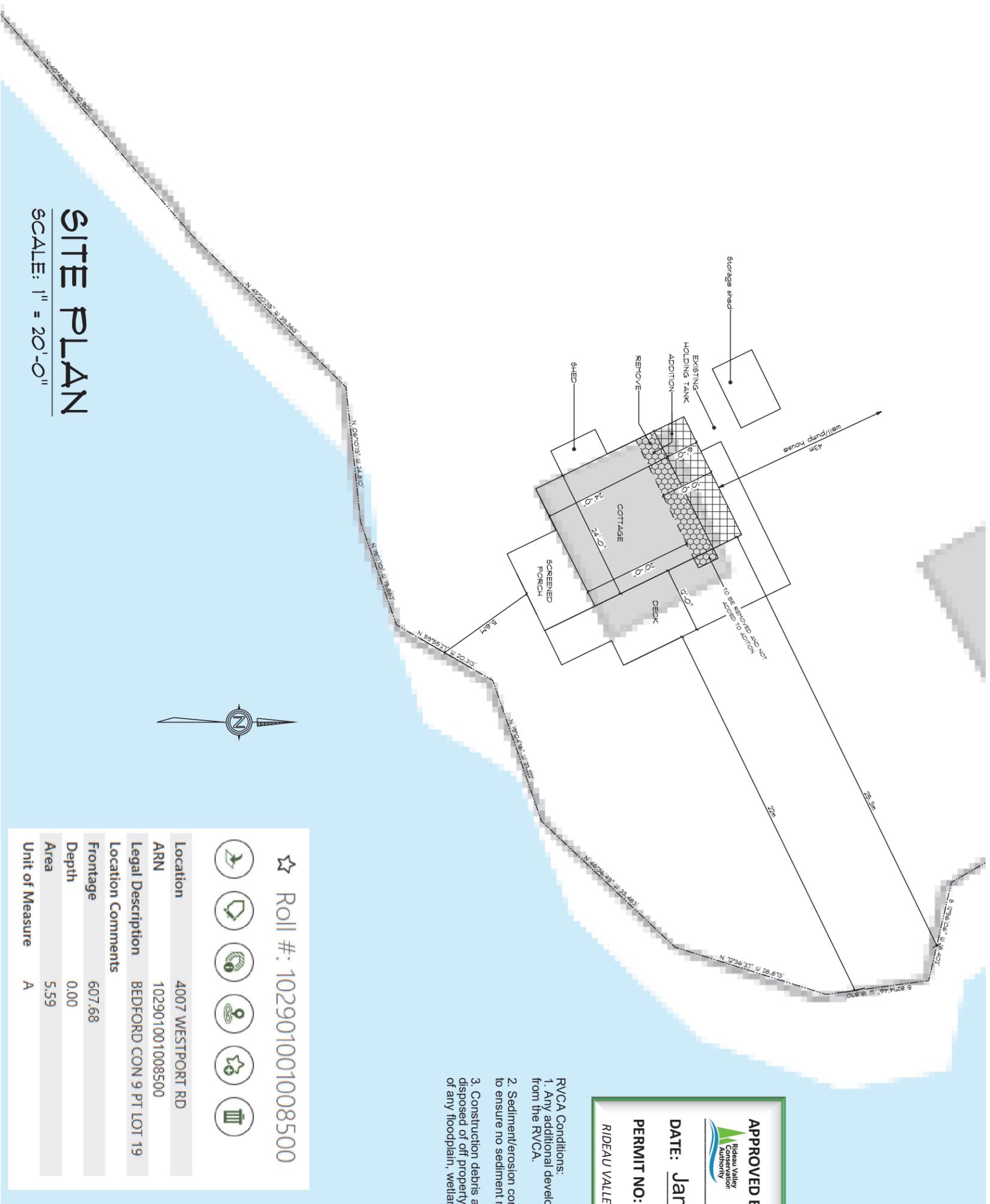
Produced by the County of Frontenac under license with the Ontario Ministry of Natural Resources © King's Printer for Ontario, 2026.

While the County makes every effort to insure that the information presented is accurate for the intended users 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: 1:1,500

UTM Zone 18 NAD 83  
Date: 12/03/2026



# SITE PLAN

SCALE: 1" = 20'-0"



☆ Roll #: 102901001008500

Location: 4007 WESTPORT RD  
 ARN: 102901001008500  
 Legal Description: BEDFORD CON 9 PT LOT 19

Location Comments

Frontage	607.68
Depth	0.00
Area	5.59
Unit of Measure	A

**APPROVED BY:** 

**DATE:** January 29, 2026

**PERMIT NO:** RV7-0326

RIDEAU VALLEY CONSERVATION AUTHORITY

- RVCA Conditions:**
1. Any additional development requires prior approval from the RVCA.
  2. Sediment/erosion control measures shall be established to ensure no sediment migration from the site into the wetland.
  3. Construction debris and excavated materials shall be disposed of off property, to a suitable disposal site outside of any floodplain, wetland, and regulated area.

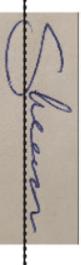


**MYERS DESIGN & BUILD**

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



**Grantham**  
 4007 Westport Road  
 Titchborne  
 South Frontenac

**LOT INFORMATION:**  
 Part Lot 9 Con 19

DATE: 12/11/2025  
 SCALE: 1" = 20'-0"

**PAGE NUMBER**