



Notice of Hearing on Legal Non-Conforming Use Permission Application PLZNA20250117

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: December 11, 2025

Time: 7:00 p.m.

Location: 4432 George Street, Sydenham and on Zoom

Application Details

Property Address: 1277 SHEILA LANE

Applicant/Property Owner: HUTCHINGS LAWRENCE GRAHAM

Agent: Boulevard Group (Jason Sands)

Purpose and Effect of the Application

The owners have applied to increase the area of a boathouse on Sydenham Lake. The property was developed with a dwelling and attached boathouse. A new dwelling is to be constructed further from lake. The owners propose to construct a new detached boathouse in a similar footprint. The new boathouse would project 5.5ft (1.67m) further onto Sydenham Lake but would not extend beyond the existing dock. The new boathouse would have a 44.6sqm (480sqft) footprint area, which is larger than the 28.46sqm (306.25) footprint area of the old boathouse. The new boathouse would be approximately 2.16m shorter in height and would have an unenclosed observation deck on its roof.

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.

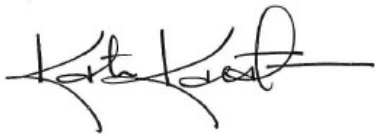
How to Stay Informed: If you wish to be notified of the Committee of Adjustment's decision on the application, you must make a written request to Development Services.

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

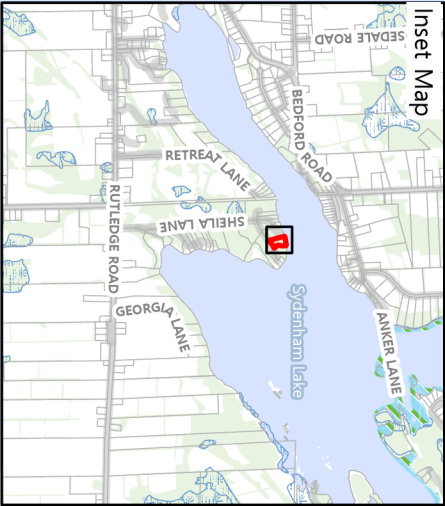
Collection of Personal Information: Personal information is collected in order to gather feedback and communicate with interested parties regarding this development proposal. This information is collected under the authority of the *Planning Act* and in accordance with the *Municipal Freedom of Information 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 November 27, 2025.

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-2025-0117

**(HUTCHINGS)
1277 SHEILA LANE**

Legend

-  Subject Lands
-  Provincially Significant Wetland
-  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, 2025.

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: 1:1,000



UTM Zone 18 NAD 83

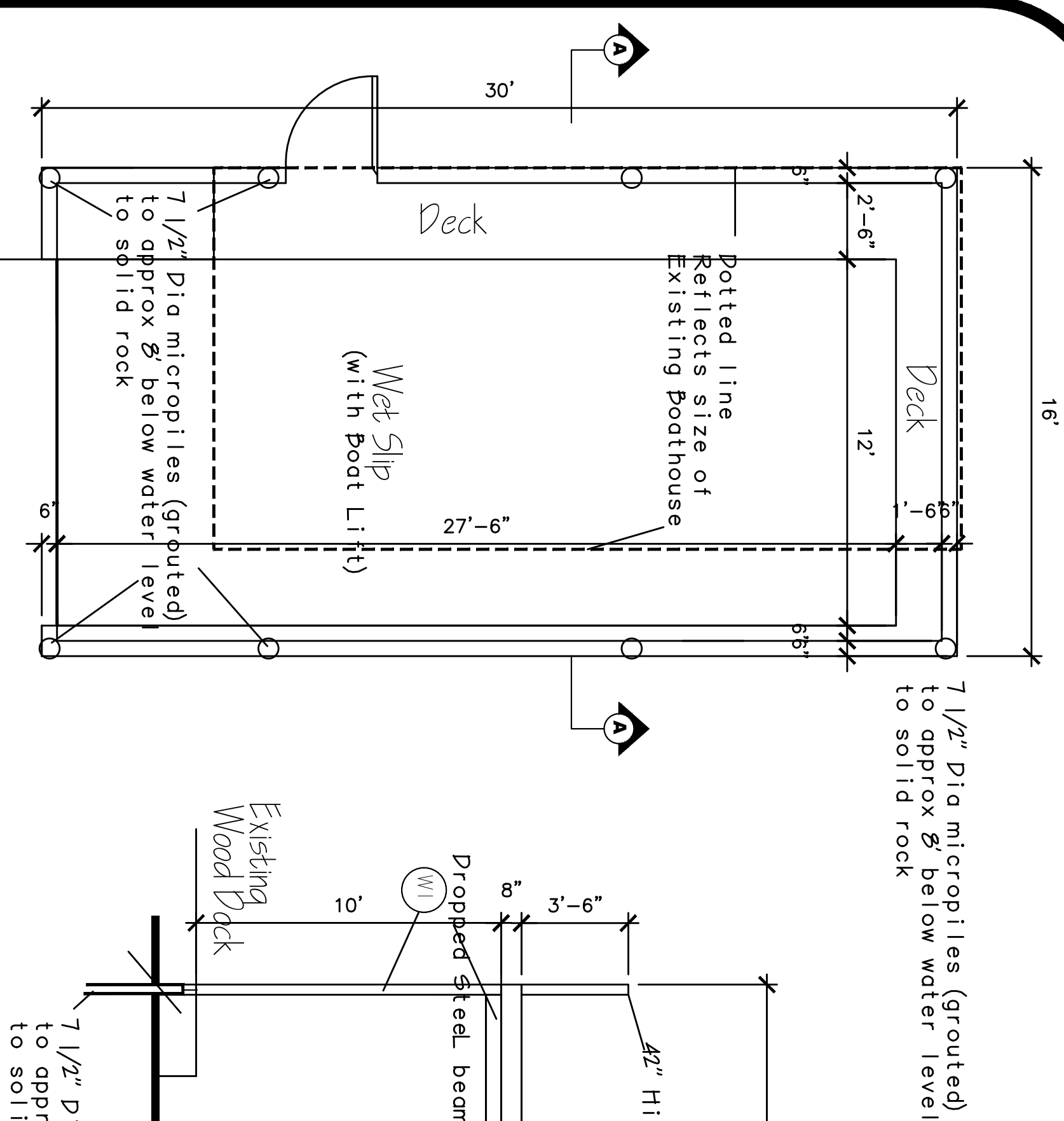
Date: 13/11/2025

Boathouse Walls

Boathouse Roof

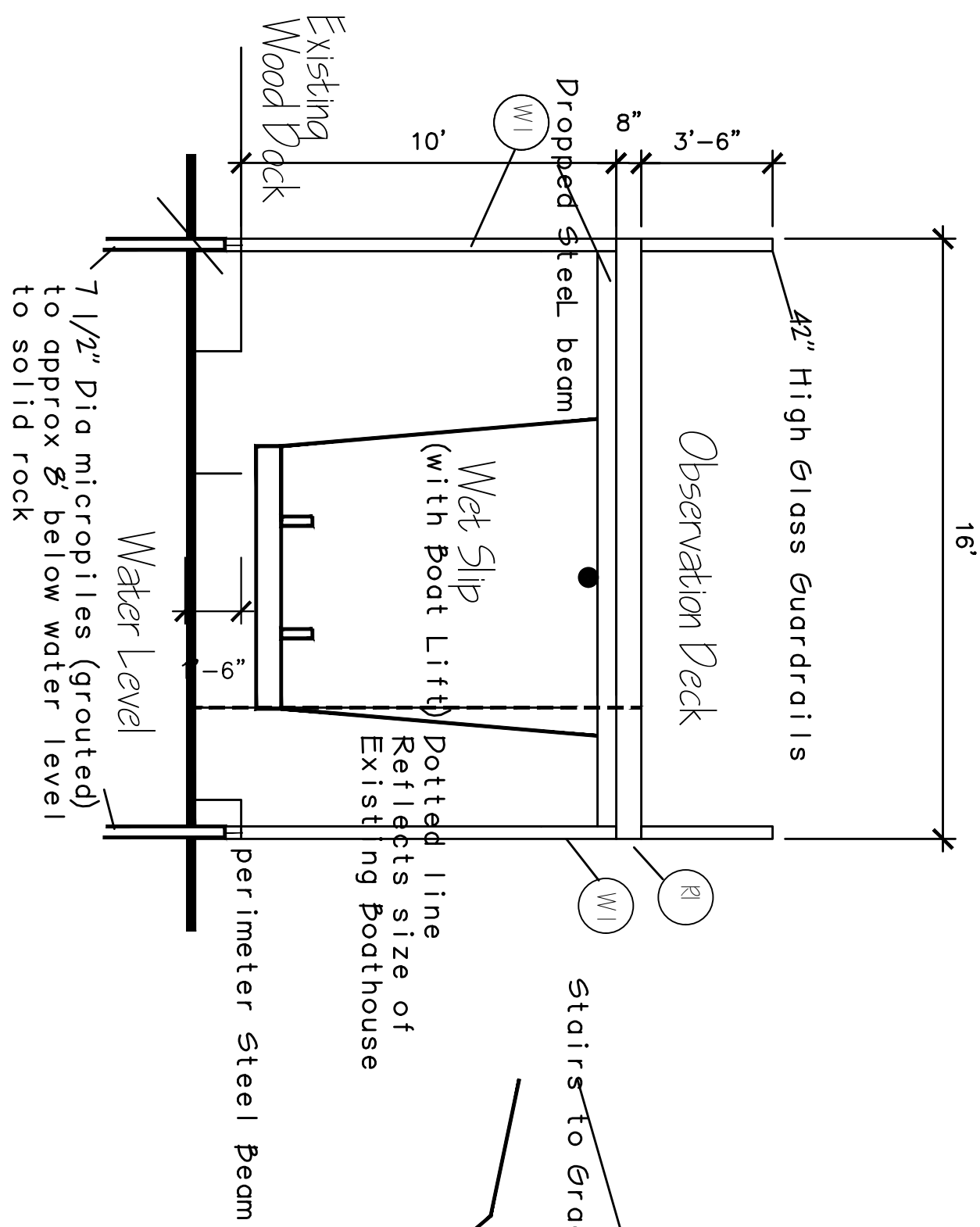
(W1) Boathouse Exterior Wall Assembly
Horizontal siding (to match Cottage)
Horizontal sheathing @ 2'-0" o.c.
1/2" OSB Sheathing
2x6 wood studs @ 16" o.c.

(R) Boathouse Roof / Ceiling Assembly
Durable Waterproof membrane
1/2" x 2" raft sheathing
Conventional framing as per plan
Roof Sloped 1% as per Roof Plan



Boathouse Plan

Scale 1/4" = 1'-0"

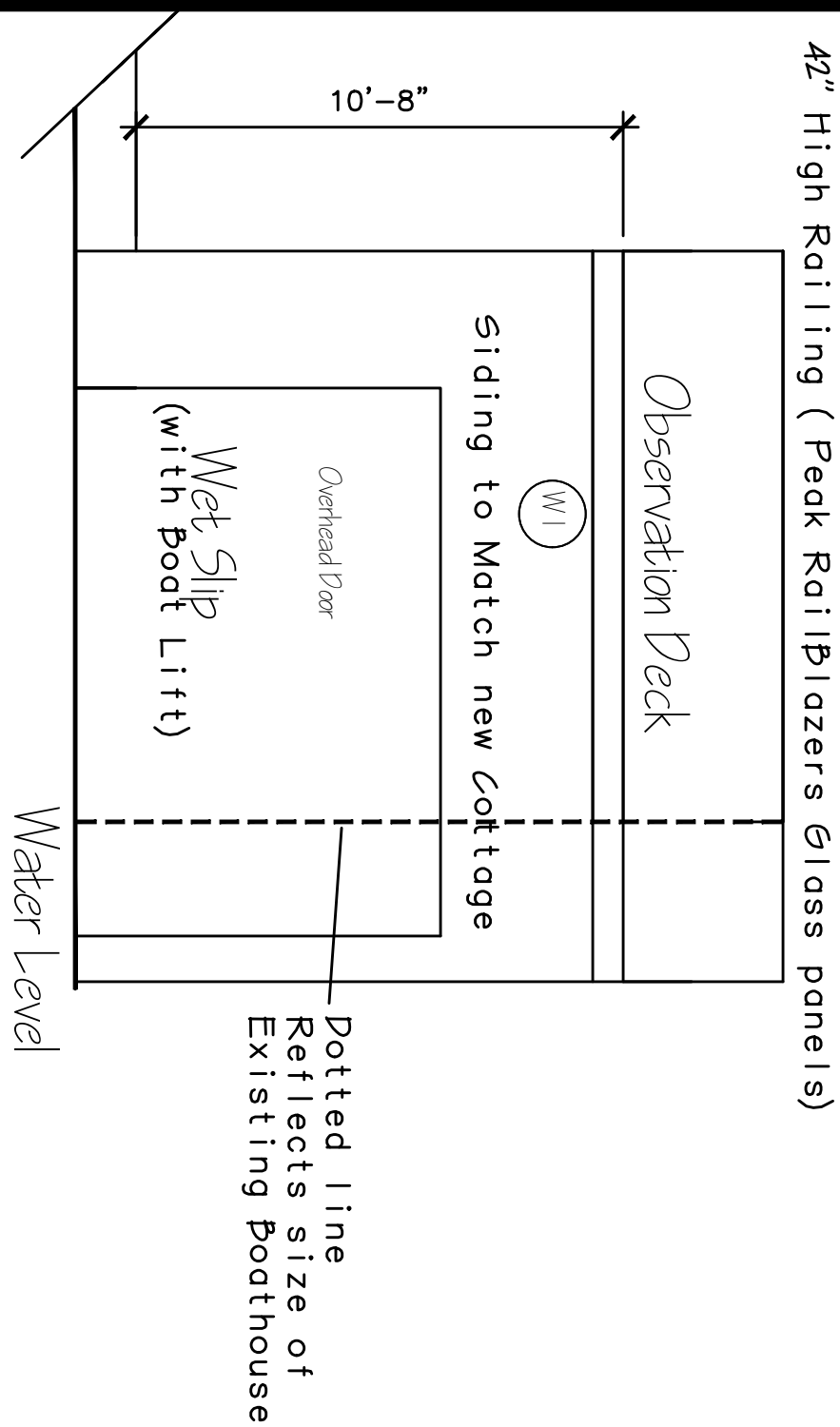


Boathouse Section A-A

Scale 1/4" = 1'-0"

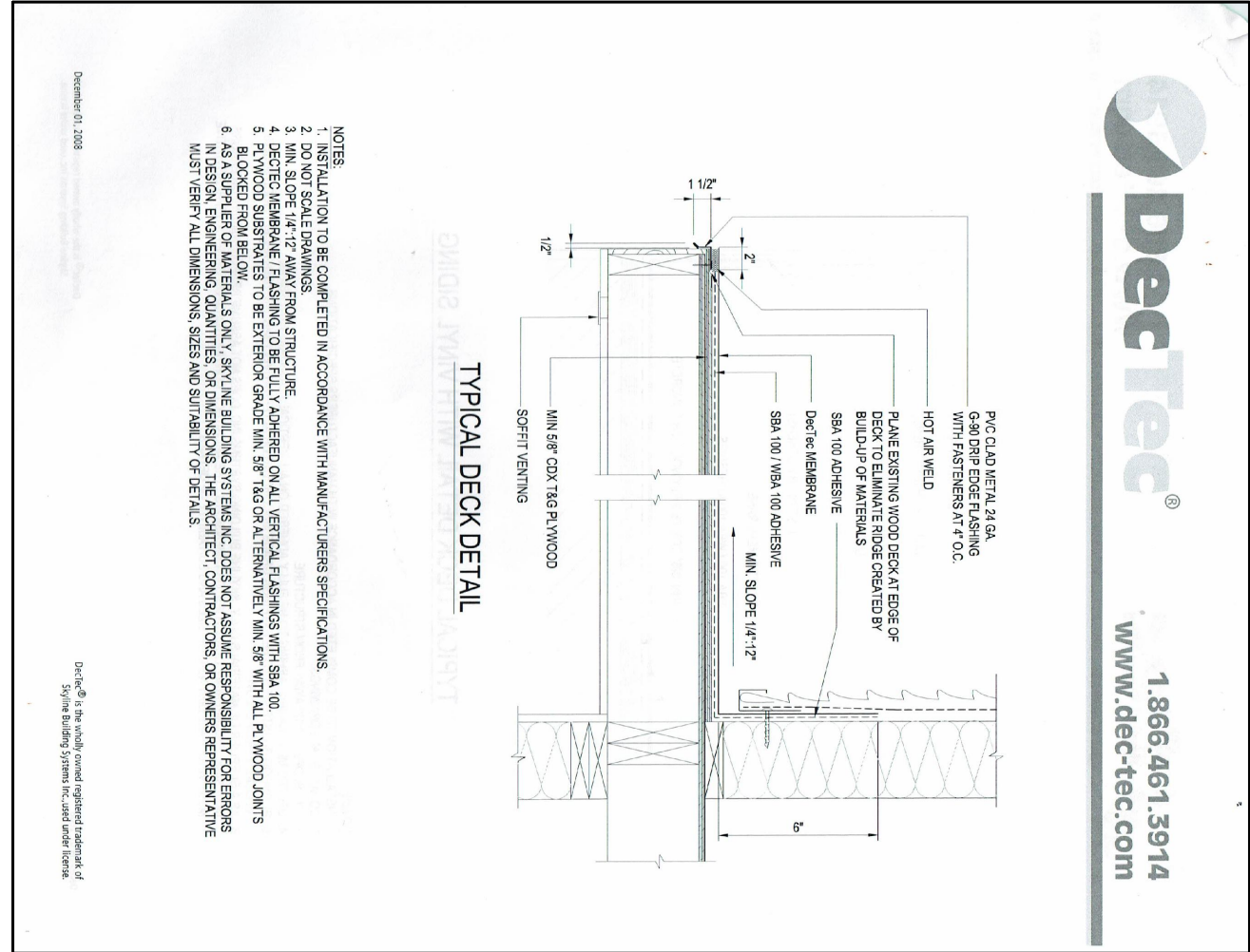
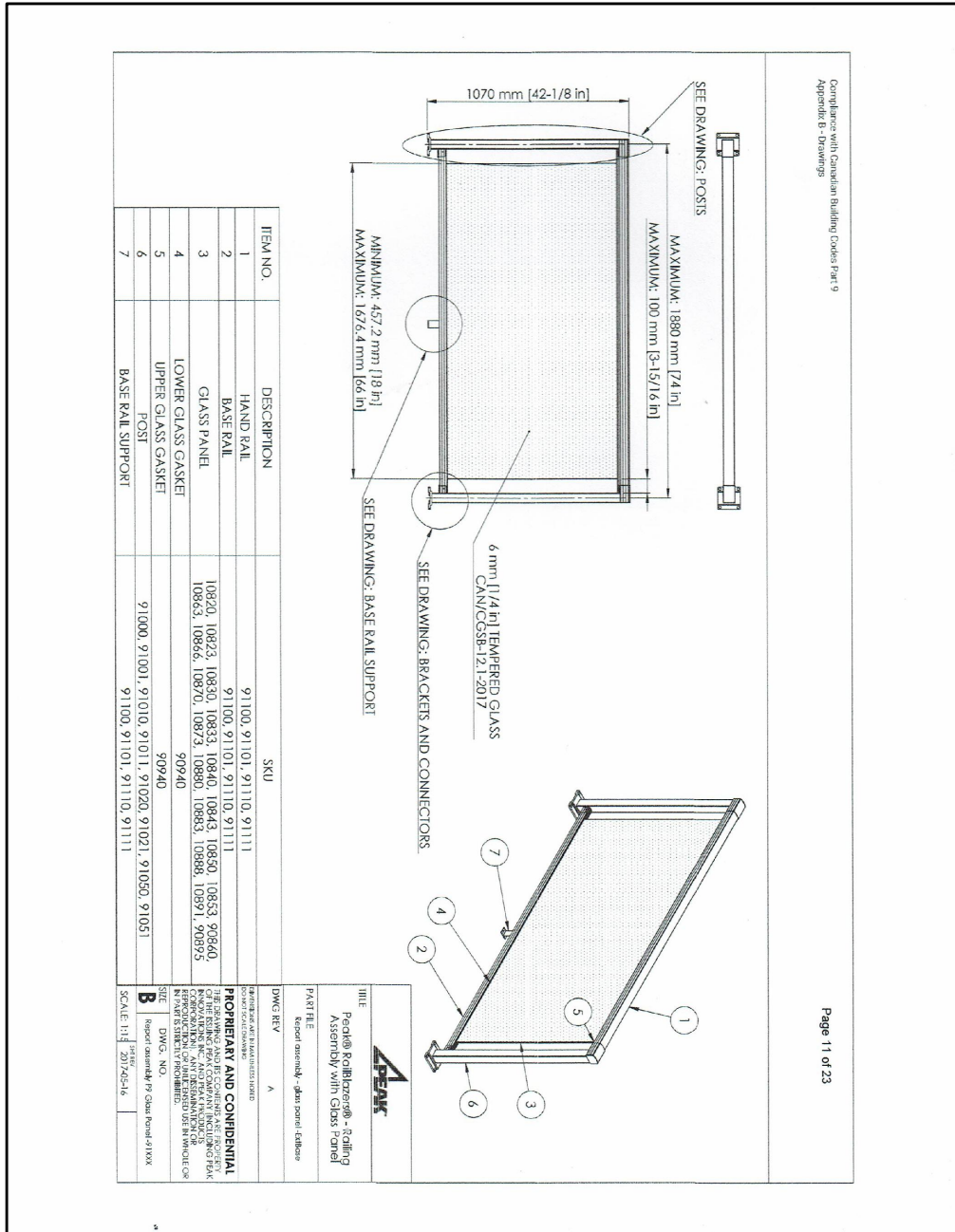
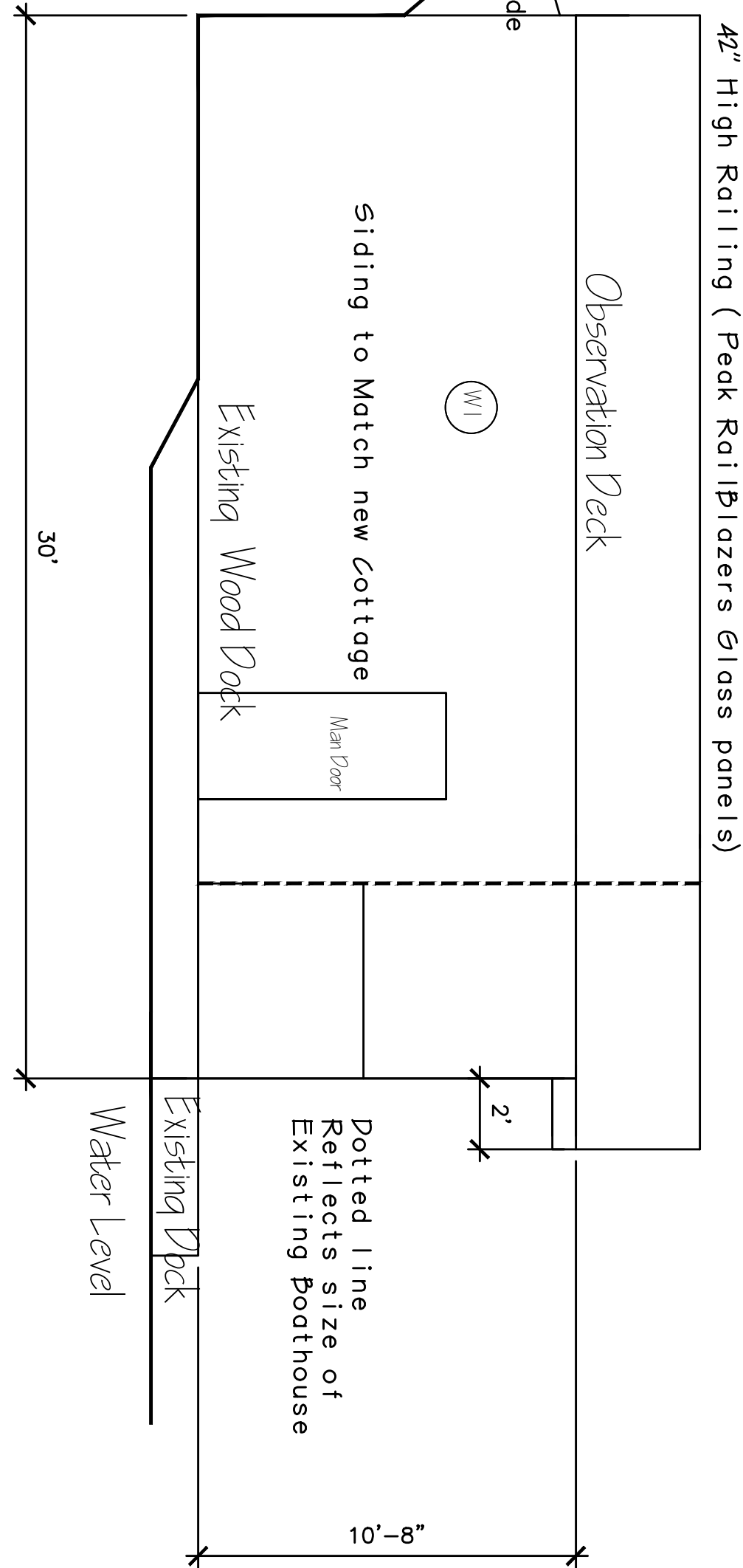
Typical Side Elevation

Scale 1/4" = 1'-0"



End Elevation

Scale 1/4" = 1'-0"



General Notes:

These plans were designed in accordance with the requirements of the Ontario Building Code. Drawings must not be scaled. Contractor shall verify and be responsible for all dimensions and minimum code requirements before proceeding with any work. Plans are copyrighted and are unlawful for use without company's express and written permission. These plans form the basis for the permit issuance and any deviations from these plans and details including ventilation system, heating system, woodstove, fireplaces, decks, balconies and finish basements will require a revised drawing and clearance by the Building Department.

DESIGNER INFORMATION

I, Rod Stokes of Rod Stokes Consulting review and take responsibility for the design work, and am qualified in the appropriate categories as "Designer" under Division C Part 3 Section 3.2.4 of the Ontario Building Code.
Firm B.C.I.N.: 38482
Individual B.C.I.N.: 31134
Signed: **Rod Stokes**
October 5th 2015

4		
5	issued for Permits application	November 4th
2	issued for RCA review	October 15th
1	issued for permit	February 17th
No.	Revision / Issue	Date



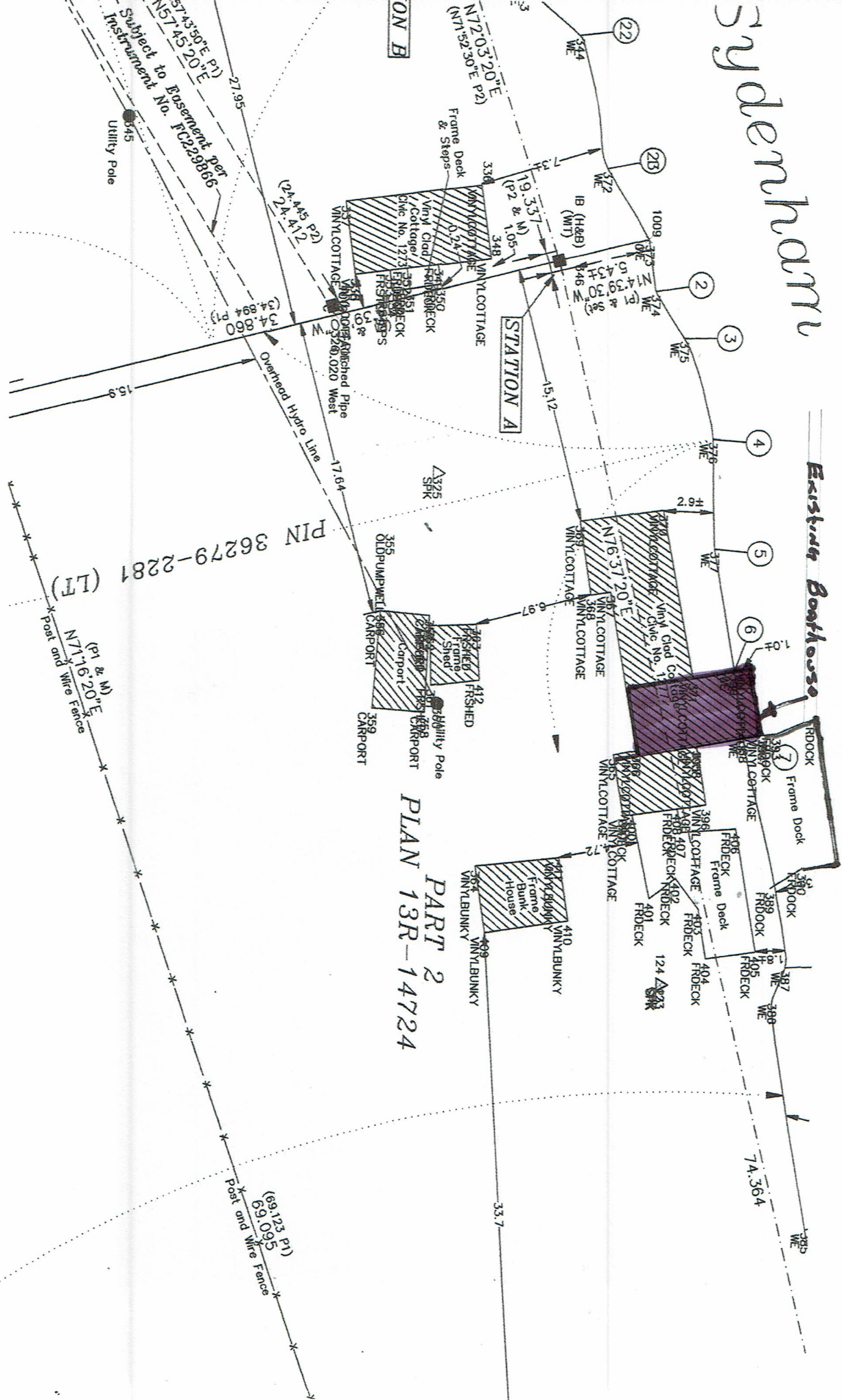
Proposed Heated Seasonal Residence for Catherine & Larry Hutchings 1277 Sheila Lane Sudenham Lake Sudenham, Twp of South Frontenac

Boathouse Reconstruction Plans and Elevations

Project	Sheet
Date	
Scale	A-6

Sydenham

Existing Bathrooms



PART 2
PLAN 13R-14724

Subject to Easement per
Instrument No. FC2298866

PIN 36279-2281 (LT)

Post and Wire Fence

Sydenham

Proposed Enlarged Bathouse



PART 2
PLAN 13R-14724

Subject to Easement per
Instrument No. FC229866
173°50'E P1)
157°45'20"E
Utility Pole

PIN 36279-2281 (LT)
N71°16'20"E
Post and Wire Fence

(68°12'35"
69°09'5"
Post and Wire Fence