TOWNSHIP OF SOUTH FRONTENAC
Committee Of Adjustment Meeting
Agenda

TIME: 7:00 PM,
DATE: Thursday, October 9, 2025
PLACE: Council Chamber/Virtual Via Zoom .

1. *Call to Order*

a) Resolution.

2. *Adoption of Agenda*

a) Resolution.

3. *Electronic Meeting Information*

a) The meeting will be live streamed at the following link: http://www.facebook.com/SouthFrontenacTwp/

Please visit the Virtual Committee of Adjustment Meetings page on the Township website for the link to register to be a participant in this meeting: https://www.southfrontenac.net/en/open-for-business/virtual-committee-of-adjustment-meetings.aspx

Instructions about participating via Computer, Laptop, Smartphone, Tablet and Telephone can be found at the above noted link as well.

b) PowerPoint Presentation Staff has prepared a PowerPoint Presentation that will be displayed on the screen of the meeting, you can also follow along with the PDF version that is in the attachment of this agenda item. 4 - 73

4. *Declaration of pecuniary interest*

a) There are none.

5. *Approval of Minutes – September 11, 2025*

a) Resolution. 74 - 77

6. *Consent Applications from a Previous Meetings: (if applicable)*

7. *New Consent Applications:*

a) PL-BDJ-2025-0080 (Walker) - Loughborough District 78 - 105

Property Address: 1856 Rutledge Road

Purpose & Effect of the Application:

The following consent application seeks to create one new rural residential lot. The proposed severed parcel would be approximately 26Ac in area with +/- 58m of frontage on Rutledge Road. The retained parcel would be approximately 26.9Ac in area with +/- 67m of frontage on Rutledge Road and would contain the existing dwelling.

8. *Minor Variance / Permission Applications from a Previous Meetings: (if applicable)*

9. *New Minor Variance / Permission Applications:*

a) PL-ZNA-2025-0081 (Walker) - Loughborough District 106 - 132

Property Address: 1856 Rutledge Road

Purpose & Effect of the Application:

A minor variance is requested to allow reduced frontages for both the severed and retained lands of associated consent application PL-BDJ-2025-0080. The proposed frontages are approximately 58m for the severed lands and approximately 67m for the retained lands, whereas the current Zoning By-Law requires 76m.

b) PL-ZNA-2025-0091 (Ryan) - Storrington District 133 - 154

Property Address: 1075 Kona Crescent

Purpose & Effect of the Application:

The minor variance application seeks to permit the construction of 24'x26' (624sqft) detached garage on the subject property. The proposed structure requires zoning relief to permit a 21ft (6.4m) interior side yard setback, whereas the R-31 zone requires a minimum setback of 32.8ft (10m).

c) PL-ZNA-2025-0092 (Irrcher) (Boulevard Group) - Storrington District 155 - 204

Property Address: 4508 Red Maple Lane

Purpose & Effect of the Application:

The property has a house that is less than 30m from Loughborough Lake. The owners have applied to increase the footprint and the gross floor area of the house. The owners propose to construct a new house with an attached garage and a new sewage system. They would demolish the existing house, detached garage and sewage system. The new building would be setback 23.7 metres from the highwater mark of the lake and 6 metres from the top of bank. The new building would have a 263.4 square metre (2,835 square foot) footprint area, which is larger than the 160.7 square metre (1,729.7 square foot) footprint area of the old house. The new building would have a 476.5 square metre (5,129 square feet) total floor area, which is smaller than the 517.5 square metre (5,570.3 square foot) combined total floor area of the old house and detached garage. The new building would be approximately 0.4 metres shorter than the old house.

d) PL-ZNA-2025-0094 (Boyce) - Storrington District 205 - 221

Property Address: 4378 Milburn Road

Purpose & Effect of the Application:

The proposal seeks relief from Zoning By-law 2003-75 section 5.24.1 to permit the lot coverage of all accessory buildings to exceed the lot coverage of the principal structure (dwelling). On the property, there currently is a dwelling and two accessory structures. The applicant proposes to construct a new detached garage/storage building with a footprint of 297 sq m. The proposed structure would increase the lot coverage of all accessory structures to approx. 2.5%, whereas the existing dwelling has a lot coverage of approx. 1.4%.

10. *Other Business*

a) Delegated Authority Consent Report 222 - 225

11. *Adjournment*

a) Resolution.

Committee of Adjustment Meeting

Thursday, October 9, 2025

7:00 p.m. Council Chambers

4432 George Street, Sydenham, ON

and Virtual on Zoom

Joining us on Zoom? Your camera won't be turned on. Your microphone will stay muted unless you ask to speak during a comment period.

Roll Call

Committee Members

Norm Roberts
Scott Trueman
Ray Leonard
Steve Pegrum
Patrick Diotte
Alan Revill
Brett Moreland
Mike Howe

Staff

Christine Woods, Manager of Planning
Noah Perron, Planner
Colin Herrewynen, Planner
Kate Kaestner, Planning Clerk/ Secretary-Treasurer

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Agenda

- Call to Order
- Adoption of Agenda
- Meeting Information
- Declaration of Pecuniary Interests
- Approval of Minutes of Previous Meeting
- Hearings for Applications
- Other Business
  - Delegated Consent Granting Authority Report
- Adjournment

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Format for Each Hearing

1. Chair introduces application
2. Planner presents application
3. Applicant/agent permitted to address Committee
4. Members of the public permitted to address Committee (maximum 5 minutes per individual)
5. Staff and/or applicant to provide response to public comments / questions
6. Questions from Committee members (no comments or debate)
7. Secretary-Treasurer reads the resolution
8. Committee discussion and vote

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After the Meeting

- Township staff will contact the applicant following the meeting. Where a decision is made, it will be forwarded to the applicant and anyone who requested to be notified within 15 days.
- The applicant, the Minister or a specified person or public body as defined by the *Planning Act* subsection 1(1) may appeal the decision to the Ontario Land Tribunal. The appeal must be filed with the Secretary-Treasurer of the Committee of Adjustment within 20 days of the notice of decision. The notice of appeal must set out the reasons for the appeal and be accompanied by the fee required by the Tribunal.
- If you have any questions after the meeting, please reach out to staff.

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How to Speak to an Application

- The Chair of the meeting will open the floor to public comments
- In person
  - Raise your hand and wait for the Chair to acknowledge you
  - Move to the table and clearly state your name for the record
- On Zoom
  - Click “Raise Hand” button to request to speak or dial *9 (star nine) when participating by telephone
  - The Chair will acknowledge you, and the Meeting Host will unmute you
  - Once you are done speaking or the Committee has no further questions, the Meeting Host will mute your microphone

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In Case of Technical Difficulties

- If a Committee member joining virtually disconnects from the meeting, the meeting will proceed if there is still quorum. The Committee member will attempt to reconnect.
- If quorum cannot be met within 15 minutes, the meeting will be postponed.
- Staff will be in touch with applicants.
- A notice will also be posted on the Township's social media if the meeting is postponed.

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Notice of Collection

- Personal information is collected to gather feedback and communicate with interested parties about applications.
- 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.
- Meetings are broadcast live over the internet for the public to view. Your voice will be heard in the broadcast if you speak at the meeting. Broadcasts are archived and continue to be publicly available.
- Questions regarding the collection, use and disclosure of this personal information should be directed to the Township Clerk.

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Declaration of Pecuniary Interests

Approval of Minutes of Previous Meeting

- Approval of Minutes from meeting of September 11, 2025

New Consent Applications

Applications PL-BDJ-2025-0080 and PL-ZNA-2025-0081

Consent and Minor Variance

Applicant: Stefan and Julia Walker

Property: 1856 Rutledge Road

Property Description

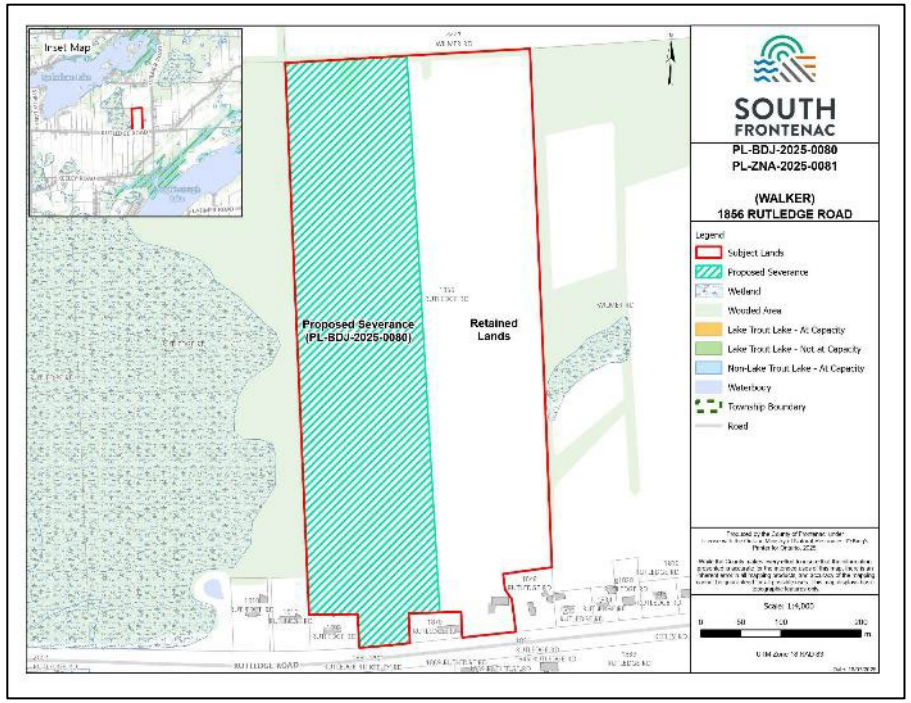
- 53 Acres in area
- Frontage split by residential property
- Actively farmed agricultural fields
- Existing Dwelling (red)
- Guardrail along frontage of severed lot (orange)
- Sydenham Swamp to the west
- Designated Rural
- Zoned RU

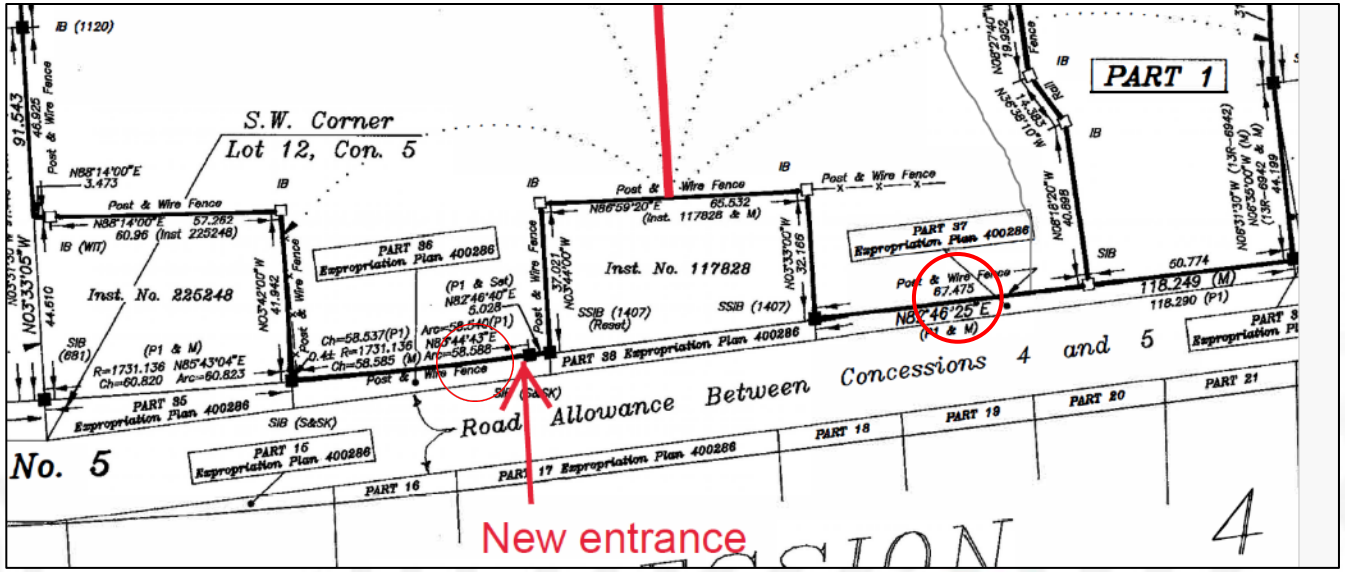


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Proposal

- Consent to create one rural / residential lot
- Severed:
  - 26 acres
  - 58.5 metres of frontage
- Retained:
  - 26.9 acres
  - 67.4 metres of frontage
- Minor Variance to permit reduced road frontage







Severed lot (possible building area just north of Rutledge Road)



Severed lot (agricultural fields behind possible building area)



Frontage of severed lot (showing guardrail)



Frontage of severed lot (new entrance location – looking west down Rutledge Road)

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Department, Agency and Public Comments

- **Cataraqui Conservation** – No Objection
  - Contact CRCA Saff should Karst features be identified or if development is proposed within 30 metres of the wetland to the west
- **Public Services –** No Objection
  - Adequate sight lines to permit an entrance for the severed parcel
  - 12m of land required between guardrail anchor and property to the east to accommodate entrance
  - Owner will be required to receive an entrance permit as condition
- **Public Comment** – None Received

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Discussion

- Residential lot creation permitted in the Rural Designation
- Large area of severed lot permits flexibility when locating future building envelope
- Severed and Retained lots would exceed minimum lot area (2 acres)
- Severed and Retained lots would have 58.5m and 67.4m of road frontage (76m required)
  - Property has two frontages separated by residential lot
  - Public Services noted adequate sightlines for an entrance
  - Consistent with existing frontages on this portion of Rutledge Road
- Entrance permit for severed lot required as condition due to existing guardrail. Owner to coordinate with public services for permit application requirements

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Discussion

Variance meets four tests of a minor variance

1. Maintains the general intent and purpose of the Township of South Frontenac Official Plan
2. Maintains the general intent and purpose of Zoning By-law No. 2003-75
3. Is desirable for the appropriate development of the lands in question
4. Is minor

Recommendation

- Approval
- Minor variance for 58.5m (severed) & 67.4m (retained) lot frontage
- Consent subject to conditions
  - Reference plan (survey)
  - Confirmation of lot areas and frontages
  - Road allowance widening
  - Cash-in-lieu of parkland
  - Potable water demonstration
  - Receive entrance permit for severed lot
  - Minor variance for reduced frontage

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Questions & Comments

1. Applicant/Agent
2. Members of the Public
3. Committee Member questions

PL-BDJ-2025-0080 / PL-ZNA-2025-0081 Committee Deliberation and Vote

New Minor Variance and Permission Applications

Application PL-ZNA-2025-0091

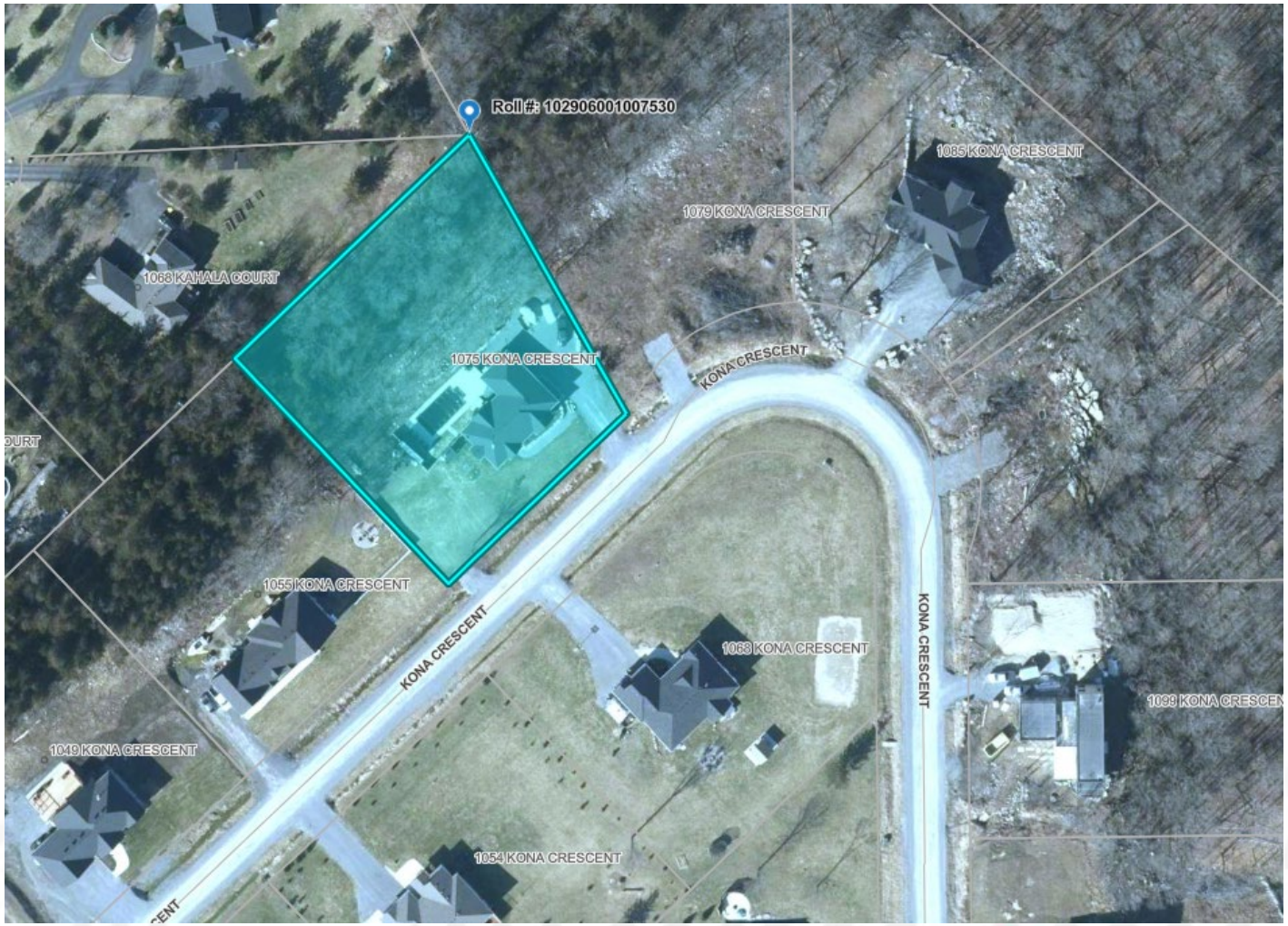
Minor Variance

Applicant: Kyle & Aimee Ryan

Property: 1075 Kona Crescent

Property Description

- Lot in Plan of Subdivision (Lyon's Landing)
- 1 acres
- Dwelling w/ attached garage, pool & detached accessory structure
- Steep upward slope to the rear of dwelling
- Designated Rural
- Zoned R-31



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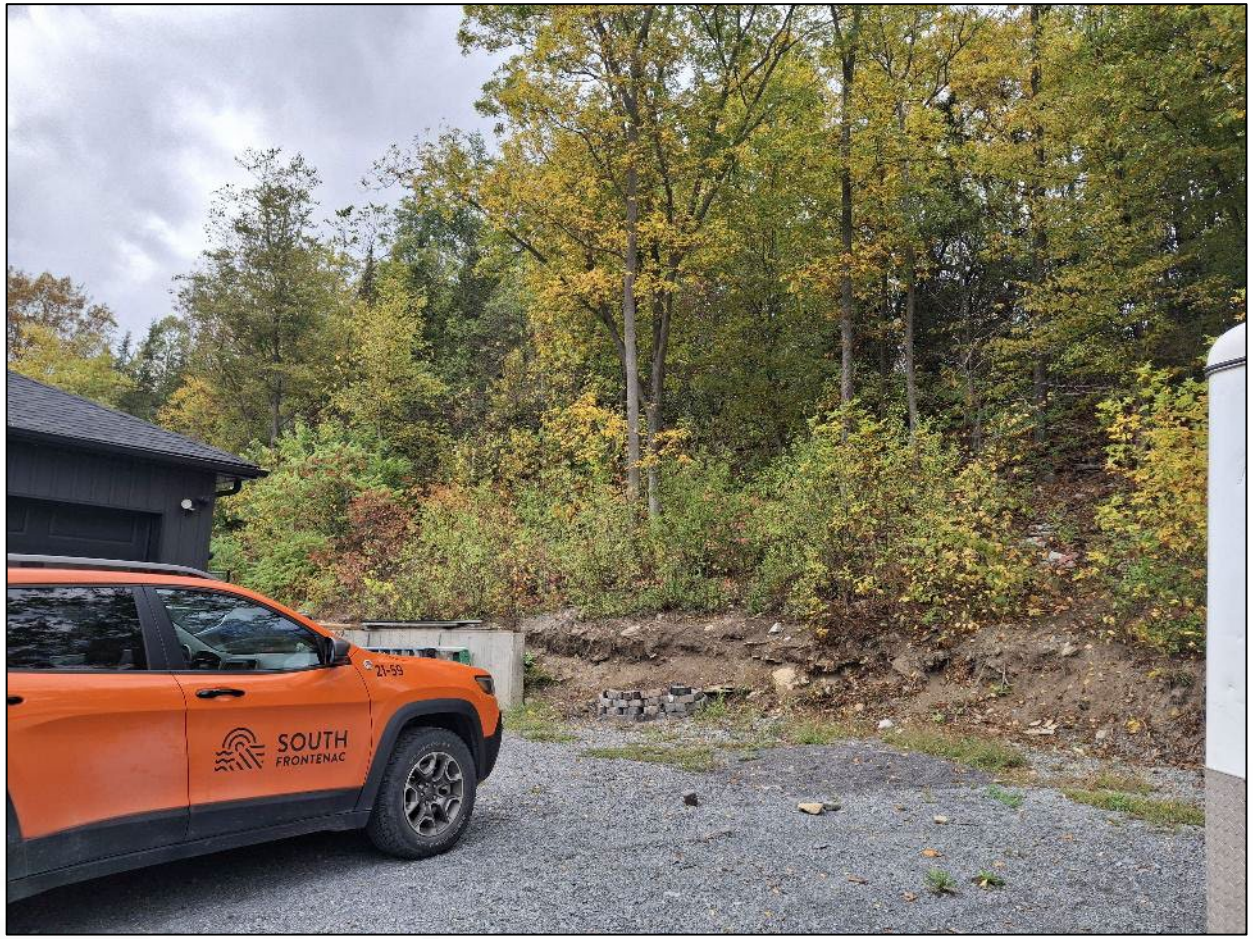
Proposal

- Construct 24’x26’ (624sqft) detached garage
- Partially built into slope, behind and to the east of the dwelling
- Accessible via driveway
- 6.4m (21ft) setback from eastern side lot line
- R-31 zones requires 10m setback
- Variance requested due to limited space to build compliant structure



Plot Plan

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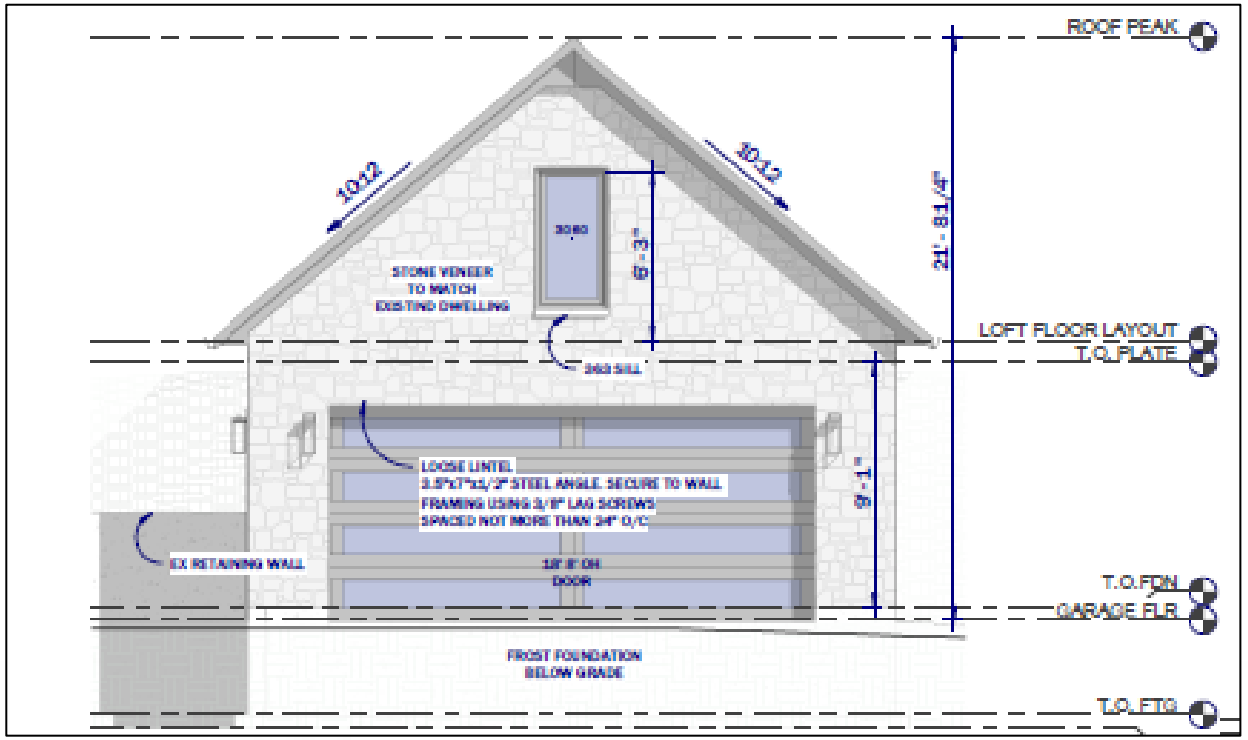


Proposed garage location (Looking NW towards upward slope)

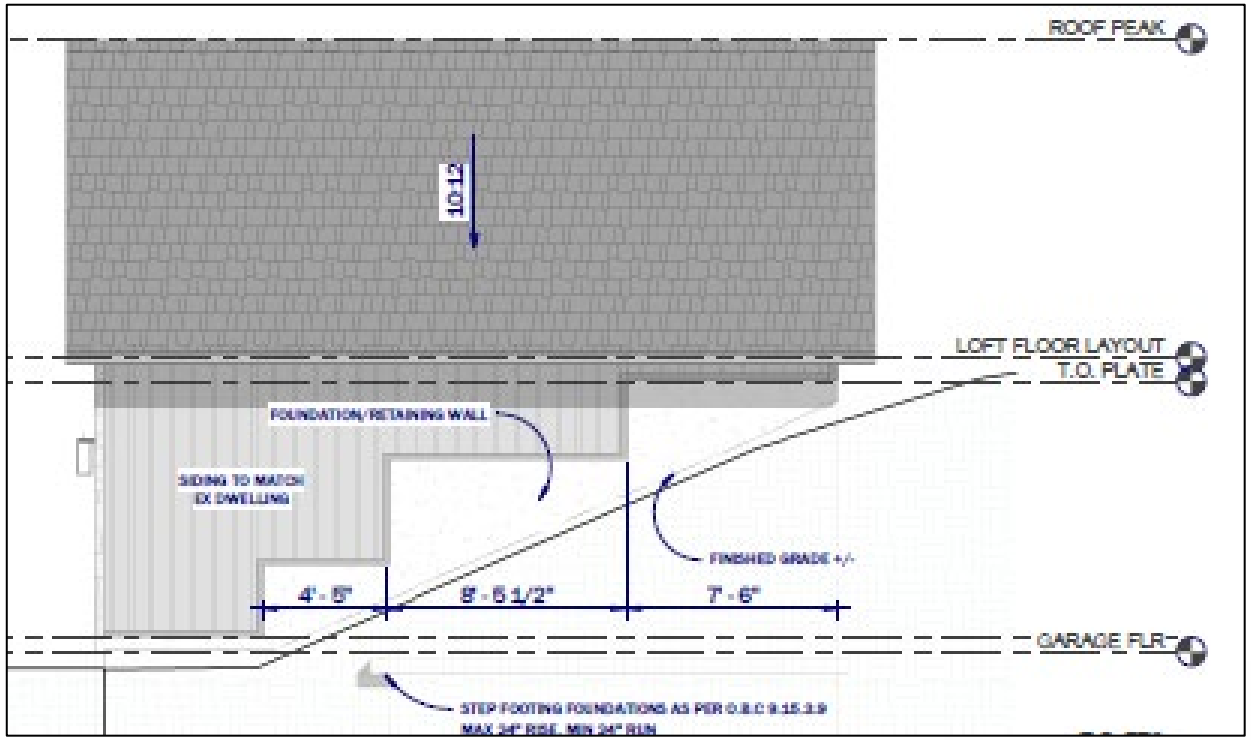


Proposed garage location (Looking east towards abutting property)

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Front view



Side view

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Comments

- **Public Comment** – None Received

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Discussion

Variance meets four tests of a minor variance

1. Maintains the general intent and purpose of the Township of South Frontenac Official Plan
2. Maintains the general intent and purpose of Zoning By-law No. 2003-75
3. Is desirable for the appropriate development of the lands in question
4. Is minor

Recommendation

- Approval
- Subject to conditions
  - The application is approved in accordance with submitted drawings
  - Setbacks to be confirmed by OLS

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Questions & Comments

1. Applicant/Agent
2. Members of the Public
3. Committee Member questions

PL-ZNA-2025-0091
Committee Deliberation and Vote

Application PL-ZNA-2025-0092

Permission to Enlarge Legal Non-Conforming Use

Applicant: Delan Jinapriya and Isabella Irrcher

Agent: Jason Sands, The Boulevard Group

Property: 4508 Red Maple Lane

SOUTH FRONTENAC

4508 Red Maple Lane

Committee of Adjustment

Application: Permission
Owners: Isabella Irrcher & Delan Jinapriya
Planner: The Boulevard Group (Jason Sands, MCIP. RPP.)

BLVD. THE BOULEVARD GROUP

Preamble

- Single Detached Dwelling & Detached Garage constructed in 1950's
- Addition added to the west side of single detached dwelling in 1970's
- Subject property purchased by current owners in 2010

- Current owners made application for Minor Variance in 2022 to redevelop property with new single detached dwelling, CoA approved the following:
  - reduced setback of 23.7 metres from the highwater mark of Loughborough Lake (Section 5.8.2(a))
  - reduced setback of 6.0 metres from the top of bank (Section 5.8.2(b)); and
  - reduced front yard of 23.7 metres and increased lot coverage of 9.5% (Section 10.3.1)

- Since obtaining such approvals, challenges respecting sewage disposal system incurred – particularly location of detached garage
- Reconsideration was given to overall single detached dwelling functionality and efficiency

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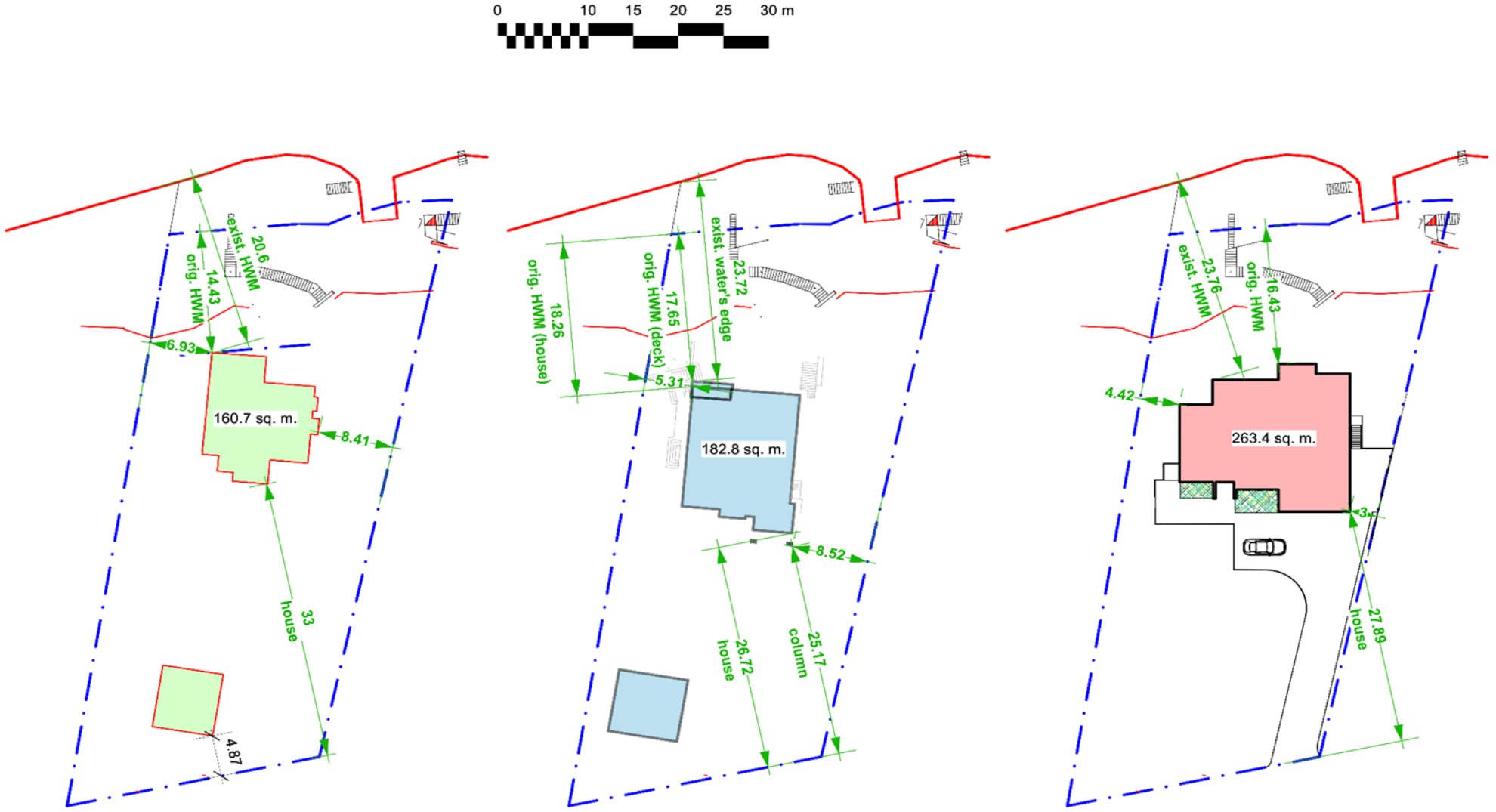
Preamble

- Reconsideration of development has resulted in revised proposal – attached garage & smaller single detached dwelling
- Attached garage and relocated driveway allows for adequate area for tertiary level treatment sewage disposal system in compliant location (>30m) from the water

- Reconfigured single detached dwelling slightly (ie. 29.7sqm – 319sqft) larger than existing single detached dwelling
- Review more recent *Planning Act* approvals & case law – Pre-Consultation with Township staff confirmed 'Permission' approval as opposed to 'Minor Variance'
    - Whether the application is desirable for appropriate development of the subject property; and
    - Whether the application will result in undue adverse impacts on the surrounding properties and neighbourhood

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Development Comparison illustration – Existing, 2022 & 2025



EXISTING **2022 APPLICATION** **2025 REVISIONS**

BLVD. THE BOULEVARD GROUP

4508 RED MAPLE LANE
2025-08-21
KB DESIGN

Minor Variance Approved Development - 2022



SE Front Elevation
Scale: 1/8" = 1'-0"



NE Side Elevation
Scale: 1/8" = 1'-0"



NW Rear Elevation
Scale: 1/8" = 1'-0"



SW Side Elevation
Scale: 1/8" = 1'-0"

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Planning Act – Section 45.2(a)(i)

- Section 45.2(a)(i) of the *Planning Act* stipulates that where any land, building or structure, on the day the by-law was passed, was lawfully used for a purpose prohibited by the bylaw, a Committee of Adjustment, upon such application, **may permit the enlargement or extension of the building or structure**, if the use that was made of the building or structure on the day the by-law was passed, or a use permitted under subclause (ii) continued until the date of the application to the committee, but no permission may be given to enlarge or extend the building or structure beyond the limits of the land owned and used in connection therewith on the day the by-law was passed.

- As the proposal is seeking to reconstruct and enlarge the existing legal non-conforming single detached dwelling, we are of the opinion that the use of Section 45.2(a)(i) is appropriate

Planning Act – Section 45.2(a)(i): two tests

- Whether the application is desirable for appropriate development of the subject property;
    - Demolish existing SFD and detached garage and construct new SFD with attached garage
    - GFA: existing 441.9sqm increasing to 471.6sqm (29.7sqm / 319sqft)
    - Increase water / top of bank setback by 3.2 metres
    - Maximized water / top of bank setback (septic mantle & vehicle turn-around, driveway)
    - Proposed septic is to be tertiary level treatment system
        - Septic tank: 7.0 metres further from water
        - Septic bed: 17m further from water
    - More functional overall site design (safety, winter operations, stormwater runoff vs. groundwater infiltration)
    - Current existing SFD & detached garage = 11.01% lot coverage
    - Proposed SFD and attached garage = 13.8% lot coverage
    - Consistent overall building height
    - CRCA has no objections to proposed development

Planning Act – Section 45.2(a)(i): two tests

- Whether the application will result in undue adverse impacts on the surrounding properties and neighbourhood;
    - South shore of Loughborough Lake – on Red Maple Lane
    - Surrounding land uses are residential – no change proposed in density nor use on subject property
    - Primarily 1 and 2 storey single detached dwellings on Red Maple Lane
        - Multiple 3 storey single detached dwellings
    - Split of detached vs. attached garages on Lane
    - 12 – 15% lot coverage for principle building not uncharacteristic (legal non-complying)
    - Window placement on eastern façade carefully selected (transom windows only) to allow natural light while maintaining privacy. Retaining wall proposed, existing vegetation to be maintained
    - Western façade windows consistent with existing single detached dwelling openings
    - 20.6m water setback increasing to 23.8m
    - Significant sewage disposal system upgrade

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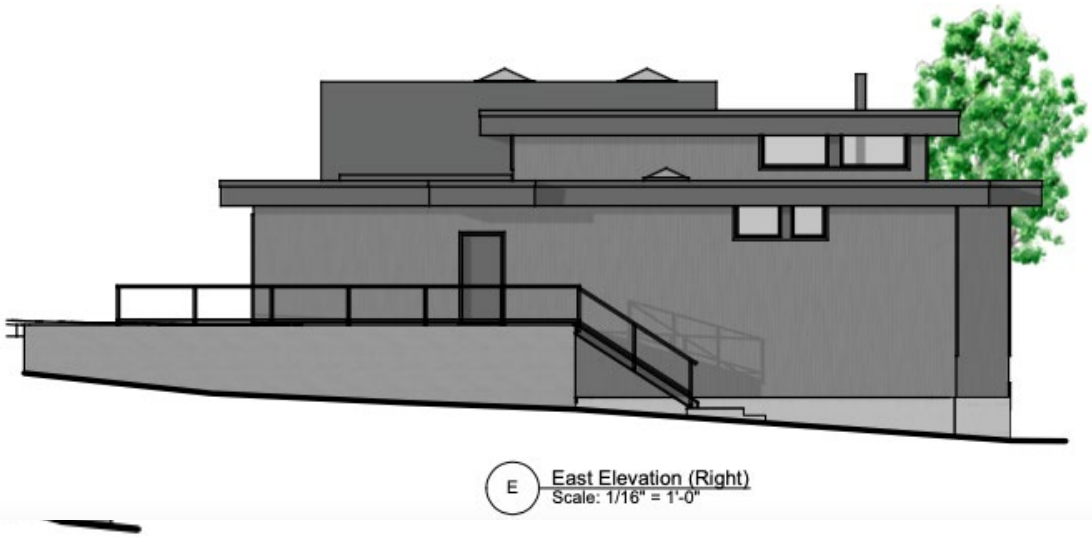
Township Official Plan

- Current Township Official Plan provides little policy direction respecting ‘Permission’ applications
- Draft Official Plan contains several policies
  - In our assessment, the proposal is consistent with the Township’s policy direction as contained in the draft Official Plan
- Section 3.1.1.d (i – x)
- Based on the review containing within the Land Use Planning Assessment supported in support of the Permission Application, the proposal is consistent with the draft policy direction of the Township – although not applicable

Proposed Development - 2025



S South Elevation (Road)
Scale: 1/16" = 1'-0"



E East Elevation (Right)
Scale: 1/16" = 1'-0"



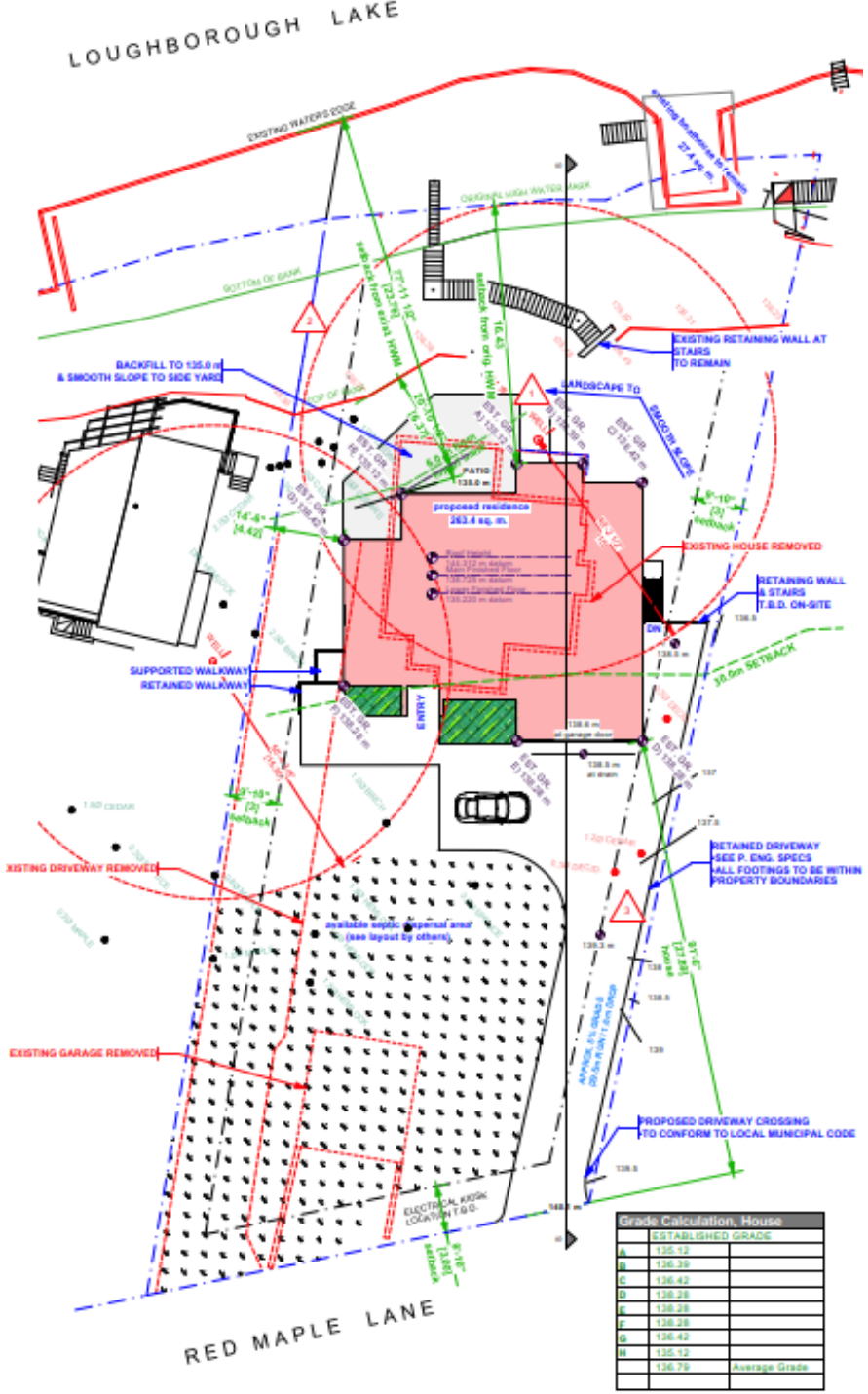
N North Elevation (Lake)
Scale: 1/16" = 1'-0"



W West Elevation (Left)
Scale: 1/16" = 1'-0"

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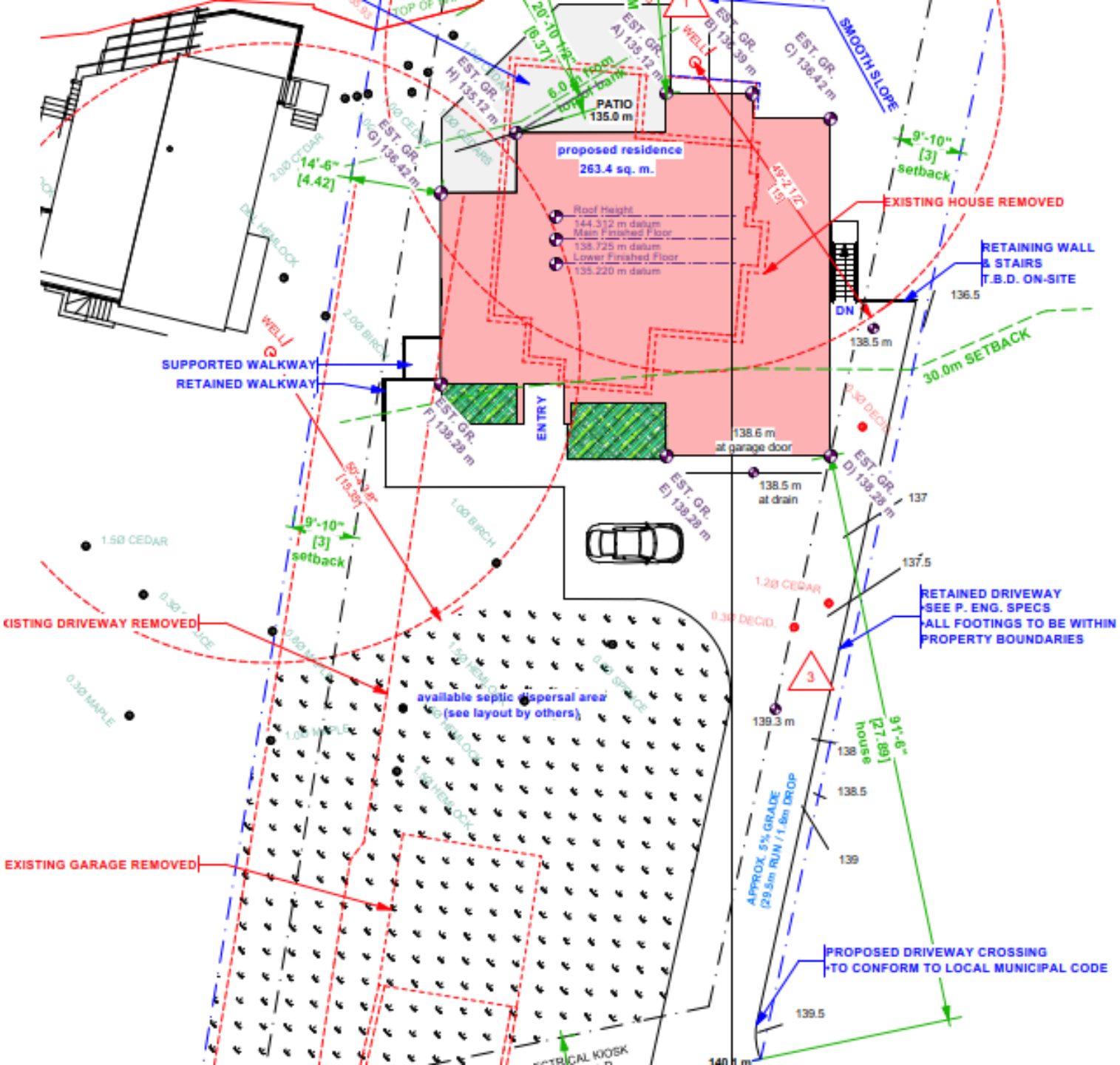
Proposed Conceptual Site Plan - 2025



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October 9, 2025

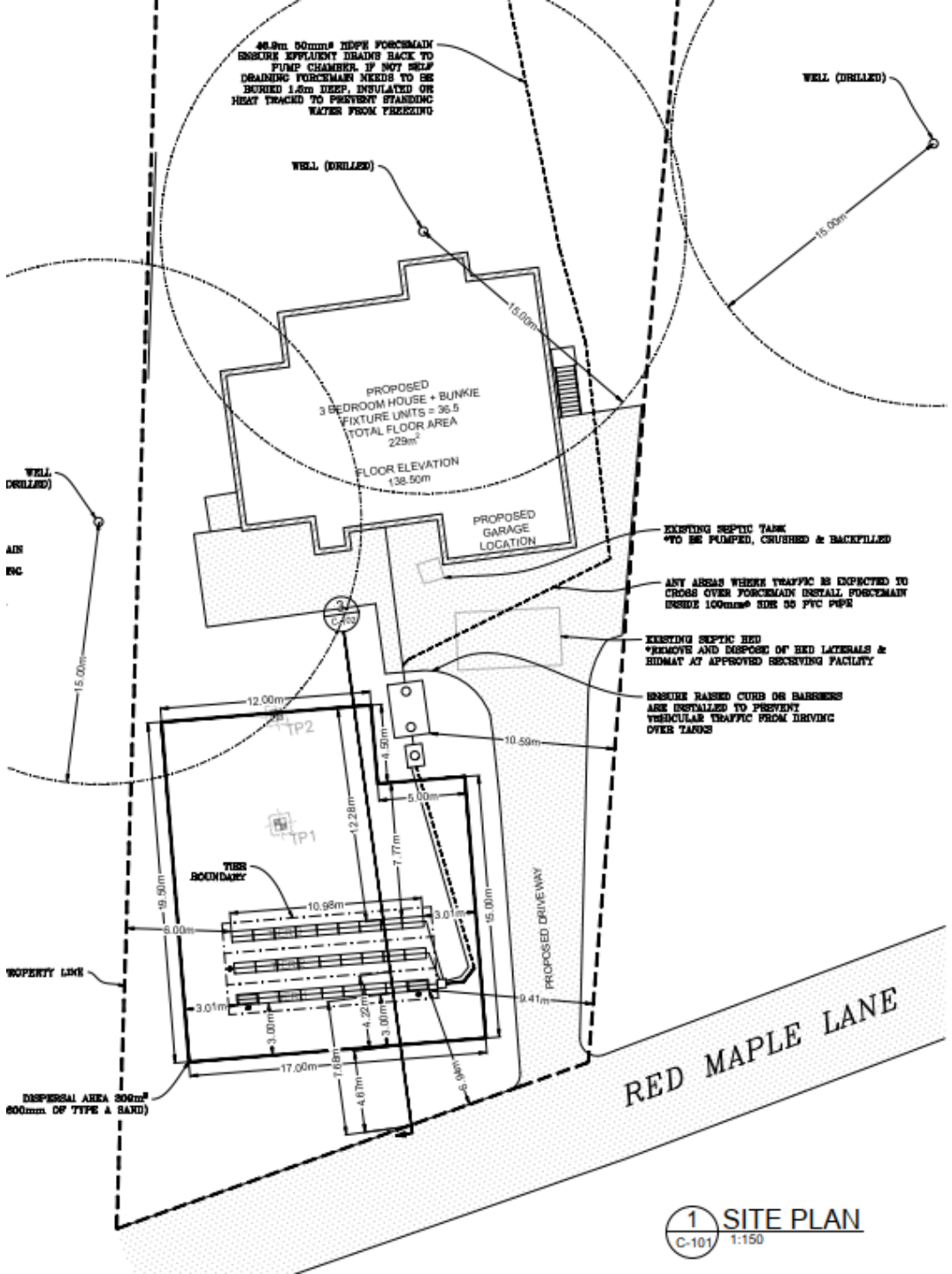
Proposed Conceptual Site Plan - 2025



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October 9, 2025

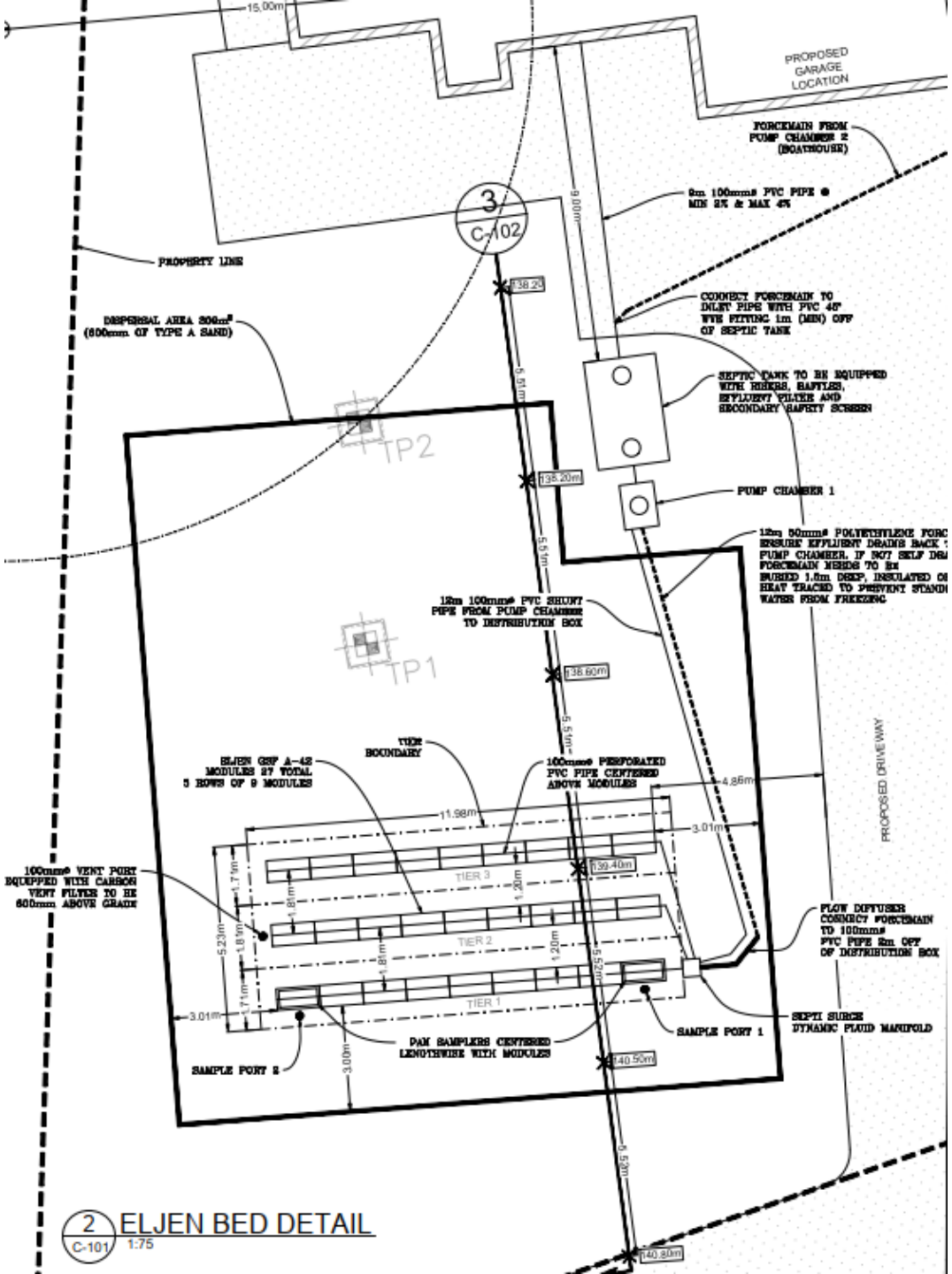
Proposed Sewage Disposal System - 2025



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October 9, 2025

Proposed Sewage Disposal System - 2025



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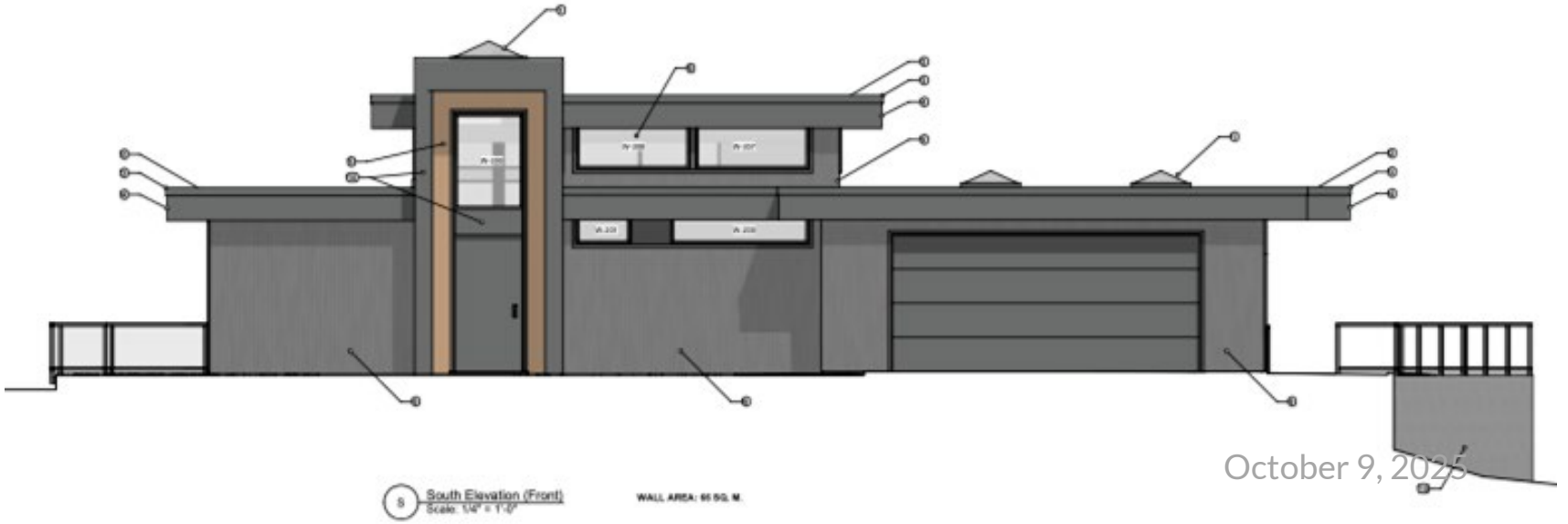
South Elevation

Existing
Roof Peak: 7.82m
Average Grade: 136.56m





Proposed
Roof Peak: 7.35m
Average Grade: 136.79



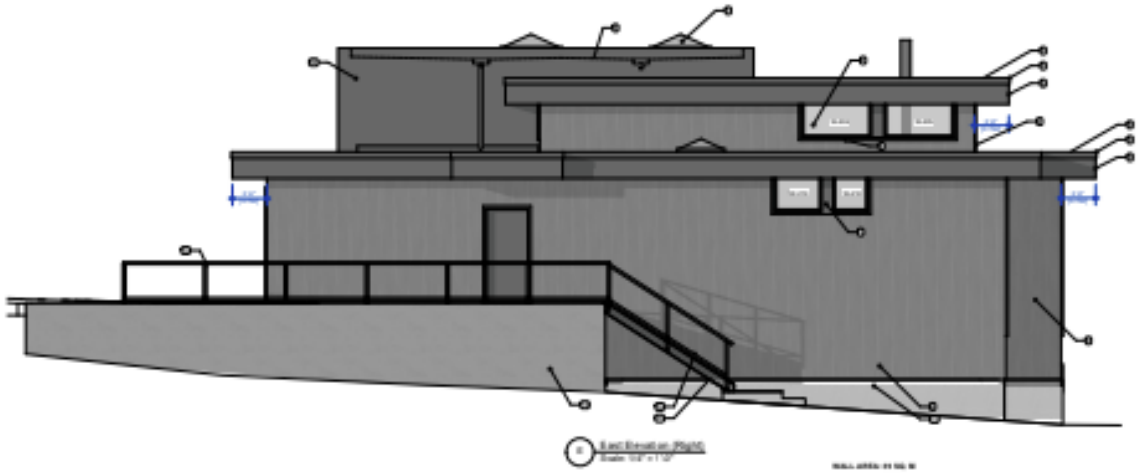
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East Elevation

Existing



Proposed



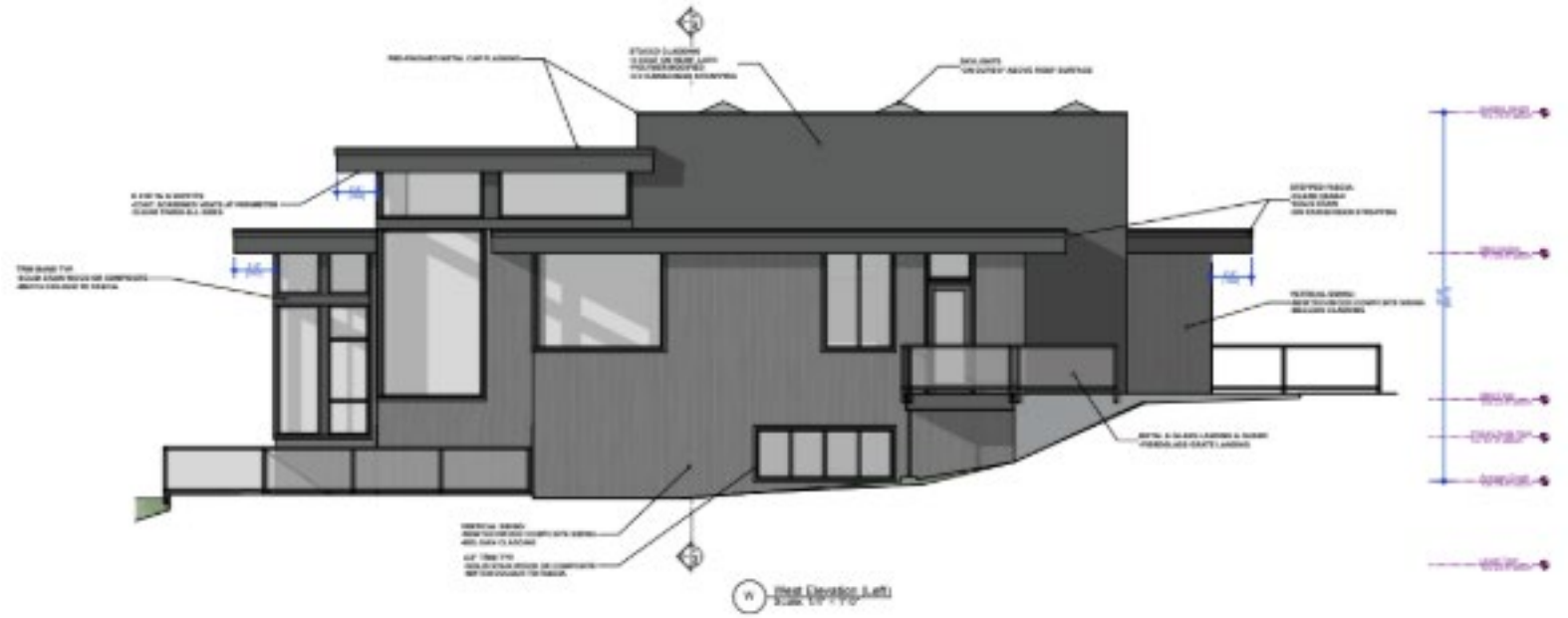
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West Elevation

Existing



Proposed



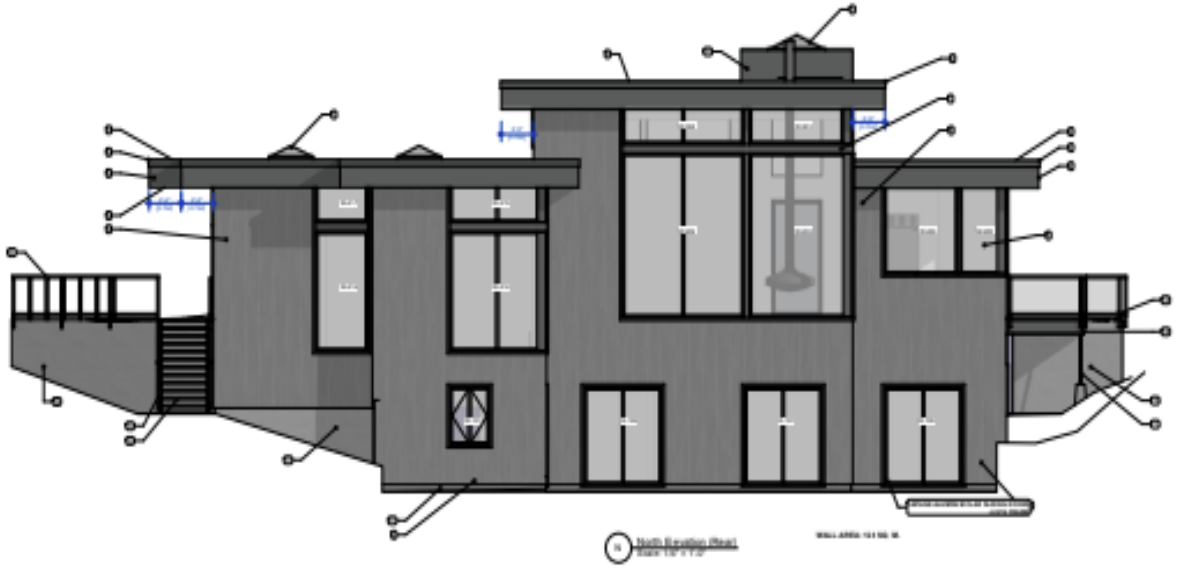
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North Elevation

Existing



Proposed



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Conclusion

- *Planning Act* tests satisfied:
  - Whether the application is desirable for appropriate development of the subject property; and
  - Whether the application will result in undue adverse impacts on the surrounding properties and neighbourhood

- Current Township Official Plan provides little policy direction respecting 'Permission' applications
- Draft Township Official Plan contains several policies Section 3.1.1.d (i – x)
  - In our assessment, the proposal is consistent with the Township's policy direction as contained in the draft Official Plan

- Based on this review, it is our professional opinion that the application is desirable for the appropriate development of the subject property and will not result in undue adverse impacts on the surrounding properties and neighbourhood.

BLVD. THE BOULEVARD GROUP

Questions & Comments

BLVD. THE BOULEVARD GROUP

Recommendation

- Pending any comments received
- Approval to permit the owner to replace the legal non-conforming dwelling with a larger dwelling with an attached garage. The new dwelling shall have a maximum 264 square metre footprint area and a maximum 476.5 square metre total floor area (including the basement and the garage).
- Subject to conditions
  - The property shall be developed to be generally consistent with the submitted drawings
  - Lot grading and drainage plan at building permit stage
  - Setbacks of dwelling and retaining wall to be confirmed by an Ontario Land Surveyor at building permit stage

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Questions & Comments

1. Applicant/Agent
2. Members of the Public
3. Committee Member questions

PL-ZNA-2025-0092
Committee Deliberation and Vote

SOUTH FRONTENAC

Application PL-ZNA-2025-0094

Minor Variance

Applicant: Timothy Adam Boyce

Property: 4378 Milburn Road

SOUTH FRONTENAC

Property Description

- Milburn Road
- ~3.5 acres
- Existing Buildings
  - Dwelling (209 m2)
  - 2 Accessory Structures (30m2 each)
- Agricultural Designation in Official Plan
- Agricultural Zone in Zoning Bylaw

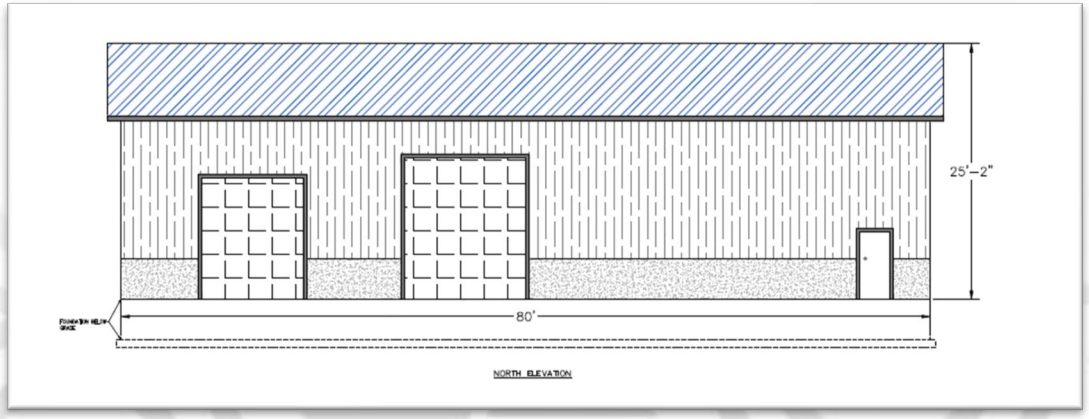


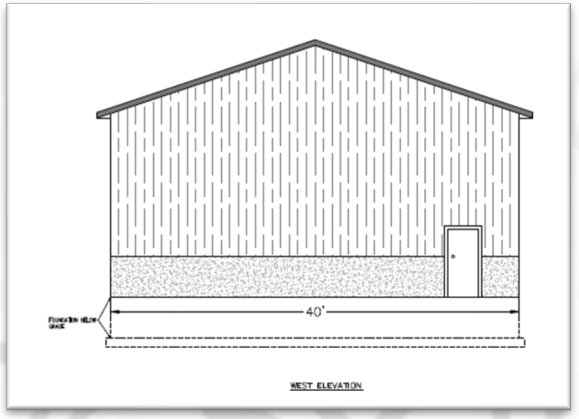
SOUTH FRONTENAC

Proposal

- Construct 297 m2 detached garage / storage building
- Zoning Relief to permit:
  - Total lot coverage of accessory buildings and structures (2.5%) to exceed the lot coverage of the existing dwelling (1.4%)
- Proposal would comply with all other zoning requirements.







SOUTH FRONTENAC



Department, Agency and Public Comments

- **Cataraqui Conservation**
  - Advised of no comments.

- **Public Comments**
  - None Received

Planning Analysis

Variance meets four tests of a minor variance

1. Maintains the general intent and purpose of the Township of South Frontenac Official Plan
2. Maintains the general intent and purpose of Zoning By-law No. 2003-75
3. Is desirable for the appropriate development of the lands in question
4. Is minor

Recommendation

- Approval
- Pending any comments received
- The proposal must be generally consistent with the application sketch

Questions & Comments

1. Applicant/Agent
2. Members of the Public
3. Committee Member questions

SOUTH FRONTENAC

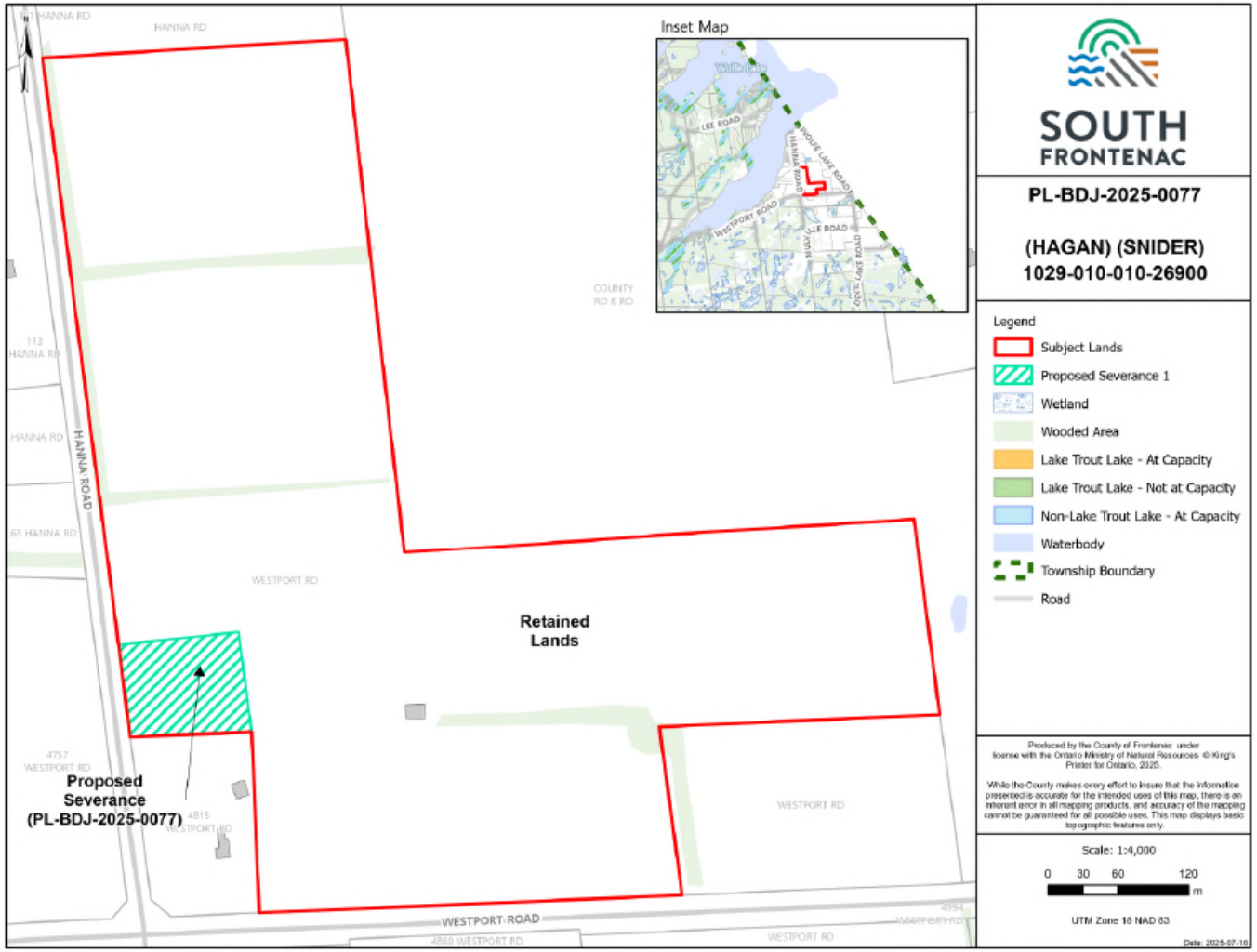
PL-ZNA-2025-0094
Committee Deliberation and Vote

SOUTH FRONTENAC

Delegated Consent Authority Report

PL-BDJ-2025-0077 – Bedford District

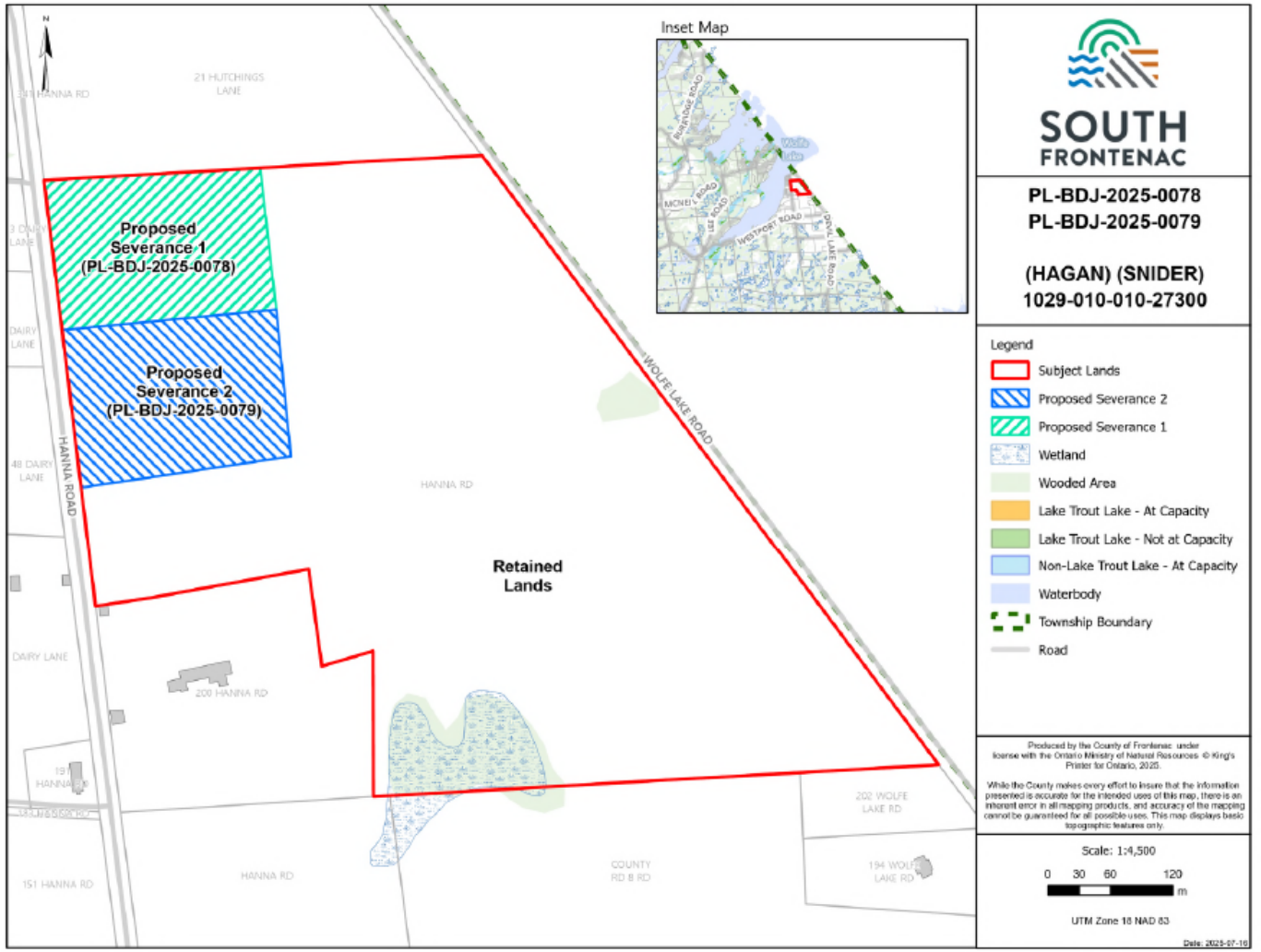
- Granted September 23, 2025
- Unaddressed lands with frontage on Hanna Road & Westport Road
- Creation of one new rural residential lot
- Severed Lot:
  - 2 acres, 76m frontage on Hanna Rd
- Retained Lands:
  - 26.5 hectares, 507m frontage on Hanna Road, 363m frontage on Westport Road



Delegated Consent Authority Report

PL-BDJ-2025-0078 & 0079 – Bedford District

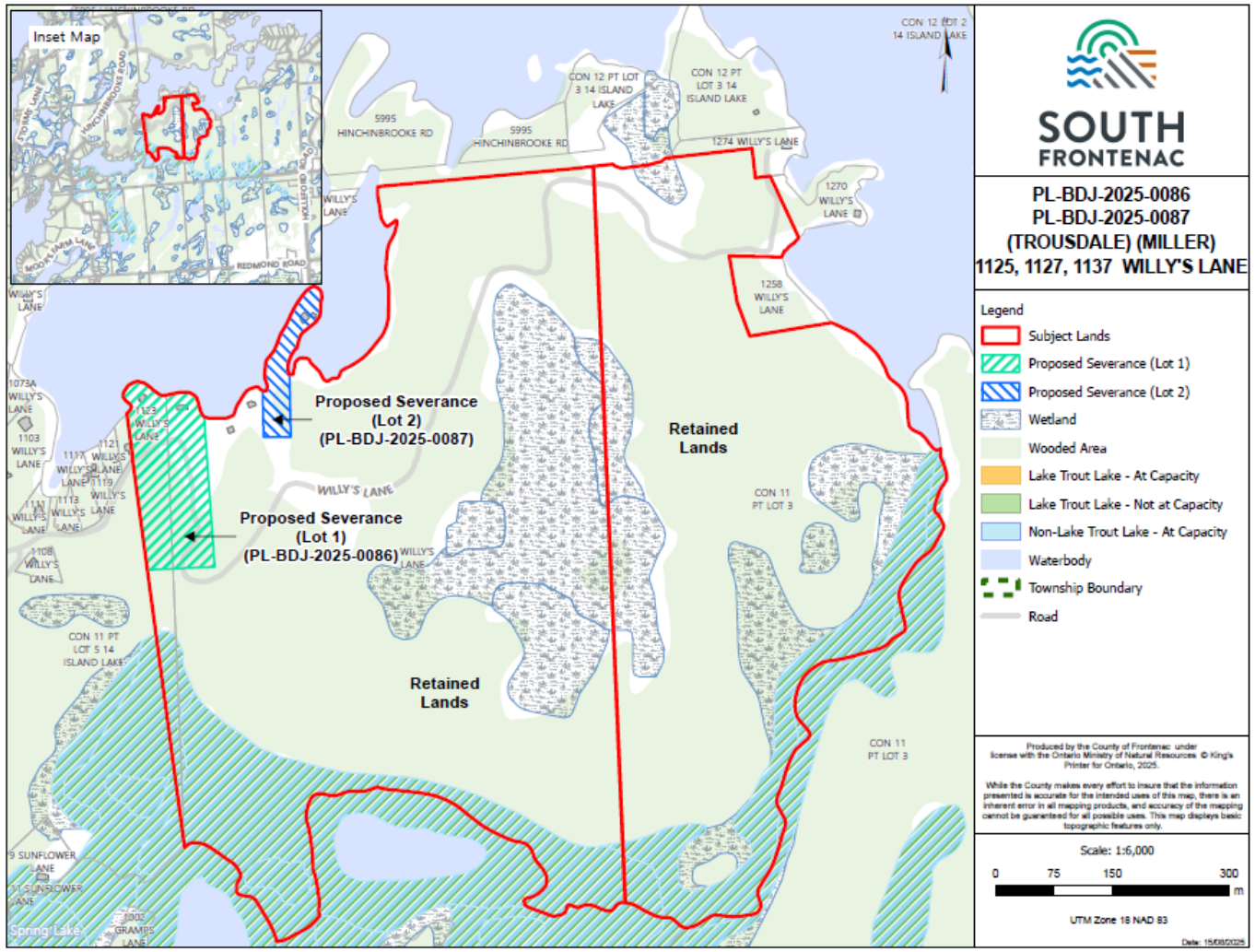
- Granted September 23, 2025
- Unaddressed lands fronting on Hanna Road & Wolfe Lake Road
- Creation of two rural residential lots
- Severed lots (each)
  - 3 hectares
  - 153m frontage on Hanna Road
- Retained lands
  - 26 hectares
  - 105m frontage on Hanna Road and 734m frontage on Wolfe Lake Road



Delegated Consent Authority Report

PL-BDJ-2025-0086 & 0087– Portland District

- Granted September 24, 2025
- 1125, 1127 & 1137 Willy's Lane
- Creation of two waterfront residential lots
- Lot A
  - 2 hectares, 91m water frontage on Fourteen Island Lake
  - Developed
- Lot B
  - 0.4 hectares, 30m water frontage on Fourteen Island Lake
  - Developed
- Retained Lands
  - 69 hectares
  - Developed



Adjournment

Township of South Frontenac Committee of Adjustment Meeting Minutes

Meeting # 2025-08

Time: 7:00 PM
Location: Storrington Centre/Virtual Via Zoom

Present: Norm Roberts, Ray Leonard, Steve Pegrum, Scott Trueman, Alan Revill, Brett Moreland, Patrick Diotte, Mike Howe

Absent:

Staff: Christine Woods, Manager of Planning; Kate Kaestner, Planning Clerk & Secretary-Treasurer

1 Call to Order

2 Adoption of Agenda

a) Resolution.

Resolution No. 2025-08-02
Moved by: Norm Roberts
Seconded by: Patrick Diotte

THAT the Committee hereby adopts the Agenda for the September 11, 2025 Committee of Adjustment meeting.

Carried

3 Electronic Meeting Information

a) The meeting was live streamed at the following link: http://www.facebook.com/SouthFrontenacTwp/

b) PowerPoint Presentation: Staff prepared a PowerPoint Presentation that was displayed on the screen of the meeting.

4 Declaration of pecuniary interest

a) None declared.

5 Approval of Minutes – August 14, 2025

a) Resolution.

Resolution No. 2025-08-03
Moved by: Alan Revill
Seconded by: Mike Howe

THAT the Committee hereby approves the minutes of the August 14, 2025 Committee of Adjustment meeting.

Carried

6 Consent Applications from a Previous Meeting:

a) PL-BDJ-2025-0074 (Pittman) (Fotenn) - Portland District

Property Address: 3629 Quinn Road East

Purpose & Effect of the Application:

Application PL-BDJ-2025-0074 is for the creation of one vacant residential lot on Quinn Road East. The lot would be 0.8ha (2.0 acres) in size with 63m frontage. The retained lands (3629 Quinn Road East) would be 35.8ha (89.6 acres) with 64m frontage.

Christine Woods, Manager of Planning, delivered her report for applications PL-BDJ-2025-0074, PL-BDJ-2025-0075 & PL-ZNA-2025-0076, with a staff recommendation that all 3 applications be approved.

Steve Pegrum, Chair of the Committee, inquired as to whether the applicant or their agent wished to address the Committee.

Elysia Aykroyd (Fotenn Planning + Design), agent for the applicant, thanked Ms. Woods for her very thorough presentation, and stated that she didn't have anything to add, but that she agreed with the recommended conditions of approval, and was happy to answer any questions.

Mr. Pegrum inquired (3 times) as to whether there were any questions or comments from members of the public. None heard.

The Chair inquired as to whether there were any questions from Committee members regarding the proposal.

Alan Revill, Committee member, asked Ms. Woods whether the Road Widening condition would affect the size of the severed lands.

Ms. Woods responded that it would not. If any portion of the severed parcel was to be dedicated for Road Widening, then the rear lot line would simply be moved back to ensure the lots are a minimum of 0.8 hectares.

Ms. Kaestner read the resolution for approval of the application, subject to conditions.

Committee member Norm Roberts stated to the Chair that he would not be voting on the motion, as he was not present at the August 14, 2025 meeting where the application was originally presented.

Resolution No. 2025-08-04
Moved by: Brett Moreland
Seconded by: Ray Leonard

THAT the Committee of Adjustment hereby approves consent application PL-BDJ-2025-0074, for property municipally addressed as 3629 Quinn Road East, allowing for the creation of one new residential lot, being 0.8 hectares in area and having a minimum of 60m frontage along Quinn Road East, subject to conditions.

Carried

b) PL-BDJ-2025-0075 (Pittman) (Fotenn) - Portland District

Property Address: 3629 Quinn Road East

Purpose & Effect of the Application:

Application PL-BDJ-2025-0075 is for the creation of one vacant residential lot on Quinn Road East. The lot would be 0.8ha (2.0 acres) in size with 63m frontage. The retained lands (3629 Quinn Road East) would be 35.8ha (89.6 acres) with 64m frontage.

** See Minutes Text of Agenda Item #6. a).

Ms. Kaestner read the resolution for approval of the application, subject to conditions.

Mr. Pegrum inquired as to whether there were any questions from Committee members regarding the resolution. None heard.

Resolution No. 2025-08-05
Moved by: Mike Howe
Seconded by: Alan Revill
THAT the Committee of Adjustment hereby approves consent application PL-BDJ-2025-0075, for property municipally addressed as 3629 Quinn Road East, allowing for the creation of one new residential lot, being 0.8 hectares in area and having a minimum of 60m frontage along Quinn Road East, subject to conditions.

Carried

7 New Consent Applications:

8 Minor Variance / Permission Applications from a Previous Meeting:

a) PL-ZNA-2025-0076 (Pittman) (Fotenn) - Portland District

Property Address: 3629 Quinn Road East

Purpose & Effect of the Application:

Minor variance application PL-ZNA-2025-0076 is requesting reduced frontages for the severed and retained lots of associated consent applications PL-BDJ-2025-0074 and PL-BDJ-2025-0075. Each of the two severed lots are to have 63m frontage and the retained lot will have 64m frontage, whereas the RU zone normally requires 76m frontage.

** See Minutes Text of Agenda Item #6. a).

Ms. Kaestner read the resolution for approval of the application.

Mr. Pegrum inquired as to whether there were any questions from Committee members regarding the resolution. None heard.

Resolution No. 2025-08-06
Moved by: Ray Leonard
Seconded by: Brett Moreland

THAT the Committee of Adjustment hereby approves minor variance application PL-ZNA-2025-0075, for property municipally addressed as 3629 Quinn Road East, allowing the severed and retained parcels for associated consent applications PL-BDJ-2025-0074 & PL-BDJ-2025-0075 to each have a minimum of 60m frontage along Quinn Road East, subject to conditions.

Carried

9 New Minor Variance / Permission Applications:

10 Other Business

a) Delegated Authority Consent Report

Ms. Kaestner delivered her report to the Committee.

There were no questions from Committee members arising from the report.

There was some discussion between members of the Committee and Planning staff with respect to the ability to vote on applications that were first presented at a previous meeting where a Member was absent.

11 Adjournment

a) Resolution.

Resolution No. 2025-08-07
Moved by: Patrick Diotte
Seconded by: Norm Roberts

THAT the September 11, 2025 meeting of the Committee of Adjustment for the Township of South Frontenac is hereby adjourned at 7:37PM, to reconvene on Thursday, October 09, 2025 at 7:00PM or at the call of the Chair.

Carried

_____
Steve Pegrum, Chair

SOUTH FRONTENAC

Consent Application

Application Requirements

The following items must be submitted with your application. Any application which does not include the below required information may not be accepted or will not be considered complete.

☐ 1. A pre-consultation meeting is a requirement prior to submission of the application.

Pre-consultation meeting fee	$152.00

☐ 2. One hard copy of this completed application form signed and commissioned.

☐ 3. A Sketch of your proposal (see Question 26 for details on what to include). The sketch must be drawn with accurate dimensions and measurements. It is recommended that you take your time to carefully assemble the data and crate the sketch. You may wish to secure the assistance of a person who specializes in the drafting of sketches.

☐ 4. The applicable **non-refundable** application fee, payable to the Township of South Frontenac:

Application Type:		**FEE:**
Consent Application		$1,368.00
Change of conditions		$325.00
Change of conditions requiring re-circulation		$568.00

☐ 5. Agency Review Fees (as applicable). A separate **cheque or proof or payment**, payable to the applicable Conservation Authority, is to be submitted to the Township with the completed application. The on-site sewage disposal review fee may be included in the payment of the application fee to the Township.

Agency:	**FEE:**
Township of South Frontenac onsite sewage disposal review (per new lot)	$515
Cataraqui Conservation (per new lot or lot addition)	$445
Quinte Conservation (per new lot or lot addition)	$450
Rideau Valley Conservation Authority (per new lot or lot addition)	$500

Please Note: These fees are for consultation on this application only; agencies may require additional fees if permit applications are required prior to any construction.

☐ 6. Required studies & Supporting Information identified at pre-consultation (if applicable)

☐ 7. Deed or transfer, or authorization for Township Staff to acquire title documents (if applicable)

TOWNSHIP OF SOUTH FRONTENAC CONSENT APPLICATION

Collection of Personal Information:

Personal information requested on the application form is required under the *Planning* Act. This information will be used by the Township for the purpose of reviewing the application. It may be made available to those boards, Commissions, Authorities, Agencies and Persons having an interest in this matter. Any questions regarding the collection of this information should be directed to the Secretary Treasurer of the Committee of Adjustment (P.O. Box 100, Sydenham, Ont., K0H 2T0, Phone 613-376-3027 ext. 2224).

What is considered when reviewing an application?

In considering an application, the decision-making approval authority, shall have regard, among other matters, to the health, safety, convenience and welfare of the present and future inhabitants of the municipality and to:

- The effect of development on matters of provincial interest as referred to in Section 2 of the Planning Act.
- Whether the proposed severed lot is premature or in the public interest.
- Whether the consent conforms to the intent of the Official Plan and adjacent plans of subdivision (if any)
- The suitability of the land for the purposes for which it is being severed
- If affordable housing units are being proposed, the suitability of the proposed units for affordable housing
- The number, width, location and proposed grades and elevations of roadways and their adequacy in relation to any proposed roadway linking the proposed severed area with the established roadway system.
- The dimensions and shape of the proposed lot.
- Any restrictions on the subject land (or on the buildings and structures to be erected on it) and any restrictions on abutting lands.
- Conservation of natural resources and flood control.
- The adequacy of utilities and municipal services.
- The adequacy of schools.
- The area of land, if any, exclusive of roadways, that is to be conveyed or dedicated for public purposes (such as for parks).
- The physical configuration of the new lot having regard to energy conservation.
- Site Plan Control
- County of Frontenac Official Plan
- Township of South Frontenac Official Plan
- Township of South Frontenac Zoning By-Law
- Provincial Policy Statement

TOWNSHIP OF SOUTH FRONTENAC CONSENT APPLICATION

For Office Use Only

Date Received: _____ File Number: _____

1. Name of Owner(s): STEFAN WALKER & JULIA WALKER

   Full Mailing Address of Owner(s): 1856 RUTLEDGE ROAD, SYDENHAM, ONTARIO, KOH2TO

   _____

   Phone number of Owner(s): [redacted]

   Email Address of Owner(s): [redacted]

2. If the applicant is **NOT** the owner of the subject land, the written authorization of the owner that the applicant is authorized to make the application, be provided below.

   Name of Authorized Applicant/Agent: _____

   Full Mailing Address of Authorized Applicant/Agent: _____

   _____

   Phone number of Authorized Applicant/Agent: _____

   Email Address of Authorized Applicant/Agent: _____

   Agent as named above is hereby authorized to act on behalf of the owners for purposes of processing this application (please fill out the last page).

   _____
   Signature(s) of Owner(s)

   Communications are to be sent to: ☒ Owner(s) ☐ Agent

3. **Permission to Enter Subject Lands:** Permission is hereby granted to the relevant staff, committee members, and necessary commenting agencies to enter the premises (subject lands) subject to this development application for the purposes of making inspections associated with this application.

_____ _____ _____
(Signature of the property owner) (Signature of the property owner) (Date)

TOWNSHIP OF SOUTH FRONTENAC CONSENT APPLICATION

4. Have you consulted with Township Planning Staff regarding this application?

☑ Yes ☐ No Date Fee Paid: _____

Name of Planner: NOAH PERRON Date of Meeting: JUNE 11, 2025

5. The description of the subject land:

District: ☐ Bedford ☐ Portland ☑ Loughborough ☐ Storrington

Civic Address: 1856 RUTLEDGE ROAD, SYDENHAM, ONTARIO

Concession Number: 5 Lot Number: 12

Reference Plan Number: 13R-12954 Part Number(s): PART 2

Roll Number: 040-030-07150-0000

Property Identification Number (PIN): _____

6. Indicate the frontage(s), depth and area of the subject land. The subject land is the whole property prior to any changes. Please indicate the name of the road/lane and waterbody (if applicable).

Frontage on water (m): N/A Frontage on road/lane (m): 126.055 m

Name of Waterbody: N/A Name of Road/Lane: RUTLEDGE ROAD

Depth(m): 733.316 m Area(acres/ha): 52.93 ACRES

7. Select the type of consent being applied for:

☑ Creation of a New Lot
☐ Easement (right of way)
☐ Lot Addition
☐ Charge/Discharge of Mortgage
☐ Correction of Title
☐ Lease
☐ Other: _____

8. Please provide a brief description of your application. Indicate the reason why you are applying for a consent.

PROPOSAL SEEKS TO SPLIT THE PROPERTY CIVICALLY ADDRESSED AS 1856 RUTLEDGE ROAD INTO TWO PARCELS ROUGHLY OF EQUAL SIZE. THE SEVERED PORTION WOULD REMAIN VACANT COMPRISED OF 26 ACRES WITH 58.585 m FRONTAGE (per 13R12954). THE RETAINED PORTION WOULD BE 26.93 ACRES WITH 67.475 m FRONTAGE (PER 13r12954) AND WOULD BE DEVELOPED WITH AN EXISTING BUILDING.

9. Create a NEW LOT – Complete this section ONLY if you are applying to create a new lot.

The following information is regarding the land intended to be severed (created) and the land to be retained.

	Severed Lot (Proposed new lot):	Retained Lot:
Frontage on Road/Lane (m):	58.585 m	67.475 m
Name of Road/Lane:	RUTLEDGE ROAD	RUTLEDGE ROAD
Frontage on Water (m):	0	0
Name of Waterbody:	N/A	
Depth (m):	733.316 m	722.169 m
Acres (acres or ha):	26 ACRES	26.93 ACRES

Please list the existing and proposed **USES and STRUCTURES.**

	Severed Lot (Proposed new lot):	Retained Lot:
Existing Use of Lot:	RU - Crop Farming / Residencial	Ru - Crop Farming / Residencial
Existing Buildings/Structures:	0	1
Proposed Use of Lot:	RU - Crop Farming / Residencial	Ru - Crop Farming / Residencial
Proposed Buildings/Structures:	None / vacant land	No New

10. LOT ADDITION – Complete this section ONLY if you are applying for a lot addition.

The following information is regarding the land intended to be severed (created) and the land to be retained.

	Proposed Lot Addition (Severed parcel):	**Retained Lot:**
Frontage on Road/Lane (m):		
Name of Road/Lane:		
Frontage on Water (m):		
Name of Waterbody:		
Depth (m):		
Acres (acres or ha):		

The following information is regarding the Benefitting Lands also known as the land being enlarged which are receiving the lot addition.

	Existing Benefitting Lot: (Before Lot Addition)	**Enlarged Lot with added Land: (After Lot Addition)**
Frontage on Road/Lane (m):		
Name of Road/Lane:		
Frontage on Water (m):		
Name of Waterbody:		
Depth (m):		
Acres (acres or ha):		

Please list the existing and proposed **USES and STRUCTURES.**

	Lot Addition:	**Retained Lands:**	**Benefitting Lands:**
Existing Use of Lot:			
Existing Buildings/Structures:			
Proposed Use of Lot:			
Proposed Buildings/Structures:			

11. EASEMENTS & RIGHT OF WAY – Complete this section if you ONLY are applying for an easement or a right-of-way

Length:_____ Depth: _____ Width: _____ Area: _____

Civic address of Benefitting lands:_____

Roll Number of Benefitting Lands: _____

Describe the purpose and effect of the easement and the property that will benefit:

_____

_____

_____

12. Type of Servicing Proposed – WATER (Indicate the method by which water will be provided):

(NEW LOT) Severed Parcel		Retained Parcel	
☐	Municipal water system	☐	Municipal water system
☒	Privately owned and operated well	☐	Privately owned and operated well
☐	Lake water	☐	Lake water
☐	Other: _____	☐	Other: _____

13. Type of Sewage Disposal System Proposed (How will sewage disposal system be provided?):

(NEW LOT) Severed Parcel	Retained Parcel
☐ Publicly owned and operated communal septic system	☐ Publicly owned and operated communal septic system
☑ Privately owned and operated individual septic system:	☑ Privately owned and operated individual septic system:
☒ Leaching Bed (Class 4)	☒ Leaching bed (Class 4)
☐ Holding Tank (Class 5)	☐ Holding Tank (Class 5)
☐ Greywater Pit (Class 2)	☐ Greywater Pit (Class 2)
☐ Privy/Outhouse (Class 1)	☐ Privy/Outhouse (Class 1)

14. Please list the name of the person(s) to whom the land or an interest in the land is to be transferred, charged or leased (***if known***):

No change in ownership for severed or retained

15. Are there any existing easements or restrictive covenants? ☐ Yes ☑ No ☐ Unknown

If Yes, please provide a description of each easement or covenant and its effect:

16. Are you aware of any abandoned wells on the subject property? ☐ Yes ☑ No

17. Name of road or lane which accesses:

The new lot (lot addition or Right of Way): Rutledge Road

The retained lot: Rutledge Road

Please indicate whether access to the land will be by:

☐ Provincial highway	☐ Lane
☑ Municipal Road - maintained year round	☐ A right of way
☐ Municipal Road - seasonally maintained	☐ Water (see next page)

If access is by water only, describe the parking and docking facilities to be used and the approximate distance of these facilities from the subject land and the nearest public road. Parking and Docking for water access only properties MUST be legally deeded access. Please provide confirmation.

The New Lot: _____

The Retained Lot: _____

18. What is the zoning of the subject lands? (Check www.frontenacmaps.ca)

RU

19. What is the current Official Plan Designation of the subject lands?

RU

20. Please describe how the application conforms with the Township Official Plan & County Official Plan by **citing specific applicable** sections and sub sections. Please make sure to look at Sections 5 and 7 in the Township Official Plan and Section 3 in the County Official Plan. If you are unsure, please indicate that you do not know.

U/K

21. Is the application consistent with the 2020 *Provincial Policy Statement*?

☐ Yes ☐ No ☑ Unknown

Please explain:

22. Has the subject land ever been, or is currently, the subject of an application for approval of a plan of subdivision under section 51 of the *Planning Act*, for a consent under section 53 of the *Planning Act*, for a minor variance, for approval of a site plan, or for an amendment to an official plan, an amendment to the zoning by-law or a Minister's zoning order? Complete all applicable

☐ Yes ☑ No ☐ Unknown			
Application Type	Application Number	Date of Application	Decision
☐ Plan of Subdivision			
☐ Consent			
☐ Minor Variance			
☐ Site Plan Approval			
☐ Official Plan Amendment			
☐ Zoning By-law Amendment			
☐ Minister's Zoning Order			

23. Has land been previously severed from the subject property, since September 5, 2000? If yes, please provide date of transfer; name of transferee and uses of the land.

☐ Yes _____ ☑ No

24. Did the current owner acquire the subject land as a result of a consent? ☐ Yes ☑ No

25. Is the applicant requesting a Certificate of Official for the retained land? ☐ Yes ☑ No

** If yes – the applicant must provide a lawyer's statement that there is no land abutting the subject lands that are owned by the owner of the subject land, other than the land that could be conveyed without contravening section 50 of the *Planning Act*.

26. A SKETCH must be submitted. For more information on what the sketch needs to show, please see "A guide to completing your consent application form". If your application is approved and then the required survey shows different frontages, area and location than was submitted, a new consent may be required including submission of a new application and fees.**

TOWNSHIP OF SOUTH FRONTENAC CONSENT APPLICATION

Please note that the sketch must include the same metric as on the application, switching between meters and feet will not be acceptable unless both are shown.

The sketch must include the following:

☐ A directional arrow with North at the top of the page.

☐ The boundaries and dimensions of the whole property. LABEL the part that is to be severed and the part that is to be retained, including the total area (acres or hectares), road frontages on all roads/lanes for each and waterbodies.

☐ Indicate if the owner of the subject property also owns other lands near the proposal.

☐ The distance between the subject land and the nearest road, bridge or railway crossing

☐ The location of all land previously severed from the parcel (if applicable) originally acquired by the current owner of the subject land.

☐ All natural and artificial features that are located on the subject property and on land beside the subject property. Please label and show the approximate location of:

a. Existing Buildings, wells and septic systems, bridges, railways, roads, hydro lines

b. Waterbodies, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas

c. Landfills, propane facility, quarry's and pits

d. Barns

Note: The existence of a nearby barn will require you to complete a Minimum Distance Separation Calculation in order to consider compatibility issues. Please check with the Planning Department regarding the implications of any farm structure, on your application.

☐ Please include any information on natural and artificial features (as listed above) that in the applicant's opinion may affect the application

☐ Please indicate the current uses of land that is surrounding the property, such as residential, agricultural and commercial uses (if agricultural, please indicate the approximate distance of any barn structure from the proposed new lot).

☐ The location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public travelled road, a private road or a right of way.

☐ If access to the subject land is by water only, please show the location of the parking and boat docking facilities to be used, and the title documents to demonstrate legal deeded use of these facilities

☐ The location and nature of any easement affecting the subject land.

☐ The location of any abandoned wells on the property

PERMISSION, ACKNOWLEDGEMENT, AGREEMENT AND DECLARATION OF APPLICATION

I/ We, the undersigned, being the registered property owner(s) and/or agent acting on behalf of the owner agree that the information recorded in this Consent Application Form is accurate and agrees that representatives of the Township and relevant commenting agencies may enter onto the subject property for the purpose of determining the appropriateness of the site for the proposed development.

ACKNOWLEDGEMENT OF ADDITIONAL REQUIREMENTS

I/ We, the undersigned, being the registered property owner(s) and/or agent acting on behalf of the owner, acknowledge that additional studies and/or peer review and/or legal review may be required by the Township as a part of the review of my/our application. Should the need arise, I/we are responsible for completing the studies as requested in order for the application to be deemed complete.

Attached to this application is payment to the Township of South Frontenac in the correct amount representing payment of the application fee, and additional payment (or proof of payment) for any required commenting agency review fees.

AGREEMENT TO INDEMNIFY

The applicant hereby agrees to indemnify and save harmless The Corporation of the Township of South Frontenac ("the Municipality") from all costs and expenses that the Municipality may incur in connection with the processing of the applicant's application for approval under the *Planning Act*.

Without limiting the foregoing, such costs will include all legal, engineering, planning, and consulting fees and charges incurred or payable by the Municipality to process the application together with all costs and expenses arising from or incurred in connection with the Municipality being required, or requested by the applicant, to appear at the hearing of any appeal to the Ontario Land Tribunal from any decision of the Council, Delegated Decision of Council, or Committee of Adjustments, of their designated approval authority, as the case may be, hearing the applicant's application.

The Owner/Applicant further agrees to provide the Municipality, upon request and in cases where an application has been appealed to the Ontario Land Tribunal, with a deposit (over and above the normal application fee), from which the Municipality may, from time to time charge any fees and expenses incurred by the Municipality to prepare for and participate in the hearing. If such appeal expenses exceed the deposit, the Owner/Applicant shall pay the difference forthwith upon being billed by the municipality, with interest at the rate of 1.25% per month (15% per annum) on accounts overdue more than 30 days.

TOWNSHIP OF SOUTH FRONTENAC CONSENT APPLICATION

The applicant/owner acknowledges and agrees that if any amount owing to the Municipality in respect of the application is not paid when due, the Municipality will not appear before the Ontario Land Tribunal in in connection with the application until the invoice has been paid in full.

DECLARATION FOR THE PRESCRIBED INFORMATION

Note: Do not sign until in the presence of the Commissioner of Oaths. You will be required to provide photo identification (i.e. driver's license).

I/We, Stefan Wrona,
(Name of Owner / Agent)

of Township of South Frontenac
(Municipality, Town, City name)

do solemnly declare that the information contained in this application is true and that the information contained in the documents that accompany this application is true, and acknowledge that personal information and all other material collected on this form and provided to the municipality as part of this application, including all names, addresses, opinions and comments, is collected under the authority of the *Planning Act*, R.S.O. 1990, as amended, will be used to assist in making a decision on this matter and will be made available for public disclosure. I/We are aware the information collected in this Application will be provided in the applicable Agenda and posted on the Township's website.

Sworn (or declared) before me in the South Frontenac
(Municipality name)

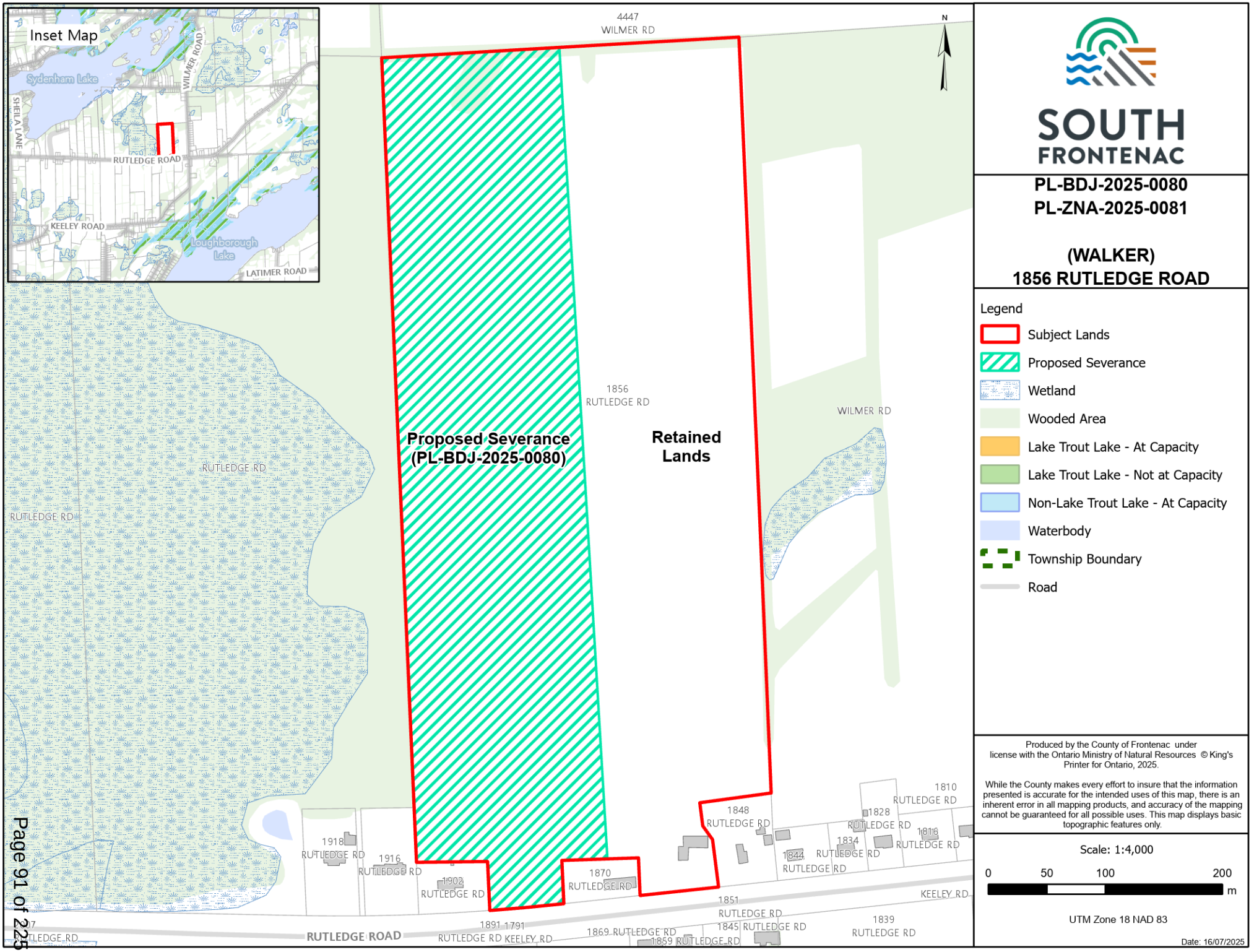
On this 11 (Day) day of July (Month), 20 25 (Year).

Kamila Seitkhanova
Commissioner of Oaths Signature

[redacted]
Signature of Owner (s) or Authorized Agent

Affix Commissioner of Oaths stamp below signatures

Kamila Seitkhanova, a Commissioner, etc.,
Province of Ontario, for the Corporation of
the Township of South Frontenac.
Expires August 14, 2027.



SOUTH FRONTENAC

PL-BDJ-2025-0080
PL-ZNA-2025-0081

(WALKER)
1856 RUTLEDGE ROAD

Legend

- Subject Lands
- Proposed Severance
- 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: 1:4,000

0 50 100 200 m

UTM Zone 18 NAD 83

Date: 16/07/2025

PLAN 13R-12954

RECEIVED AND DEPOSITED

DATE: 95. 10. 04

SIGNATURE

A.D. LAND REGISTRAR FOR THE REGISTRY DIVISION OF FRONTENAC (No. 13)

METRIC

Distances Shown on This Plan are in Metres and can be Converted to Feet by Dividing by 0.3048

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE REGISTRY ACT.

DATE: OCTOBER 4, 1995.

Peter S. Hopkins

PETER S. HOPKINS
ONTARIO LAND SURVEYOR

CAUTION:

This Plan is Not a Plan of Subdivision Within the Meaning of the Planning Act.

PLAN of SURVEY of
PART of LOT 12, CONCESSION 5
TOWNSHIP of LOUGHBOROUGH
COUNTY of FRONTENAC

Scale = 1:1250

25m 0 25 50 75 100 125m

PETER S. HOPKINS LIMITED
–1995–

SCHEDULE				
PART	LOT	CON.	INST. No.	AREA
1	12	5	371617	0.406 ha.
2				21.414 ha.



NOTES:

BEARINGS ARE ASTRONOMIC, DERIVED FROM THE EASTERLY LIMIT OF PART 1, IT BEING N 03°27'40"W AS SHOWN ON DEPOSITED REFERENCE PLAN 13R-6942 AND DESIGNATED HEREON AS "REFERENCE LINE".

LEGEND:

⊡	denotes	Planted Survey Monument
■	"	Found Survey Monument
SIB	"	Standard Iron Bar
SSIB	"	Short Standard Iron Bar
IB	"	Iron Bar
IBØ	"	Iron Bar (round)
RP	"	Rock Post
(WIT)	"	Witness
(M)	"	Measured
(P1)	"	Expropriation Plan 400286
(681)	"	Donald C. Smith – O.L.S.
(798)	"	Ray Hunter – O.L.S.
(1120)	"	James A. Minnes – O.L.S.
(1407)	"	M. Peter Allen – O.L.S.
(S&SK)	"	Smith & Smith Kingston

SURVEYOR'S CERTIFICATE:

I CERTIFY THAT:

1. This Survey and Plan are correct and in accordance with the SURVEYS ACT and the REGISTRY ACT and the REGULATIONS made thereunder.

2. The SURVEY was completed on the 27th. day of SEPTEMBER, 1995.

PETER S. HOPKINS LIMITED

DATE: OCTOBER 3, 1995.

Peter S. Hopkins

PETER S. HOPKINS – O.L.S.

PArty Chief: BH.	**PETER S. HOPKINS Limited** Ontario Land Surveyor
Inst. Man: LH.	
Chain Man: RH.	P.O. Box 207, KOH-2H0 MILLHAVEN ROAD ODESSA ONT. Telephone No. 386-7395
Plan By: RH.	PROJECT No. 95-138 LOT 12, CONCESSION 5 TOWNSHIP OF LOUGHBOROUGH

August 27, 2025 File: SEV/FRS/197/2025

Sent by E-mail

Noah Perron
Planner
Township of South Frontenac
P.O. Box 100
Sydenham, Ontario
K0H 2T0

Dear Mr. Perron:

Re: Consent Applications PL-BDJ-2025-0080 (Lot Creation)
1856 Rutledge Road, Township of South Frontenac
Tributaries of Sydenham Lake & Wetlands

Staff of the Cataraqui Region Conservation Authority (CRCA) have reviewed the above-noted application for consent and offer the following comments for the Township's consideration, based on our role as a commenting agency responsible for natural hazards on *Planning Act* applications, and as administrator of Ontario Regulation 41/24: *Prohibited Activities, Exemptions and Permits*.

Summary of the Proposal

The applicant has requested to sever a 10.5 ha (26 ac) vacant parcel of land resulting in a 51 ha (126.9 ac) retained parcel. The proposed severance would result in the creation of a new rural lot for residential development. The retained parcel is developed with an existing dwelling.

Site Description

The subject lands are located on the north side of Rutledge Road, east of Wilmer Road. The subject lands are adjacent to the Sydenham Swamp wetland. There are unnamed watercourses that run north through the adjacent wetlands into Sydenham Lake. The topography of the subject lands is relatively flat and the lands generally consist of agricultural fields with sections of vegetated areas between fields. There is a single detached dwelling on the western half of the subject lands.

Discussion

CRCA's scope of review with respect to this application is the avoidance of natural hazards (e.g. flooding and erosion) associated with the un-named watercourse on the property and wetlands.

Natural Hazards / Ontario Regulation 41/24

Surface Water Features

Cataraqui Conservation, through implementation of Ontario Regulation 41/24: *Prohibited Activities, Exemptions and Permits* requires development (building and structures) and site alteration

(excavation, grading, placement of fill) to be located outside of natural hazard areas and set back a minimum of 30 m from surface water features including watercourses (creeks, streams) and wetlands (swamps, marsh, bogs/fens). The intent is to protect development from potential flooding and erosion hazards and to preserve the hydrologic function of these features.

The subject lands are located within a drainage catchment that flows into Sydenham Lake. From our review of aerial imagery and mapping, the subject property is adjacent to wetlands to the east (Sydenham Swamp). The wetlands immediately adjacent to the subject lands are a regulated features and as such a 30 m setback is applied from the western property line. There appears to be a building envelope on the severed lot outside of the required 30 m setback from these features and the existing structures on the retained lands are adequately setback from these features.

Staff have no concerns from a natural hazards and regulatory perspective. We recommend that native vegetation (trees, shrubs, native plants) within 30 metres of watercourses on the severed lot be kept in place and enhanced, to help stabilize soils and protect the hydrologic function of the wetland in the long-term.

Karst Topography

Karst is a type of unstable bedrock that is relatively common in the Cataraqui Region area and is considered a natural hazard under the 2024 Provincial Planning Statement and Ontario Regulation 41/024. As with other natural hazards, there is risk of damage to buildings, property and human safety when development is located within or near unstable bedrock. Accordingly, CRCA's regulation directs development away from these areas and features.

The subject lands are in an area of inferred karst topography as identified by OGS mapping. From a review of aerial imagery, no surficial karst features were observed on the proposed severed lot. A site visit was conducted on August 27, 2025 which confirmed there is no surficial karst visible in the area of the retained lands within approximately 60 m of Rutledge Road. If karst features (e.g. fissures, crevices, sinkholes, etc.) are encountered on the subject lands during future construction/excavation, the applicant will need to contract CRCA staff to determine appropriate actions.

Recommendation

Staff have no objection to the approval of applications PL-BDJ-2025-0080 based on our consideration for natural hazard and regulatory policies. We recommend the above-noted environmental measures (in bold) and recommend the following condition (in bold) be included in the decision.

The applicant acknowledges the subject property is located within an area of inferred karst topography. To the discretion of the Township of South Frontenac Chief Building Official and Cataraqui Region Conservation Authority staff, should karst topography be identified, the applicant shall complete an evaluation by a qualified engineer to determine presence and extent of karst and obtain necessary permitting from Cataraqui Conservation prior to development.

Ontario Regulation 41/24

Please note that portion of the severed lot within 30 m of the wetlands on adjacent lands to the west are subject to Ontario Regulation 41/24: *Prohibited Activities, Exemptions and Permits* (formerly O. Reg. 148/06), which is administered by the CRCA. The purpose of the regulation is to ensure that proposed changes (e.g. development and site alteration) to a property are not affected by natural hazards, such as flooding and erosion, and that the changes do not put other properties at greater risk from these hazards. Also, to ensure the protection of wetlands. **Current and future landowners are advised to contact CRCA before considering any work within 30 metres of of the western property line on the severed lot.**

Please inform this office of any decision made by the Committee with regard to these applications. If you have any questions, please contact the undersigned at 613-546-4228 ext. 239, or by e-mail at estucke@crca.ca

Sincerely,

Emma Stucke

Emma Stucke, RPP, MCIP
Resource Planner

cc. Applicant by email

Report from Public Services

Application Number: PL-BDJ-2025-0080

Applicant's Name: Stefan and Julia Walker

Concession: 5 **Lot:** PT Lot 12 **District:** Loughborough

Road: Rutledge Road

Road Maintenance: Year-round ☑ Seasonal ☐

Sight Lines: Are there adequate sight lines for the entrance? Yes ☑ No ☐

If no, what changes would be required to improve sight lines?

RETAINED PARCEL: ADEQUATE ENTRANCE SIGHT LINES.

SEVERED PARCEL: ADEQUATE ENTRANCE SIGHT LINES

Road Conditions:

1. Are there any special drainage/ditching concerns related to creation of new lot(s)?

   Yes ☐ No ☑

   If yes, what action is the applicant required to take?

2. Is the overall road condition adequate to serve increased development/traffic?

   Yes ☑ No ☐

   If no, please explain, and indicate if there are any measures that could be taken to correct the inadequacies.

Road Widening Required?

Yes ☐ No ☐ To be determined by an Ontario Land Surveyor ☑

Any specific requirement?

Arterial road - Rural classification. Ensure that there is a 30m (100ft road allowance) otherwise applicant to dedicate any shortfall of 15 from centerline.

Approved by the Public Services?

Yes ☑ Yes, with conditions ☐ No ☐

If yes, with conditions, please describe conditions below.

Signature on behalf of Public Services

2025-08-18
Date

Noah Perron

From: Evan Bancroft
Sent: August 26, 2025 10:15 AM
To: Noah Perron
Subject: RE: 1856 Rutledge Road Entrance (Consent & Minor Variance applications)

Follow Up Flag: Follow up
Flag Status: Flagged

Good Morning Noah,

At the end of a cable guiderail run there is a block of concrete in the ground which the cable is anchored to. The future driveway will need to be a minimum of 4m away from the anchor point on the block. This will provide room for future work on the end of the guiderail system. The driveway needs to be at least 3m from the property line. With a 5m wide driveway entrance there will need to be a 12m wide window available from the guiderail anchor point to the property line for a potential entrance to be placed in. I agree, this should be confirmed as a condition.

Thanks,
Evan

SOUTH FRONTENAC
ONTARIO CANADA

Evan Bancroft, C.E.T.
Construction Technologist
Public Services
Township of South Frontenac

p: +613-376-3027
e: ebancroft@southfrontenac.net
a: 4432 George St., Box 100, Sydenham, ON, K0H 2T0
www.southfrontenac.net

South Frontenac is a welcoming and thriving rural community

Please consider the environment before printing this email

From: Noah Perron <nperron@southfrontenac.net>
Sent: August 25, 2025 2:06 PM
To: Evan Bancroft <ebancroft@southfrontenac.net>
Subject: 1856 Rutledge Road Entrance (Consent & Minor Variance applications)

Hi Evan,

I am following up on our brief discussion last week about the severance for1856 Rutledge Road.

You had mentioned that during your site visit you observed more than enough space between the guardrail and lot line to permit a new entrance. I believe you also mentioned something about a minimum 12m of length to permit a new entrance. This is likely something we would want confirmed as a condition of approval. As such, I just wanted to reach out for confirmation.

Additionally, please let me know if there is any other info we could communicate to the Committee as they consider the proposal.

Thanks again,

SOUTH FRONTENAC
ONTARIO CANADA

Noah Perron
Planner
Development Services Department
Township of South Frontenac

p: +613-376-3027
e: nperron@southfrontenac.net
a: 4432 George St., Box 100, Sydenham, ON, K0H 2T0
www.southfrontenac.net

South Frontenac is a welcoming and thriving rural community

Please consider the environment before printing this email

Township of South Frontenac

Staff Report

To: **Committee of Adjustment**

From: **Development Services Department**

Report Date: **October 9, 2025**

Subject: **Consent Application PL-BDJ-2025-0080 and Minor Variance Application PL-ZNA-2025-0081, Walker, 1856 Rutledge Road, Loughborough District**

Summary

This consent application is for the creation a rural lot for farming and residential uses. The minor variance application is to allow the severed and retained parcels to have less than the required lot frontage. The Committee of Adjustment is being asked to make a decision on the consent application in conjunction with the minor variance application. This report recommends approval of both applications.

Background

The subject property is located on the north side of Rutledge Road west of Wilmer Road. It is approximately 53 acres in area. The road frontage on the subject property is split into two sections, separated by an existing residential property. The property predominantly consists of agricultural fields which are actively farmed. A dwelling and two storage containers exist on the east side of the property. The topography of the subject property varies across its extent but can be described as relatively flat. The frontage on the proposed severed parcel has a moderate downward slope extending roughly 10 metres into the subject property from its boundary with Rutledge Road. A guardrail exists between the frontage of the proposed severed parcel and the travelled portion of Rutledge Road. The Sydenham Swamp exists on the adjacent property to the west. The surrounding area consists of residential and agricultural uses.

The subject property is in the Rural designation in the Township of South Frontenac Official Plan. The lands are zoned Rural (RU) in Zoning By-law No. 2003-75, as amended.

The consent application is for the creation of one rural / residential lot. The proposed severed parcel would be 26 acres in area with 58.5 metres of frontage on Rutledge Road. The proposed retained parcel would be 26.9 acres in area with 67.4 metres of frontage on Rutledge Road and would contain all existing development.

The minor variance application is requesting reduced frontages for the severed and retained parcels because the RU zone requires 76 metres of frontage.

Department and Agency Comments

Cataraqui Conservation (CRCA) provided comment on August 27, 2025. CRCA Staff have no objection to the approval of the proposal based on consideration for natural hazards and Ontario Regulation 41/24 implementation policies. It was noted that the subject property is in an area of inferred karst topography. CRCA Staff conducted a site on August 27, 2025, which confirmed no surficial karst visible in the area within 60 metres of Rutledge Road. CRCA staff noted that should karst features (e.g. fissures, crevices, sinkholes, etc.) be encountered on the subject lands during construction/excavation of the site, the owner will need to contact the CRCA to determine appropriate actions which would include additional assessment by a qualified professional to determine the extent and risk associated with the karst features. Finally, current and future landowners are advised to contact CRCA before considering any work within 30 metres of the west property line on the proposed severed parcel.

Public Services provided comment on August 18, 2025. Public Services Staff have no objection to the approval of the proposal. It was noted that there are adequate sight lines to permit an entrance from Rutledge Road for the severed parcel. The retained parcel will continue to be accessed via the existing entrance from Rutledge Road. Road widening is to be determined by an Ontario Land Surveyor. Any shortfall of the 30 metre road allowance, measured 15 metres from the centreline of Rutledge Road, in front of the severed parcel shall be dedicated to the Township.

Public Services Staff indicated that 12 metres of land from the anchor point of the guardrail to the closest property line to the east will be necessary to accommodate an entrance on the severed parcel. The owner will be required to apply for and receive an entrance permit from public services staff as a condition of approval.

Public Comments

The Township did not receive any public comments at the time staff prepared this report.

Planning Analysis

The consent application needs to be assessed against the applicable policies of the Provincial Planning Statement 2024, County of Frontenac Official Plan and Township of South Frontenac Official Plan (2003), as well as the provisions of Zoning By-law No. 2003-75, as amended. The minor variance application needs to be assessed against the four tests of a minor variance outlined in section 45(2) of the *Planning Act*.

Rural Residential Policies

The consent proposal would facilitate the creation of a residential building lot on lands designated Rural in the Township Official Plan. The Rural designation permits a variety of land uses, including but not limited to agriculture, open space, conservation and limited service residential. The subject property does contain a dwelling but is predominantly used for agricultural purposes. The Rural Residential policies of the Official Plan (section 5.7.4) permit limited non-agricultural residential development to provide a variety of living accommodations for residents of the Township. The severed parcel will continue to be used for agricultural purposes, as no residential development has been proposed. The large area

of the severed lot will allow for flexibility when locating a future building envelope which does not impact the agricultural function of the property.

The Provincial Planning Statement 2024 allows for residential lot creation on rural lands where site conditions are suitable for the provision of appropriate sewage and water services. The County of Frontenac Official Plan (Section 3.3) permits low-density residential development on rural lands, provided they are appropriately located. Further, residential development in the rural designation should reflect the rural and open space character of the County, avoid unnecessary public expenses, and be serviced by private wells and sewage systems.

Section 5.7.4 indicates that a maximum of three rural residential lots may be created by consent from a lot of record provided that the new lot meets the General Consent Policies, as well as all other applicable policies. The subject property is eligible for severance under Section 5.7.4. There has been no previous severance from the subject property since the adoption of the Township Official Plan.

Section 5.7.4 requires the frontage, size and shape of any lot created for rural residential purposes through the severance consent approval process to be appropriate for the proposed use and to conform to the provisions of the zoning by-law. Both the severed and retained parcels would greatly exceed the minimum lot area required by the Rural designation and the RU zone for a residential lot.

The Rural designation and RU zone require a minimum 76 metres frontage. The minimum 76 metres of lot frontage is intended to allow for a separation between driveways to improve traffic safety. Minimum lot frontages are also required to ensure a development pattern that is reasonably consistent in nature and to avoid an overdeveloped appearance. Section 5.7.4(ii)(a) of the Official Plan allows the municipality to consider reductions to the frontage requirement provided the overall intent of the Official Plan is maintained.

The subject property has two frontages that are separated by a residential lot. Both frontages are less than 76 metres in length. The result is that the severed parcel would have 58.5 metres of frontage, and the retained parcel would have 67.4 metres of frontage on Rutledge Road.

Public Services staff noted that the severed parcel would have adequate sight lines for an entrance. The retained parcel is presently accessible from an entrance off Rutledge Road. The proposed reduced frontage values would be consistent with those of other lots on this section of Rutledge Road.

The retained parcel is developed with a dwelling and two storage containers. The retained parcel will continue to function as a rural property. All the buildings and structures will meet or exceed the required setbacks of the RU zone. Any future development on the retained parcel could be compliant with the requirements of the Zoning By-law.

Environmental Protection Policies

The subject property is adjacent to the Sydenham Swamp. This feature is designated Environmental Protection in the Official Plan and is zoned Environmental Protection (EP) under Zoning By-law 2003-75, as amended. Section 5.8.2 of the Zoning By-law indicates that

no buildings, structures or sewage systems shall be located within 30m of the highwater mark of a waterbody or watercourse, which includes wetlands. Within the 30 metres setback, vegetation should be disturbed as little as possible, and the soil mantle should not be altered. Given the large area of the proposed severed parcel, Planning Staff are satisfied that a building envelope exists outside of the 30 metre setback from the wetland.

General Consent Policies

Section 7.1(o) of the Township Official Plan enables the Township to impose certain conditions to the approval of a severance. The frontage of the severed parcel will have limited space for an entrance from Rutledge Road due the existence of a guardrail. Planning Staff have recommended a condition of approval which requires the Owner to submit a copy of an entrance permit for the severed parcel to the Secretary-Treasurer of the Committee of Adjustment. The applicant will need to coordinate with Public Services Staff to determine entrance permit application requirements and to start the application process.

Section 7.1(s) speaks to the applicant providing sufficient information to substantiate that all lots created have a source of potable water and appropriate sanitary sewage disposal facilities. The Township typically requires the ability of a proposed severed lot to be serviced by a private well to be demonstrated as a condition of provisional approval. Sewage system requirements will be addressed at the building permit stage.

Conclusion

The consent application meets the criteria outlined in section 51(24) of the *Planning Act*, does not require a plan of subdivision for the proper and orderly development of the municipality, is consistent with the PPS 2024, and conforms to the County and Township Official Plans. The severed and retained parcels will comply with the Zoning By-law subject to the request minor variance for lot frontage.

It is the opinion of Planning Staff that the proposed 58.5 metres of frontage for the severed parcel and 67.4 metres of frontage for the retained parcel meet the four tests of a minor variance – the variances maintain the general intent and purpose of the Official Plan and Zoning By-law, they are desirable for the appropriate development of the lands, and they are minor in nature.

Notice/Consultation

Notice of the Statutory Public Hearings was given pursuant to the requirements of the *Planning Act*, at least 14 days in advance of the Public Hearing. This included notice given:

- by mail to every owner of land within 60 metres of the subject lands
- by posting notice signs on the subject lands
- by e-mail to prescribed persons and public bodies

The Township also provided notice on the Township's website because the Canada Post strike began shortly after notices were mailed.

Recommendation for Consent Application

Staff recommend that the Committee of Adjustment receive comments from the public and, pending any comments received, approve application PL-BDJ-2025-0080, for consent to sever one rural / residential lot from 1856 Rutledge Road, Part of Lot 12, Concession 5, District of Loughborough, Township of South Frontenac, subject to the following conditions:

Expiry Period

1. Conditions imposed must be met within two years of the date of Notice of Decision, as required by Section 53(41) of the *Planning Act*, RSO 1990, as amended. If conditions are not fulfilled as prescribed within two years, the application shall be deemed to be refused. Provided the conditions are fulfilled within two years, the application is valid for two years from the date of Certificate of Official issuance. The deed must be registered within two years of the issuance of the Certificate of Official.

Severed Lands

2. The lands to be severed shall be for the creation of one rural / residential lot approximately 26Ac in area with a minimum of 58 metres of frontage on Rutledge Road. The lot area, frontage and configuration of the proposed severed lot shall be consistent with the application sketch.

Survey/Reference Plan or Registerable Description

3. An acceptable reference plan or legal description of the severed lands in duplicate [Registry Act, s.81, Land Titles Act, s. 150], the deed or instrument conveying the severed lands, and the Certificate of Official shall be submitted to the Secretary-Treasurer for review and consent endorsement within a period of two years [Planning Act, s. 53(41)] after the date that "Notice of Decision" is given [Planning Act, ss. 53(17) and 53(24)].

4. The surveyor or applicant shall submit the draft Reference Plan, including an area calculation and noting frontage along the road, electronically or in paper form for review and approval by planning staff prior to depositing the Reference Plan with the Land Registry Office.

Road Allowance Widening

5. The surveyor who prepares the reference plan referred to in Condition #3 and #4 shall also determine by survey the width of Rutledge Road to be 30 metres. If such a width is less than 30 metres, the owner shall dedicate to the Township land along the frontage of the severed lands in the following manner as required:

    a. The land to be dedicated shall be the width required to provide 15 metres from the centre of the existing travelled road for Rutledge Road;

b. The land to be dedicated shall be described as a separate part on a Reference Plan of Survey to be prepared and deposited at the Owner's expense and filed with the Secretary-Treasurer prior to the issuance of the Certificate of Official;

c. The Transfer/Deed from the Owner for the land to be dedicated shall be engrossed in the of "The Corporation of the Township of South Frontenac", and shall include the following attached to the Transfer/Deed as a Schedule:

The Transferor hereby transfers the lands to the municipality for the purpose of widening the adjacent highway pursuant to Section 31(6) of the Municipal Act, 2001, Chapter 25, as amended.

d. The Transfer/Deed for the land to be dedicated shall be registered by the Owner at the Owner's expense;

e. The duplicate registered Transfer/Deed for the land to be dedicated together with a letter of opinion of a solicitor qualified to practice law in the Province of Ontario addressed to the Secretary-Treasurer confirming that the municipality acquired good and marketable title to the land free and clear of all liens and encumbrances shall be delivered to the Secretary-Treasurer prior to the issuance of the Certificate of Official.

Municipal Requirements

6. Payment of the balance of any outstanding taxes and local improvement charges shall be made to the Township Treasurer. This includes all taxes levied as of the date of the issuance of the Certificate of Official.

7. The Township of South Frontenac shall receive 5% of the value of the severed parcel, in lieu of parkland [Planning Act, s. 51(1), By-law 2023-104].

8. The Owner shall submit a well driller's report demonstrating a potable water pumping capacity of 3.5 gallons per minute sustained over a 6-hour pump test for the severed parcel.

9. In the event that there are abandoned wells located on the severed parcel or the retained property, the wells shall be sealed in accordance with the requirements of the Ministry of the Environment, Conservation and Parks and that this work shall be accomplished prior to the issuance of the Certificate of Official.

10. The Owner shall provide a copy of an entrance permit for the severed parcel to the Secretary-Treasurer of the Committee of Adjustment. Please contact Public Services Staff to determine application requirements and to start the application process.

Zoning

11. The owner is required to apply for a minor variance to permit the severed parcel to have a minimum 58.5 metres of lot frontage and the retained parcel to have a minimum 67.4 metres of lot frontage.

12. Where a violation of Zoning By-law No. 2003-75 is evident, the appropriate minor variance or rezoning be obtained to the satisfaction of the Township.

Recommendation for Minor Variance Application

It is recommended that the Committee of Adjustment receive comments from the public and, pending comments received, approve minor variance application PL-ZNA-2025-0081 for 1856 Rutledge Road to permit:

1. The severed parcel from consent application PL-BDJ-2025-0080 to have a minimum of 58.5 metres of lot frontage.

2. The retained parcel from consent application PL-BDJ-2025-0080 to have a minimum of 67.4 metres of lot frontage.

Report Prepared By:

Noah Perron, Planner

Report Reviewed By:

Christine Woods, RPP, MCIP, Manager of Planning

SOUTH FRONTENAC

TOWNSHIP OF SOUTH FRONTENAC
APPLICATION FOR MINOR VARIANCE
OR PERMISSION (s. 45(2))
Updated January 2025

The Committee of Adjustment is a Committee of eight persons appointed by Township Council. The Committee is formed under Section 45 of the *Planning Act* R.S.O. 1990, Chapter P.13, to authorize a minor variance from a zoning by-law or permission under s. 45(2) to alter a legal non-conforming use.

The Committee may vary Zoning By-law provisions provided the Committee is of the opinion that the variance:

- Is desirable for the appropriate development or use of the land, building or structure
- Maintains the general intent and purpose of the Official Plan.
- Maintains the general intent and purpose of the Zoning By-law.
- Is minor in nature

The Committee may grant permission to enlarge or extend a structure or alter the use of the lands where any land, building or structure, on the day the by-law was passed, was lawfully used for a purpose prohibited by the by-law.

Application Requirements

1. It is required that one (1) copy of this application be filed with the Secretary-Treasurer of the Committee of Adjustment, together with the **sketch,** accompanied by a **non-refundable fee** in accordance with the chart below in cash, or by debit card, credit card or cheque made payable to the Township of South Frontenac.

Application Type:	**Planning Application Fee:**
1-3 Variances	$1,249.00
4+ Variances	$1,468.00
After building without a permit	$2,241.00

2. It is required that a Fee be provided for the Township to review onsite sewage disposal and Conservation Authority (where applicable) when submitting an application (Separate **cheques**, payable to the applicable Conservation Authority, are to be submitted with the application).

Township of South Frontenac *Minor Variance Only* *Minor Variance WITH Performance Review* *Minor Variance in combination with a new Class 2, 3, 4, or 5 sewage system other than a Class A system*	$463.00 $720.00 $1,183.00
Cataraqui Region Conservation Authority	$445.00
Quinte Conservation Authority	$450.00
Rideau Valley Conservation Authority	$410.00

Please Note: These fees are for **consultation** on this application only; these agencies may require additional permit applications and fees prior to any construction.

3. **PLEASE READ THIS ITEM CAREFULLY**

Each applicant shall provide a sketch showing the dimensions of the subject land and of all abutting lands as outlined in Question 29 of the application. The sketch should be accurately dimensioned and scaled in either Imperial or Metric measures. This sketch, in conjunction with the Application Form, is the basis for the analysis of the Minor Variance Application by the Committee of Adjustment. It is strongly recommended that the applicant spend the necessary time to carefully and thoroughly assemble the data and transfer the data to the sketch. It is important that the sketch be drawn with accurate dimensions and measurements. Any application which does not include the above required information may not be accepted. In this regard, the applicant may wish to secure the assistance of a person who specializes in the drafting of such sketches. A guide to answering the application questions is attached.

4. **Collection of Personal Information**

Personal information requested herein is required under the *Planning Act*, 1990 as amended. This information will be used by the Committee of Adjustment/Land Division Committee for the purpose of reviewing the above referenced application, and may be made available to those boards, Commissions, Authorities, Agencies and Persons having an interest in this matter. Any questions regarding the collection of this information should be directed to the Secretary Treasurer of the Committee of Adjustment (P.O. Box 100, Sydenham, Ont., K0H 2T0, Phone 376-3027 ext.2224).

TOWNSHIP OF SOUTH FRONTENAC APPLICATION FOR MINOR VARIANCE
***Planning Act*, R.S.O. 1990, c. P.13 as amended**

Date Received: _____ File No: _____

Pre-Consultation for this application ☑ Yes ☐ No

Planner: NOAH PERRON Date of pre-consultation: JUNE 11, 2025,

1. Name of Owner(s): STEFAN WALKER & JULIA WALKER

   Full Mailing Address of Owner(s): 1856 RUTLEDGE ROAD, SYDENHAM, ONTARIO, KOH 2TO

   _____

   Phone number of Owner(s): [redacted]

   Email Address of Owner(s): [redacted]

2. If the applicant is **NOT** the owner of the subject land, the written authorization of the owner that the applicant is authorized to make the application, must accompany the application.

   Name of Authorized Agent: _____

   Full Mailing Address of Authorized Agent: _____

   _____

   Phone number of Authorized Agent: _____

   Email Address of Authorized Agent: _____

   Agent as named above is hereby authorized to act on behalf of the owners for purposes of processing this application for Minor Variance.

   _____
   Signature(s) of Owner(s)

3. The description of the subject land:

   District: ☐ Bedford ☐ Portland ☒ Loughborough ☐ Storrington

   Concession Number: 5 Lot Number: 12

   Street Number: 1856 Name of Road/Street: RUTLEDGE ROAD

   Reference Plan Number: 13R-12954 Part Number(s): PART 2

   Roll Number: 040-030-07150-0000

TOWNSHIP OF SOUTH FRONTENAC APPLICATION FOR MINOR VARIANCE
***Planning Act*, R.S.O. 1990, c. P.13 as amended**

4. The frontage(s), depth and area of the subject land.

Frontage (on water): N/A Frontage (on road/lane): 126.055 m

Depth: 733.316 m Area: 52.93 acres

5. The current zoning of the subject land:

RU

6. The nature and extent of the relief from the Zoning By-law:

RELIEF FROM MINIMUM ROAD FRONTAGE OF 76 m, TO ALLOW NEW LOT CREATION WITH FRONTAGE OF 58.5 m AND RETAINED LOT PORTION OF 67.475 m

7. The reason why the proposed use cannot comply with the provisions of the Zoning By-law:

SEVERED AND RETAINED PARCELS WOULD BE DEFICIENT IN MINIMUM FRONTAGE OF 76 m, MINOR VARIANCE REQUIRED.

8. Does the subject property front on a municipally maintained road? ☒ Yes ☐ No

OR a privately maintained road? ☐ Yes ☒ No

Name of Road/Lane:

RUTLEDGE ROAD

9. **If access to the subject property is by water only**, please indicate the parking and docking facilities used or to be used and the approximate distance of these facilities from the subject land and the nearest public road.

N/A

10. What are the existing uses of the subject land?

CROP FARMING / RESIDENCIAL

11. Please indicate whether there are any **EXISTING** buildings or structures on the subject land. (I.e. residence, garage, shed, etc.)

☒ Yes ☐ No

12. If the answer to item 11 is yes, **for EACH building or structure** indicate:

Type of Structure (E.g. residence)	**(1)** RESIDENCE	**(2)**	**(3)**	**(4)**
Setback from Front Lot Line	34.66 m			
Setback from Rear Lot Line	600 m			
Setback from Side Lot Line	West 225.8 m East 79.12 m			
Height of Building **(Also indicate if it is one story or two story)**	8.78 m TWO STORY			
Dimensions of Floor Area	258.2 m2			
Setback from High Water Mark (If applicable)	N/A			

13. The proposed uses of the subject land:

FARMING / RESIDENCIAL

14. Are any building(s) or structure(s), or additions to existing building(s) or structure(s), **PROPOSED** to be built on the subject land?

☐ Yes ☒ No

15. If the answer to item 14 is yes, for each proposed addition, building or structure indicate:

Type of Structure (E.g. residence)	(1)	(2)	(3)	(4)
Setback from Front Lot Line				
Setback from Rear Lot Line				
Setback from Side Lot Line				
Height of Building (Also indicate if it is one story or two story)				
Outside Dimensions of Building/Structure				
Setback from High Water Mark (If applicable)				

NOTES: 1) If the subject property is on waterfront, and on a private lane, the setback from the front lot line and the setback from the high water mark will be the same.
2) The dimensions required in this question relate to the **NEW CONSTRUCTION ONLY**, and **NOT** to the total size of the completed building.

16. Do your plans include any **DEMOLITION** of existing structures? ☐ Yes ☒ No

If yes, please provide details:

_____

17. Do your plans include the **RAISING** of an existing structure? ☐ Yes ☒ No

If yes, please provide details:

18. What are the uses of the proposed development?

(a)	Increase in number of bedrooms	☐ Yes	☒ No
(b)	Increase in plumbing fixtures	☐ Yes	☒ No
(c)	Increase in living space	☐ Yes	☒ No
(d)	Will the addition or structure encroach on the existing septic system?	☐ Yes	☒ No

19. The date the subject land was acquired by the current owner:

FEBRUARY 14, 2020

20. The date the existing buildings and structures were constructed on the subject lands:

2023

21. The length of time that the existing uses of the subject land have continued:

LANDS HAVE BEEN FARMED FOR CASH CROP

22. Indicate whether water is provided to the subject land by a publicly owned and operated piped water system, a privately owned and operated individual or communal well, a lake, or other water body, or other means:

PRIVATE WELL

23. Indicate whether sewage disposal is provided to the subject land by a publicly owned and operated sewage system, a privately owned and operated individual or communal septic system, a privy, or other means:

INDIVIDUAL SEPTIC SYSTEM

24. Is storm drainage provided by sewers, ditches, swales or by other means?

DITCH - RETAINED PORTION / PROPOSED SEVERED PORTION NONE

25. Please indicate whether the subject land is subject of an application under the Planning Act for approval of a Plan of Subdivision or Consent.

☒ Yes ☐ No

26. If the answer to question 25 is yes, please give the file number of the application and the status of the application.

CONSENT APPLICATION SUBMITTED JOINTLY WITH VARIANCE

27. If known, please indicate whether the subject land has ever been the subject of an application under Section 43 of the Planning Act (Minor Variance).

☐ Yes ☐ No U/K

28. If the answer to item 27 is yes, please give the file number of the application and the status of the application.

29. A **SKETCH** must be submitted showing the following:

i) THE SKETCH **MUST** HAVE A NORTH ARROW AT THE TOP OF THE PAGE.

ii) The boundaries and dimensions of the subject land including the location of any existing and proposed buildings.

iii) The location of a reference point……i.e. distance between the subject land and the nearest township lot line or landmark such as a bridge or railway crossing.

iv) The location of all abutting (neighbours') lands.

v) The approximate location of all natural and artificial features on the subject land and on the land that is adjacent to the subject land. Examples include buildings, railways, roads, watercourses, drainage ditches, river or stream banks, barns, wetlands, wooded areas, wells and septic tanks. Show distance of these features from the applicant's property lines.

****Note:** ** The distances to on-site and abutting owners' wells, septic fields and barns, from the property to be varied, **IS REQUIRED** to be shown. The **SKETCH** is of significant importance and should be prepared as carefully, neatly and accurately as possible.

TOWNSHIP OF SOUTH FRONTENAC APPLICATION FOR MINOR VARIANCE
***Planning Act*, R.S.O. 1990, c. P.13 as amended**

AGREEMENT TO INDEMNIFY

Attached to this application is a cheque payable to the Township of South Frontenac representing payment of the application fee.

The Owner/Applicant/Agent agrees that the information recorded in this Minor Variance Application Form is accurate. The Owner/Applicant/Agent agrees that representatives of the Township and, where applicable, the appropriate Conservation Authority, may enter onto the subject property for the purpose of determining the appropriateness of the site for the proposed development.

The Owner/Applicant/Agent agrees to reimburse and indemnify the municipality for all fees and expenses incurred by the municipality to process the application, including any fees and expenses attributable to proceedings before the Ontario Municipal Board or any court or other administrative tribunal if necessary to defend Council's decision to support the application.

Without limiting the foregoing, such fees and expenses shall include the fees and expenses of consultants, planners, engineers, lawyers and such other professional and technical advisors as the municipality may, in its absolute discretion acting reasonably, consider necessary or advisable to more properly process and support the application.

The Owner/Applicant/Agent further agrees to provide the municipality, upon request and in cases where an application has been appealed to the Ontario Land Tribunal, with a deposit (over and above the normal application fee), from which the municipality may, from time to time charge any fees and expenses incurred by the municipality in order to process the application. If such appeal expenses exceed the deposit, the Owner/Applicant shall pay the difference forthwith upon being billed by the municipality, with interest at the rate of 1.25% per month (15% per annum) on accounts overdue more than 30 days,

The Owner/Applicant/Agent further agrees that, until such requests have been complied with, the municipality will have no continuing obligation to process the application or attend or be represented at the Ontario Municipal Board or any court or other administrative proceeding in connection with the application:

DATED AT THE TOWNSHIP OF SOUTH FRONTENAC

THIS 11 DAY OF July, 2025

I, [redacted] OF [redacted]
solemnly declare that all the statements contained in this application are true and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under the Canada Evidence Act.

Signat[redacted]uthorized Agent

Signature of Applicant or Authorized Agent

DECLARED before me at the TOWNSHIP OF SOUTH FRONTENAC (IN THE COUNTY OF FRONTENAC)

THIS 11 DAY OF July, 2025

Kamila Seitkhanova
A Commissioner, etc.

Kamila Seitkhanova, a Commissioner, etc.,
Province of Ontario, for the Corporation of
the Township of South Frontenac.
Expires August 14, 2027.

TOWNSHIP OF SOUTH FRONTENAC APPLICATION FOR MINOR VARIANCE
***Planning Act*, R.S.O. 1990, c. P.13 as amended**

A Guide to Completing the Minor Variance Form

1) The names of **all** owners must appear in this section, even if they live in separate residences, and the address(es) should be the **full mailing address, complete with postal code**.

2) You may wish to appoint someone to act on your behalf during the variance process. If so, that person's name, address and phone number should appear here All owner's must sign the authorization.

3) Description of the Subject Land:
   a. District: The Districts are the same as the former Townships. If you are not sure, check the roll number (the long number beginning with 1029) on your tax bill. If the numbers are 010, 020 or 030, your district is Bedford; if the numbers are 040-050, your district is Loughborough; if the numbers are 060 or 070, your district is Storrington; and if the numbers are 080, your district is Portland.
   b. Concession and Lot Numbers: if you are not sure, check your tax bill
   c. Street Number: Your civic address – if a civic number has not been assigned, leave this space blank.
   d. Name of Road/Street: This question applies whether or not you are on a private lane or a public road.
   e. Reference Plan No: If your property has been surveyed, it will have a plan number, and one or more parts on that plan. If your property has not been surveyed, leave this space blank.
   f. Roll No: This is the number beginning with '1029' which appears on your tax bill. Please take time to look it up before submitting the application.

4) Frontage, depth, area, acres: All parts of this question must be completed.

5) Current zoning: You may not be aware of the zoning on your property and this can be determined when you come in for pre-consultation with planning staff.

6) Nature and Extent of Relief: This question is asking what you are asking to do that requires the variance – for example, it could be that you are asking to be 25 m rather than 30 m from the high water mark, or that you are asking to increase the height of a structure within 30 m of the high water mark, or that you are seeking a variance to construct an accessory building closer to the front lot line than the principal building.

7) Reason why you can't comply: In other words, why can you not meet the required setbacks. It could be, for example, because you are seeking a variance to add on to an existing structure that is already too close to the water, or that developing further from the water would be impossible because of a steep embankment.

8) Roads: Municipally maintained roads are looked after by the Township; private roads are lanes that residents maintain themselves (not private driveways, but lanes that provide access to your property and that are generally shared with others).

9) Parking and Docking: This question is only relevant is you can only access your property by water.

10) Existing Uses: e.g. residential, retail business, vacant recreational land

11) Buildings: If there are **ANY** buildings or structures on the property now, the answer to this question is "yes".

12) Description of buildings and structures: You must complete all sections of this question for each structure on your property. **If there is a deck on your dwelling, please describe it separately from the residence.**

13) Proposed Uses: Generally, the answer to this question will be the same as the answer to #10, but if, for example, the land is currently vacant, and you are planning to construct a dwelling, then the use to be described in section 10 would be "vacant recreational land", and the use described in section 13 would be "residential"

14) Proposed structures: If you are planning to build **ANYTHING** on the property, the answer to this question is "yes" – This includes additions, decks, garages, septic systems.

15) Description of new construction: **ALL** proposed new development must be described here. If you are proposing to construct an addition to a dwelling, and to add a deck, please show this information in separate columns.

16) **Demolition: All demolition requires a permit from the building department.** In some instances, a proposed addition or increase in height cannot be accomplished without the removal of existing walls. If this is not made clear to the Committee at the beginning of the process, you may find that, although you are granted permission to add on to your residence, you can't actually do it because you have not made it clear that there is demolition involved.

17) Raising of Structure: In other words, are you proposing to raise the building in order to construct a basement under it.

18) Uses of Development: Please answer each part of this question. An increase in living space would include anything with walls – e.g. a screened porch would involve an increase in living space.

19) Date land acquired: When did you take possession of the property?

20) Date of existing buildings: If you are not sure, provide your best estimate.

21) Length of existing uses: For example, has the land been used for residential purposes for 30 years, or 18 months?

22) Water supply: in most cases the answer will be private well, but some waterfront properties take their water from a lake.

23) Septic: in most cases the answer will be private sewage system, but there may be some privies.

24) Drainage: Are there specific ditches that have been constructed to deal with drainage; is there natural drainage, etc.?

25) Application for consent: Is there currently an application for consent (severance) being proposed for the property?

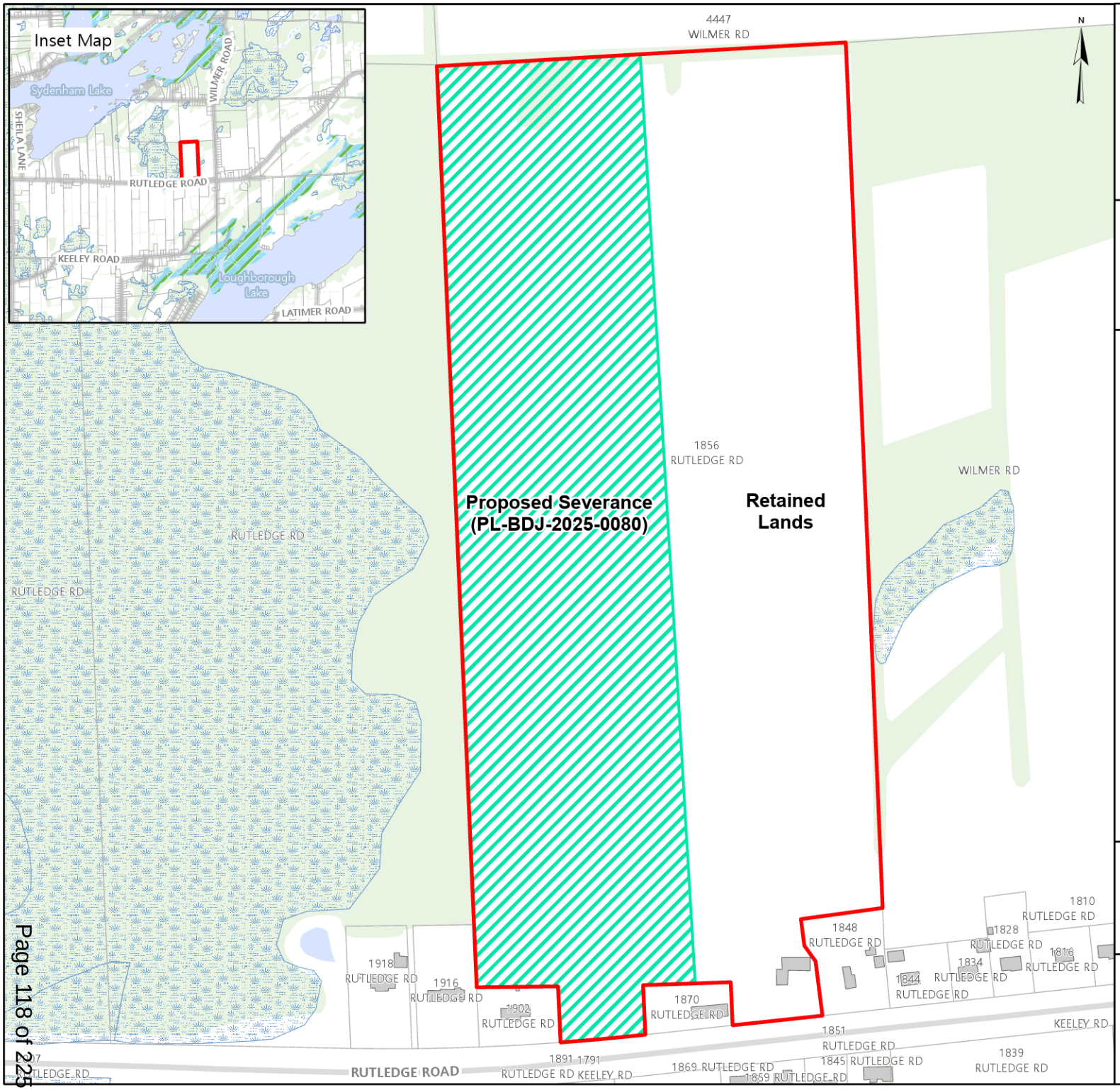
26) If yes: If there is a current application for severance or subdivision on the property, please indicate the file number. (Staff can help provide this information)

27) Minor variance: Has there ever been a minor variance granted on the property? If you are long-time owner of the property, you will probably be aware of any other special permission granted for a variance to the zoning by-law. If you are a new owner, the seller will probably have made you aware of this.

28) If yes: If there has been a previous variance granted on the property, please indicate the application number if known, and what the details of the variance were.

29) **SKETCH: We cannot stress enough the importance of a detailed, accurate, and complete sketch. You do not necessarily need to contract with a professional to draw the sketch, but sketches that are not drawn to scale, do not show dimensions and distances, or are not drawn neatly (PLEASE USE A RULER), will not be accepted.**

30) **Agreement to Indemnify**: Must be signed in front of a commissioner of oaths – you may have this done before submitting the application, or sign the application in front of staff who can sign as commissioners. All owners must sign the application, or it can be signed by an agent if one has been appointed.



SOUTH FRONTENAC

PL-BDJ-2025-0080
PL-ZNA-2025-0081

(WALKER)
1856 RUTLEDGE ROAD

Legend

- Subject Lands
- Proposed Severance
- 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: 1:4,000

0 50 100 200 m

UTM Zone 18 NAD 83

Date: 16/07/2025

PLAN 13R-12954

RECEIVED AND DEPOSITED

DATE: 95. 10.04

SIGNATURE

A.D. LAND REGISTRAR FOR THE REGISTRY DIVISION OF FRONTENAC (No. 13)

METRIC

Distances Shown on This Plan are in Metres and can be Converted to Feet by Dividing by 0.3048

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE REGISTRY ACT.

DATE: OCTOBER 4, 1995.

PETER S. HOPKINS
ONTARIO LAND SURVEYOR

CAUTION:

This Plan is Not a Plan of Subdivision Within the Meaning of the Planning Act.

PLAN of SURVEY of
PART of LOT 12, CONCESSION 5
TOWNSHIP of LOUGHBOROUGH
COUNTY of FRONTENAC

Scale = 1:1250

25m 0 25 50 75 100 125m

PETER S. HOPKINS LIMITED
–1995–

SCHEDULE				
PART	LOT	CON.	INST. No.	AREA
1	12	5	371617	0.406 ha.
2				21.414 ha.

NOTES:

BEARINGS ARE ASTRONOMIC, DERIVED FROM THE EASTERLY LIMIT OF PART 1, IT BEING N 03°27'40"W AS SHOWN ON DEPOSITED REFERENCE PLAN 13R–6942 AND DESIGNATED HEREON AS "REFERENCE LINE".

LEGEND:

⊡	denotes	Planted Survey Monument
■	"	Found Survey Monument
SIB	"	Standard Iron Bar
SSIB	"	Short Standard Iron Bar
IB	"	Iron Bar
IBø	"	Iron Bar (round)
RP	"	Rock Post
(WIT)	"	Witness
(M)	"	Measured
(P1)	"	Expropriation Plan 400286
(681)	"	Donald C. Smith – O.L.S.
(798)	"	Ray Hunter – O.L.S.
(1120)	"	James A. Minnes – O.L.S.
(1407)	"	M. Peter Allen – O.L.S.
(S&SK)	"	Smith & Smith Kingston

SURVEYOR'S CERTIFICATE:

I CERTIFY THAT:

1. This Survey and Plan are correct and in accordance with the SURVEYS ACT and the REGISTRY ACT and the REGULATIONS made thereunder.

2. The SURVEY was completed on the 27th. day of SEPTEMBER, 1995.

PETER S. HOPKINS LIMITED

DATE: OCTOBER 3, 1995.

PETER S. HOPKINS – O.L.S.

PArty Chief: BH.	**PETER S. HOPKINS Limited** Ontario Land Surveyor
Inst. Man: LH.	
Chain Man: RH.	P.O. Box 207, KOH–2H0 MILLHAVEN ROAD ODESSA ONT. Telephone No. 386–7395
Plan By: RH.	PROJECT No. 95–138 LOT 12, CONCESSION 5 TOWNSHIP OF LOUGHBOROUGH

New lot severed 26 acres

1856 Rutledge Road retained 26.93 acres

New entrance

August 27, 2025 File: SEV/FRS/197/2025

Sent by E-mail

Noah Perron
Planner
Township of South Frontenac
P.O. Box 100
Sydenham, Ontario
K0H 2T0

Dear Mr. Perron:

Re: Consent Applications PL-BDJ-2025-0080 (Lot Creation)
1856 Rutledge Road, Township of South Frontenac
Tributaries of Sydenham Lake & Wetlands

Staff of the Cataraqui Region Conservation Authority (CRCA) have reviewed the above-noted application for consent and offer the following comments for the Township's consideration, based on our role as a commenting agency responsible for natural hazards on *Planning Act* applications, and as administrator of Ontario Regulation 41/24: *Prohibited Activities, Exemptions and Permits*.

Summary of the Proposal

The applicant has requested to sever a 10.5 ha (26 ac) vacant parcel of land resulting in a 51 ha (126.9 ac) retained parcel. The proposed severance would result in the creation of a new rural lot for residential development. The retained parcel is developed with an existing dwelling.

Site Description

The subject lands are located on the north side of Rutledge Road, east of Wilmer Road. The subject lands are adjacent to the Sydenham Swamp wetland. There are unnamed watercourses that run north through the adjacent wetlands into Sydenham Lake. The topography of the subject lands is relatively flat and the lands generally consist of agricultural fields with sections of vegetated areas between fields. There is a single detached dwelling on the western half of the subject lands.

Discussion

CRCA's scope of review with respect to this application is the avoidance of natural hazards (e.g. flooding and erosion) associated with the un-named watercourse on the property and wetlands.

Natural Hazards / Ontario Regulation 41/24

Surface Water Features

Cataraqui Conservation, through implementation of Ontario Regulation 41/24: *Prohibited Activities, Exemptions and Permits* requires development (building and structures) and site alteration

(excavation, grading, placement of fill) to be located outside of natural hazard areas and set back a minimum of 30 m from surface water features including watercourses (creeks, streams) and wetlands (swamps, marsh, bogs/fens). The intent is to protect development from potential flooding and erosion hazards and to preserve the hydrologic function of these features.

The subject lands are located within a drainage catchment that flows into Sydenham Lake. From our review of aerial imagery and mapping, the subject property is adjacent to wetlands to the east (Sydenham Swamp). The wetlands immediately adjacent to the subject lands are a regulated features and as such a 30 m setback is applied from the western property line. There appears to be a building envelope on the severed lot outside of the required 30 m setback from these features and the existing structures on the retained lands are adequately setback from these features.

Staff have no concerns from a natural hazards and regulatory perspective. We recommend that native vegetation (trees, shrubs, native plants) within 30 metres of watercourses on the severed lot be kept in place and enhanced, to help stabilize soils and protect the hydrologic function of the wetland in the long-term.

Karst Topography

Karst is a type of unstable bedrock that is relatively common in the Cataraqui Region area and is considered a natural hazard under the 2024 Provincial Planning Statement and Ontario Regulation 41/024. As with other natural hazards, there is risk of damage to buildings, property and human safety when development is located within or near unstable bedrock. Accordingly, CRCA's regulation directs development away from these areas and features.

The subject lands are in an area of inferred karst topography as identified by OGS mapping. From a review of aerial imagery, no surficial karst features were observed on the proposed severed lot. A site visit was conducted on August 27, 2025 which confirmed there is no surficial karst visible in the area of the retained lands within approximately 60 m of Rutledge Road. If karst features (e.g. fissures, crevices, sinkholes, etc.) are encountered on the subject lands during future construction/excavation, the applicant will need to contract CRCA staff to determine appropriate actions.

Recommendation

Staff have no objection to the approval of applications PL-BDJ-2025-0080 based on our consideration for natural hazard and regulatory policies. We recommend the above-noted environmental measures (in bold) and recommend the following condition (in bold) be included in the decision.

The applicant acknowledges the subject property is located within an area of inferred karst topography. To the discretion of the Township of South Frontenac Chief Building Official and Cataraqui Region Conservation Authority staff, should karst topography be identified, the applicant shall complete an evaluation by a qualified engineer to determine presence and extent of karst and obtain necessary permitting from Cataraqui Conservation prior to development.

Ontario Regulation 41/24

Please note that portion of the severed lot within 30 m of the wetlands on adjacent lands to the west are subject to Ontario Regulation 41/24: *Prohibited Activities, Exemptions and Permits* (formerly O. Reg. 148/06), which is administered by the CRCA. The purpose of the regulation is to ensure that proposed changes (e.g. development and site alteration) to a property are not affected by natural hazards, such as flooding and erosion, and that the changes do not put other properties at greater risk from these hazards. Also, to ensure the protection of wetlands. **Current and future landowners are advised to contact CRCA before considering any work within 30 metres of of the western property line on the severed lot.**

Please inform this office of any decision made by the Committee with regard to these applications. If you have any questions, please contact the undersigned at 613-546-4228 ext. 239, or by e-mail at estucke@crca.ca

Sincerely,

Emma Stucke

Emma Stucke, RPP, MCIP
Resource Planner

cc. Applicant by email

Report from Public Services

Application Number: PL-BDJ-2025-0080

Applicant's Name: Stefan and Julia Walker

Concession: 5 **Lot:** PT Lot 12 **District:** Loughborough

Road: Rutledge Road

Road Maintenance: Year-round ☑ Seasonal ☐

Sight Lines: Are there adequate sight lines for the entrance? Yes ☑ No ☐

If no, what changes would be required to improve sight lines?

RETAINED PARCEL: ADEQUATE ENTRANCE SIGHT LINES.

SEVERED PARCEL: ADEQUATE ENTRANCE SIGHT LINES

Road Conditions:

1. Are there any special drainage/ditching concerns related to creation of new lot(s)?

   Yes ☐ No ☑

   If yes, what action is the applicant required to take?

2. Is the overall road condition adequate to serve increased development/traffic?

   Yes ☑ No ☐

   If no, please explain, and indicate if there are any measures that could be taken to correct the inadequacies.

Road Widening Required?

Yes ☐ No ☐ To be determined by an Ontario Land Surveyor ☑

Any specific requirement?

Arterial road - Rural classification. Ensure that there is a 30m (100ft road allowance) otherwise applicant to dedicate any shortfall of 15 from centerline.

Approved by the Public Services?

Yes ☑ Yes, with conditions ☐ No ☐

If yes, with conditions, please describe conditions below.

Signature on behalf of Public Services

2025-08-18

Date

Noah Perron

From: Evan Bancroft
Sent: August 26, 2025 10:15 AM
To: Noah Perron
Subject: RE: 1856 Rutledge Road Entrance (Consent & Minor Variance applications)

Follow Up Flag: Follow up
Flag Status: Flagged

Good Morning Noah,

At the end of a cable guiderail run there is a block of concrete in the ground which the cable is anchored to. The future driveway will need to be a minimum of 4m away from the anchor point on the block. This will provide room for future work on the end of the guiderail system. The driveway needs to be at least 3m from the property line. With a 5m wide driveway entrance there will need to be a 12m wide window available from the guiderail anchor point to the property line for a potential entrance to be placed in. I agree, this should be confirmed as a condition.

Thanks,
Evan

Evan Bancroft, C.E.T.
Construction Technologist
Public Services
Township of South Frontenac

p: +613-376-3027
e: ebancroft@southfrontenac.net
a: 4432 George St., Box 100, Sydenham, ON, K0H 2T0
www.southfrontenac.net

South Frontenac is a welcoming and thriving rural community

Please consider the environment before printing this email

From: Noah Perron <nperron@southfrontenac.net>
Sent: August 25, 2025 2:06 PM
To: Evan Bancroft <ebancroft@southfrontenac.net>
Subject: 1856 Rutledge Road Entrance (Consent & Minor Variance applications)

Hi Evan,

I am following up on our brief discussion last week about the severance for1856 Rutledge Road.

You had mentioned that during your site visit you observed more than enough space between the guardrail and lot line to permit a new entrance. I believe you also mentioned something about a minimum 12m of length to permit a new entrance. This is likely something we would want confirmed as a condition of approval. As such, I just wanted to reach out for confirmation.

Additionally, please let me know if there is any other info we could communicate to the Committee as they consider the proposal.

Thanks again,

Noah Perron
Planner
Development Services Department
Township of South Frontenac

p: +613-376-3027
e: nperron@southfrontenac.net
a: 4432 George St., Box 100, Sydenham, ON, K0H 2T0
www.southfrontenac.net

South Frontenac is a welcoming and thriving rural community

Please consider the environment before printing this email

To:	**Committee of Adjustment**
From:	**Development Services Department**
Report Date:	**October 9, 2025**
Subject:	**Consent Application PL-BDJ-2025-0080 and Minor Variance Application PL-ZNA-2025-0081, Walker, 1856 Rutledge Road, Loughborough District**

Summary

This consent application is for the creation a rural lot for farming and residential uses. The minor variance application is to allow the severed and retained parcels to have less than the required lot frontage. The Committee of Adjustment is being asked to make a decision on the consent application in conjunction with the minor variance application. This report recommends approval of both applications.

Background

The subject property is located on the north side of Rutledge Road west of Wilmer Road. It is approximately 53 acres in area. The road frontage on the subject property is split into two sections, separated by an existing residential property. The property predominantly consists of agricultural fields which are actively farmed. A dwelling and two storage containers exist on the east side of the property. The topography of the subject property varies across its extent but can be described as relatively flat. The frontage on the proposed severed parcel has a moderate downward slope extending roughly 10 metres into the subject property from its boundary with Rutledge Road. A guardrail exists between the frontage of the proposed severed parcel and the travelled portion of Rutledge Road. The Sydenham Swamp exists on the adjacent property to the west. The surrounding area consists of residential and agricultural uses.

The subject property is in the Rural designation in the Township of South Frontenac Official Plan. The lands are zoned Rural (RU) in Zoning By-law No. 2003-75, as amended.

The consent application is for the creation of one rural / residential lot. The proposed severed parcel would be 26 acres in area with 58.5 metres of frontage on Rutledge Road. The proposed retained parcel would be 26.9 acres in area with 67.4 metres of frontage on Rutledge Road and would contain all existing development.

The minor variance application is requesting reduced frontages for the severed and retained parcels because the RU zone requires 76 metres of frontage.

Department and Agency Comments

Cataraqui Conservation (CRCA) provided comment on August 27, 2025. CRCA Staff have no objection to the approval of the proposal based on consideration for natural hazards and Ontario Regulation 41/24 implementation policies. It was noted that the subject property is in an area of inferred karst topography. CRCA Staff conducted a site on August 27, 2025, which confirmed no surficial karst visible in the area within 60 metres of Rutledge Road. CRCA staff noted that should karst features (e.g. fissures, crevices, sinkholes, etc.) be encountered on the subject lands during construction/excavation of the site, the owner will need to contact the CRCA to determine appropriate actions which would include additional assessment by a qualified professional to determine the extent and risk associated with the karst features. Finally, current and future landowners are advised to contact CRCA before considering any work within 30 metres of the west property line on the proposed severed parcel.

Public Services provided comment on August 18, 2025. Public Services Staff have no objection to the approval of the proposal. It was noted that there are adequate sight lines to permit an entrance from Rutledge Road for the severed parcel. The retained parcel will continue to be accessed via the existing entrance from Rutledge Road. Road widening is to be determined by an Ontario Land Surveyor. Any shortfall of the 30 metre road allowance, measured 15 metres from the centreline of Rutledge Road, in front of the severed parcel shall be dedicated to the Township.

Public Services Staff indicated that 12 metres of land from the anchor point of the guardrail to the closest property line to the east will be necessary to accommodate an entrance on the severed parcel. The owner will be required to apply for and receive an entrance permit from public services staff as a condition of approval.

Public Comments

The Township did not receive any public comments at the time staff prepared this report.

Planning Analysis

The consent application needs to be assessed against the applicable policies of the Provincial Planning Statement 2024, County of Frontenac Official Plan and Township of South Frontenac Official Plan (2003), as well as the provisions of Zoning By-law No. 2003-75, as amended. The minor variance application needs to be assessed against the four tests of a minor variance outlined in section 45(2) of the *Planning Act*.

Rural Residential Policies

The consent proposal would facilitate the creation of a residential building lot on lands designated Rural in the Township Official Plan. The Rural designation permits a variety of land uses, including but not limited to agriculture, open space, conservation and limited service residential. The subject property does contain a dwelling but is predominantly used for agricultural purposes. The Rural Residential policies of the Official Plan (section 5.7.4) permit limited non-agricultural residential development to provide a variety of living accommodations for residents of the Township. The severed parcel will continue to be used for agricultural purposes, as no residential development has been proposed. The large area

of the severed lot will allow for flexibility when locating a future building envelope which does not impact the agricultural function of the property.

The Provincial Planning Statement 2024 allows for residential lot creation on rural lands where site conditions are suitable for the provision of appropriate sewage and water services. The County of Frontenac Official Plan (Section 3.3) permits low-density residential development on rural lands, provided they are appropriately located. Further, residential development in the rural designation should reflect the rural and open space character of the County, avoid unnecessary public expenses, and be serviced by private wells and sewage systems.

Section 5.7.4 indicates that a maximum of three rural residential lots may be created by consent from a lot of record provided that the new lot meets the General Consent Policies, as well as all other applicable policies. The subject property is eligible for severance under Section 5.7.4. There has been no previous severance from the subject property since the adoption of the Township Official Plan.

Section 5.7.4 requires the frontage, size and shape of any lot created for rural residential purposes through the severance consent approval process to be appropriate for the proposed use and to conform to the provisions of the zoning by-law. Both the severed and retained parcels would greatly exceed the minimum lot area required by the Rural designation and the RU zone for a residential lot.

The Rural designation and RU zone require a minimum 76 metres frontage. The minimum 76 metres of lot frontage is intended to allow for a separation between driveways to improve traffic safety. Minimum lot frontages are also required to ensure a development pattern that is reasonably consistent in nature and to avoid an overdeveloped appearance. Section 5.7.4(ii)(a) of the Official Plan allows the municipality to consider reductions to the frontage requirement provided the overall intent of the Official Plan is maintained.

The subject property has two frontages that are separated by a residential lot. Both frontages are less than 76 metres in length. The result is that the severed parcel would have 58.5 metres of frontage, and the retained parcel would have 67.4 metres of frontage on Rutledge Road.

Public Services staff noted that the severed parcel would have adequate sight lines for an entrance. The retained parcel is presently accessible from an entrance off Rutledge Road. The proposed reduced frontage values would be consistent with those of other lots on this section of Rutledge Road.

The retained parcel is developed with a dwelling and two storage containers. The retained parcel will continue to function as a rural property. All the buildings and structures will meet or exceed the required setbacks of the RU zone. Any future development on the retained parcel could be compliant with the requirements of the Zoning By-law.

Environmental Protection Policies

The subject property is adjacent to the Sydenham Swamp. This feature is designated Environmental Protection in the Official Plan and is zoned Environmental Protection (EP) under Zoning By-law 2003-75, as amended. Section 5.8.2 of the Zoning By-law indicates that

no buildings, structures or sewage systems shall be located within 30m of the highwater mark of a waterbody or watercourse, which includes wetlands. Within the 30 metres setback, vegetation should be disturbed as little as possible, and the soil mantle should not be altered. Given the large area of the proposed severed parcel, Planning Staff are satisfied that a building envelope exists outside of the 30 metre setback from the wetland.

General Consent Policies

Section 7.1(o) of the Township Official Plan enables the Township to impose certain conditions to the approval of a severance. The frontage of the severed parcel will have limited space for an entrance from Rutledge Road due the existence of a guardrail. Planning Staff have recommended a condition of approval which requires the Owner to submit a copy of an entrance permit for the severed parcel to the Secretary-Treasurer of the Committee of Adjustment. The applicant will need to coordinate with Public Services Staff to determine entrance permit application requirements and to start the application process.

Section 7.1(s) speaks to the applicant providing sufficient information to substantiate that all lots created have a source of potable water and appropriate sanitary sewage disposal facilities. The Township typically requires the ability of a proposed severed lot to be serviced by a private well to be demonstrated as a condition of provisional approval. Sewage system requirements will be addressed at the building permit stage.

Conclusion

The consent application meets the criteria outlined in section 51(24) of the *Planning Act*, does not require a plan of subdivision for the proper and orderly development of the municipality, is consistent with the PPS 2024, and conforms to the County and Township Official Plans. The severed and retained parcels will comply with the Zoning By-law subject to the request minor variance for lot frontage.

It is the opinion of Planning Staff that the proposed 58.5 metres of frontage for the severed parcel and 67.4 metres of frontage for the retained parcel meet the four tests of a minor variance – the variances maintain the general intent and purpose of the Official Plan and Zoning By-law, they are desirable for the appropriate development of the lands, and they are minor in nature.

Notice/Consultation

Notice of the Statutory Public Hearings was given pursuant to the requirements of the *Planning Act*, at least 14 days in advance of the Public Hearing. This included notice given:

- by mail to every owner of land within 60 metres of the subject lands
- by posting notice signs on the subject lands
- by e-mail to prescribed persons and public bodies

The Township also provided notice on the Township's website because the Canada Post strike began shortly after notices were mailed.

Recommendation for Consent Application

Staff recommend that the Committee of Adjustment receive comments from the public and, pending any comments received, approve application PL-BDJ-2025-0080, for consent to sever one rural / residential lot from 1856 Rutledge Road, Part of Lot 12, Concession 5, District of Loughborough, Township of South Frontenac, subject to the following conditions:

Expiry Period

1. Conditions imposed must be met within two years of the date of Notice of Decision, as required by Section 53(41) of the *Planning Act*, RSO 1990, as amended. If conditions are not fulfilled as prescribed within two years, the application shall be deemed to be refused. Provided the conditions are fulfilled within two years, the application is valid for two years from the date of Certificate of Official issuance. The deed must be registered within two years of the issuance of the Certificate of Official.

Severed Lands

2. The lands to be severed shall be for the creation of one rural / residential lot approximately 26Ac in area with a minimum of 58 metres of frontage on Rutledge Road. The lot area, frontage and configuration of the proposed severed lot shall be consistent with the application sketch.

Survey/Reference Plan or Registerable Description

3. An acceptable reference plan or legal description of the severed lands in duplicate [Registry Act, s.81, Land Titles Act, s. 150], the deed or instrument conveying the severed lands, and the Certificate of Official shall be submitted to the Secretary-Treasurer for review and consent endorsement within a period of two years [Planning Act, s. 53(41)] after the date that "Notice of Decision" is given [Planning Act, ss. 53(17) and 53(24)].

4. The surveyor or applicant shall submit the draft Reference Plan, including an area calculation and noting frontage along the road, electronically or in paper form for review and approval by planning staff prior to depositing the Reference Plan with the Land Registry Office.

Road Allowance Widening

5. The surveyor who prepares the reference plan referred to in Condition #3 and #4 shall also determine by survey the width of Rutledge Road to be 30 metres. If such a width is less than 30 metres, the owner shall dedicate to the Township land along the frontage of the severed lands in the following manner as required:

    a. The land to be dedicated shall be the width required to provide 15 metres from the centre of the existing travelled road for Rutledge Road;

b. The land to be dedicated shall be described as a separate part on a Reference Plan of Survey to be prepared and deposited at the Owner's expense and filed with the Secretary-Treasurer prior to the issuance of the Certificate of Official;

c. The Transfer/Deed from the Owner for the land to be dedicated shall be engrossed in the of "The Corporation of the Township of South Frontenac", and shall include the following attached to the Transfer/Deed as a Schedule:

The Transferor hereby transfers the lands to the municipality for the purpose of widening the adjacent highway pursuant to Section 31(6) of the Municipal Act, 2001, Chapter 25, as amended.

d. The Transfer/Deed for the land to be dedicated shall be registered by the Owner at the Owner's expense;

e. The duplicate registered Transfer/Deed for the land to be dedicated together with a letter of opinion of a solicitor qualified to practice law in the Province of Ontario addressed to the Secretary-Treasurer confirming that the municipality acquired good and marketable title to the land free and clear of all liens and encumbrances shall be delivered to the Secretary-Treasurer prior to the issuance of the Certificate of Official.

Municipal Requirements

6. Payment of the balance of any outstanding taxes and local improvement charges shall be made to the Township Treasurer. This includes all taxes levied as of the date of the issuance of the Certificate of Official.

7. The Township of South Frontenac shall receive 5% of the value of the severed parcel, in lieu of parkland [Planning Act, s. 51(1), By-law 2023-104].

8. The Owner shall submit a well driller's report demonstrating a potable water pumping capacity of 3.5 gallons per minute sustained over a 6-hour pump test for the severed parcel.

9. In the event that there are abandoned wells located on the severed parcel or the retained property, the wells shall be sealed in accordance with the requirements of the Ministry of the Environment, Conservation and Parks and that this work shall be accomplished prior to the issuance of the Certificate of Official.

10. The Owner shall provide a copy of an entrance permit for the severed parcel to the Secretary-Treasurer of the Committee of Adjustment. Please contact Public Services Staff to determine application requirements and to start the application process.

Zoning

11. The owner is required to apply for a minor variance to permit the severed parcel to have a minimum 58.5 metres of lot frontage and the retained parcel to have a minimum 67.4 metres of lot frontage.

12. Where a violation of Zoning By-law No. 2003-75 is evident, the appropriate minor variance or rezoning be obtained to the satisfaction of the Township.

Recommendation for Minor Variance Application

It is recommended that the Committee of Adjustment receive comments from the public and, pending comments received, approve minor variance application PL-ZNA-2025-0081 for 1856 Rutledge Road to permit:

1. The severed parcel from consent application PL-BDJ-2025-0080 to have a minimum of 58.5 metres of lot frontage.

2. The retained parcel from consent application PL-BDJ-2025-0080 to have a minimum of 67.4 metres of lot frontage.

Report Prepared By:

Noah Perron, Planner

Report Reviewed By:

Christine Woods, RPP, MCIP, Manager of Planning

SOUTH FRONTENAC

TOWNSHIP OF SOUTH FRONTENAC
APPLICATION FOR MINOR VARIANCE
OR PERMISSION (s. 45(2))
Updated January 2025

The Committee of Adjustment is a Committee of eight persons appointed by Township Council. The Committee is formed under Section 45 of the *Planning Act* R.S.O. 1990, Chapter P.13, to authorize a minor variance from a zoning by-law or permission under s. 45(2) to alter a legal non-conforming use.

The Committee may vary Zoning By-law provisions provided the Committee is of the opinion that the variance:

- Is desirable for the appropriate development or use of the land, building or structure
- Maintains the general intent and purpose of the Official Plan.
- Maintains the general intent and purpose of the Zoning By-law.
- Is minor in nature

The Committee may grant permission to enlarge or extend a structure or alter the use of the lands where any land, building or structure, on the day the by-law was passed, was lawfully used for a purpose prohibited by the by-law.

Application Requirements

1. It is required that one (1) copy of this application be filed with the Secretary-Treasurer of the Committee of Adjustment, together with the **sketch,** accompanied by a **non-refundable fee** in accordance with the chart below in cash, or by debit card, credit card or cheque made payable to the Township of South Frontenac.

Application Type:	**Planning Application Fee:**
1-3 Variances	$1,249.00
4+ Variances	$1,468.00
After building without a permit	$2,241.00

2. It is required that a Fee be provided for the Township to review onsite sewage disposal and Conservation Authority (where applicable) when submitting an application (Separate **cheques**, payable to the applicable Conservation Authority, are to be submitted with the application).

Township of South Frontenac *Minor Variance Only* *Minor Variance WITH Performance Review* *Minor Variance in combination with a new Class 2, 3, 4, or 5 sewage system other than a Class A system*	$463.00 $720.00 $1,183.00
Cataraqui Region Conservation Authority	$445.00
Quinte Conservation Authority	$450.00
Rideau Valley Conservation Authority	$410.00

TOWNSHIP OF SOUTH FRONTENAC APPLICATION FOR MINOR VARIANCE
***Planning Act*, R.S.O. 1990, c. P.13 as amended**

Date Received: 28. Aug. 2025 File No: PL.ZNA.

Pre-Consultation for this application ☑ Yes ☐ No

Planner: NOAH PERRON Date of pre-consultation: Aug 15/25

1. Name of Owner(s): AIMEE + KYLE RYAN

Full Mailing Address of Owner(s): 1075 KONA CRES

INVERARY ON K0H 1X0

Phone number of Owner(s): [redacted]

Email Address of Owner(s): [redacted]

2. If the applicant is **NOT** the owner of the subject land, the written authorization of the owner that the applicant is authorized to make the application, must accompany the application.

Name of Authorized Agent: _____

Full Mailing Address of Authorized Agent: _____

_____

Phone number of Authorized Agent: _____

Email Address of Authorized Agent: _____

Agent as named above is hereby authorized to act on behalf of the owners for purposes of processing this application for Minor Variance.

_____
Signature(s) of Owner(s)

3. The description of the subject land:

District: ☐ Bedford ☐ Portland ☐ Loughborough ☑ Storrington

Concession Number: 7 Lot Number: 27

Street Number: 1075 Name of Road/Street: KONA CRES

Reference Plan Number: 13M56 Part Number(s): 31/32

Roll Number: 0600-010-07530-0000

TOWNSHIP OF SOUTH FRONTENAC APPLICATION FOR MINOR VARIANCE
***Planning Act*, R.S.O. 1990, c. P.13 as amended**

4. The frontage(s), depth and area of the subject land.

Frontage (on water): N/A Frontage (on road/lane): 53.21m

Depth: 69.07m Area: 4127m²

5. The current zoning of the subject land:

R-31

6. The nature and extent of the relief from the Zoning By-law:

TO REDUCE the interior SIDE YARD SETBACK from 10m to 6.4m.

7. The reason why the proposed use cannot comply with the provisions of the Zoning By-law:

* PLEASE SEE ATTACHED *

8. Does the subject property front on a municipally maintained road? ☑ Yes ☐ No

OR a privately maintained road? ☐ Yes ☑ No

Name of Road/Lane:

KONA CRESCENT

9. **If access to the subject property is by water only**, please indicate the parking and docking facilities used or to be used and the approximate distance of these facilities from the subject land and the nearest public road.

N/A

10. What are the existing uses of the subject land?

RESIDENTIAL PROPERTY

11. Please indicate whether there are any **EXISTING** buildings or structures on the subject land. (I.e. residence, garage, shed, etc.)

☑ Yes ☐ No RESIDENCE

12. If the answer to item 11 is yes, **for EACH building or structure** indicate:

Type of Structure (E.g. residence)	**(1)** RESIDENCE	**(2)**	**(3)**	**(4)**
Setback from Front Lot Line	10m			
Setback from Rear Lot Line	39.49m			
Setback from Side Lot Line	10 m			
Height of Building (Also indicate if it is one story or two story)	ONE STORY 6.6m			
Dimensions of Floor Area	265 m^2			
Setback from High Water Mark (If applicable)	N/A			

13. The proposed uses of the subject land:

RESIDENTIAL PROPERTY

14. Are any building(s) or structure(s), or additions to existing building(s) or structure(s), **PROPOSED** to be built on the subject land?

☑ Yes ☐ No

15. If the answer to item 14 is yes, for each proposed addition, building or structure indicate:

	(1)	(2)	(3)	(4)
Type of Structure (E.g. residence)	DETACHED GARAGE			
Setback from Front Lot Line	96Ft			
Setback from Rear Lot Line	97Ft			
Setback from Side Lot Line	91ft			
Height of Building (Also indicate if it is one story or two story)	1.5 Story 21'-8 1/4"			
Outside Dimensions of Building/Structure	24'x 26'			
Setback from High Water Mark (If applicable)	N/A			

NOTES: 1) If the subject property is on waterfront, and on a private lane, the setback from the front lot line and the setback from the high water mark will be the same.
2) The dimensions required in this question relate to the **NEW CONSTRUCTION ONLY**, and **NOT** to the total size of the completed building.

16. Do your plans include any **DEMOLITION** of existing structures? ☐ Yes ☑ No

If yes, please provide details:

_____

17. Do your plans include the **RAISING** of an existing structure? ☐ Yes ☑ No

If yes, please provide details:

18. What are the uses of the proposed development?

(a)	Increase in number of bedrooms	☐ Yes	☑ No
(b)	Increase in plumbing fixtures	☐ Yes	☑ No
(c)	Increase in living space	☐ Yes	☑ No
(d)	Will the addition or structure encroach on the existing septic system?	☐ Yes	☑ No

19. The date the subject land was acquired by the current owner:

JANUARY 7, 2021

20. The date the existing buildings and structures were constructed on the subject lands:

NOVEMBER 1, 2021

21. The length of time that the existing uses of the subject land have continued:

4 YEARS

22. Indicate whether water is provided to the subject land by a publicly owned and operated piped water system, a privately owned and operated individual or communal well, a lake, or other water body, or other means:

privately owned and operated well.

23. Indicate whether sewage disposal is provided to the subject land by a publicly owned and operated sewage system, a privately owned and operated individual or communal septic system, a privy, or other means:

privately owned and operated septic system.

24. Is storm drainage provided by sewers, ditches, swales or by other means?

Ditches, Natural drainage at roadway

25. Please indicate whether the subject land is subject of an application under the Planning Act for approval of a Plan of Subdivision or Consent.

☐ Yes ☑ No

26. If the answer to question 25 is yes, please give the file number of the application and the status of the application.

---

27. If known, please indicate whether the subject land has ever been the subject of an application under Section 43 of the Planning Act (Minor Variance).

☐ Yes ☑ No

28. If the answer to item 27 is yes, please give the file number of the application and the status of the application.

---

29. A **SKETCH** must be submitted showing the following:

i) THE SKETCH **MUST** HAVE A NORTH ARROW AT THE TOP OF THE PAGE.

ii) The boundaries and dimensions of the subject land including the location of any existing and proposed buildings.

iii) The location of a reference point……i.e. distance between the subject land and the nearest township lot line or landmark such as a bridge or railway crossing.

iv) The location of all abutting (neighbours') lands.

v) The approximate location of all natural and artificial features on the subject land and on the land that is adjacent to the subject land. Examples include buildings, railways, roads, watercourses, drainage ditches, river or stream banks, barns, wetlands, wooded areas, wells and septic tanks. Show distance of these features from the applicant's property lines.

****Note:** ** The distances to on-site and abutting owners' wells, septic fields and barns, from the property to be varied, **IS REQUIRED** to be shown. The **SKETCH** is of significant importance and should be prepared as carefully, neatly and accurately as possible.

TOWNSHIP OF SOUTH FRONTENAC APPLICATION FOR MINOR VARIANCE
***Planning Act*, R.S.O. 1990, c. P.13 as amended**

AGREEMENT TO INDEMNIFY

Attached to this application is a cheque payable to the Township of South Frontenac representing payment of the application fee.

The Owner/Applicant/Agent agrees that the information recorded in this Minor Variance Application Form is accurate. The Owner/Applicant/Agent agrees that representatives of the Township and, where applicable, the appropriate Conservation Authority, may enter onto the subject property for the purpose of determining the appropriateness of the site for the proposed development.

The Owner/Applicant/Agent agrees to reimburse and indemnify the municipality for all fees and expenses incurred by the municipality to process the application, including any fees and expenses attributable to proceedings before the Ontario Municipal Board or any court or other administrative tribunal if necessary to defend Council's decision to support the application.

Without limiting the foregoing, such fees and expenses shall include the fees and expenses of consultants, planners, engineers, lawyers and such other professional and technical advisors as the municipality may, in its absolute discretion acting reasonably, consider necessary or advisable to more properly process and support the application.

The Owner/Applicant/Agent further agrees to provide the municipality, upon request and in cases where an application has been appealed to the Ontario Land Tribunal, with a deposit (over and above the normal application fee), from which the municipality may, from time to time charge any fees and expenses incurred by the municipality in order to process the application. If such appeal expenses exceed the deposit, the Owner/Applicant shall pay the difference forthwith upon being billed by the municipality, with interest at the rate of 1.25% per month (15% per annum) on accounts overdue more than 30 days,

The Owner/Applicant/Agent further agrees that, until such requests have been complied with, the municipality will have no continuing obligation to process the application or attend or be represented at the Ontario Municipal Board or any court or other administrative proceeding in connection with the application:

DATED AT THE TOWNSHIP OF SOUTH FRONTENAC

THIS 28 DAY OF August, 20 25

I, AIMEE RYAN OF INVERARY, ON

solemnly declare that all the statements contained in this application are true and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of the Canada Evidence Act.

[redacted]

Signature of Applicant or Authorized Agent

DECLARED before me at the TOWNSHIP OF SOUTH FRONTENAC (IN THE COUNTY OF FRONTENAC)

THIS 28th DAY OF August, 20 25

A Commissioner, etc.

Katie Susan Kaestner, a Commissioner, etc.,
Province of Ontario, for the Corporation of
the Township of South Frontenac.
Expires August 14, 2027.

To: The Township of South Frontenac,

The purpose of this minor variance application is to allow us to build a garage that will be strictly used for the storage of tools and materials related to Kyle Ryan's carpentry business. No electricity will be required and no commercial activities will be conducted on the property – this is strictly a storage solution for existing business needs. The proposed garage will address security concerns, accommodate necessary storage space and comply with the intent of zoning by-laws, despite requiring a variance from the required side yard setback.

The garage will be positioned on the property where there is sufficient space, but the current property's size, layout and location of sewage system do not allow for the building to be set 10m from the side yard as required by zoning regulations. The variance will enable us to build the garage within a more reasonable distance from the side yard, ensuring that we can safely store business materials while minimizing the impact on the surrounding properties. We are proposing a slightly reduced setback (6.4m instead of 10m).

We have experienced an instance of theft that led to the loss of valuable tools and materials, as well as truck and cargo trailer. This has caused a significant disruption and financial loss to Kyle's business. To mitigate these risks, we require a garage that is secure, locked and provides a safe environment to store carpentry tools and materials. A well designed garage will help ensure that these tools are safely stored out of sight, reducing the likelihood of theft and providing peace of mind.

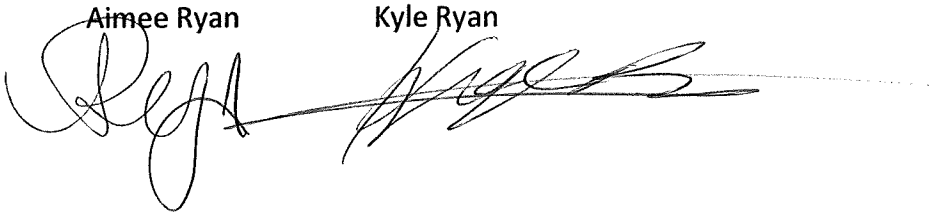
The proposed variance will not significantly impact the surrounding properties. The garage will be positioned thoughtfully to minimize visibility and disruption to neighbours. We are committed to ensuring the structure will blend with the neighbourhood's aesthetic and will not contribute to any unsightly or disruptive conditions.

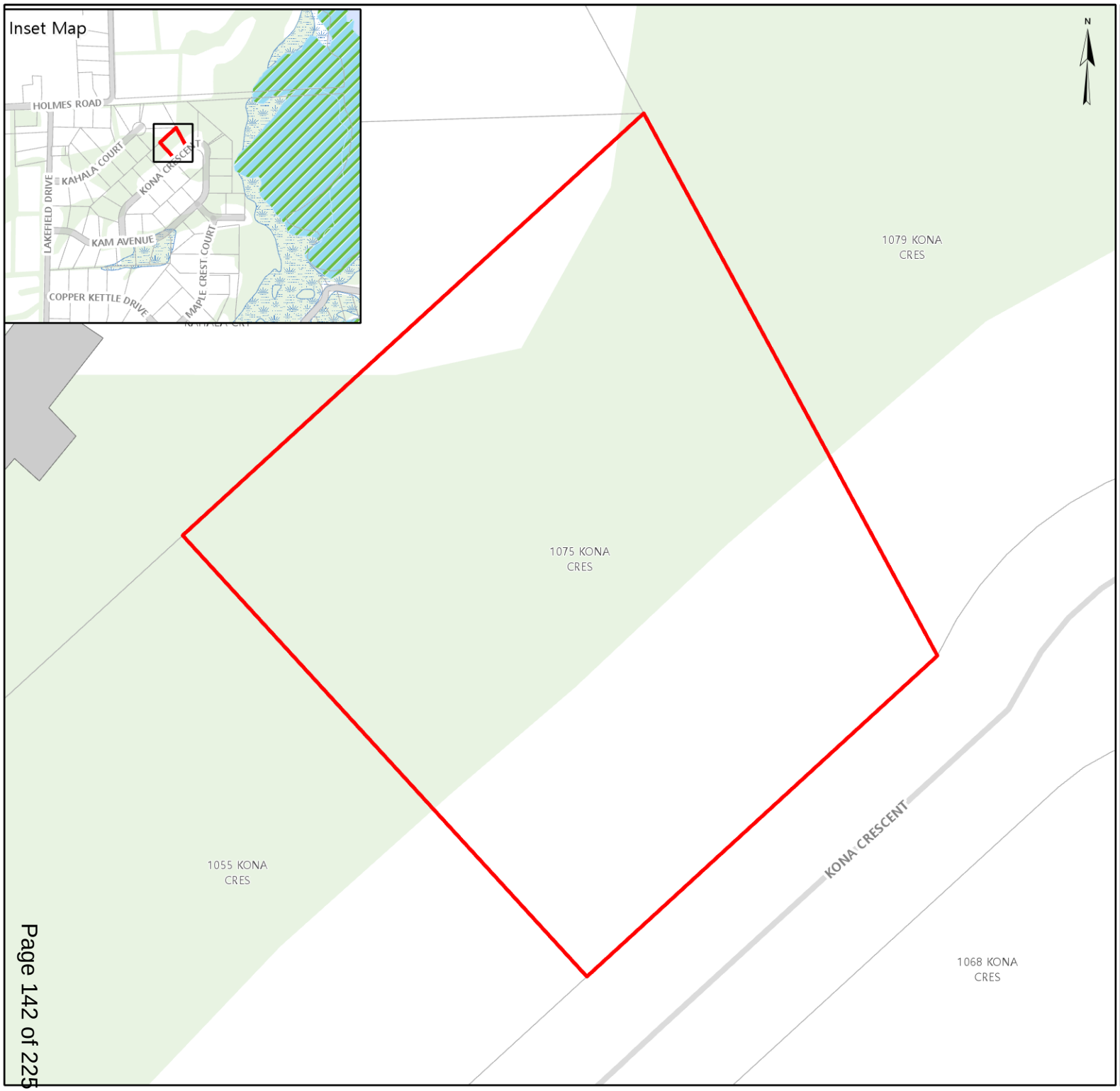
While the variance is requested for the side yard setback, the proposed garage will still comply with other zoning requirements such as height. Lot coverage and overall use. We are committed to working within the guidelines and will ensure that the building adheres to all safety, aesthetic and environmental standards.

We appreciate your consideration of this request and look forward to discussing it further.

Regards,

Aimee Ryan Kyle Ryan





SOUTH FRONTENAC

PL-ZNA-2025-0091

(RYAN)
1075 KONA CRESCENT

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

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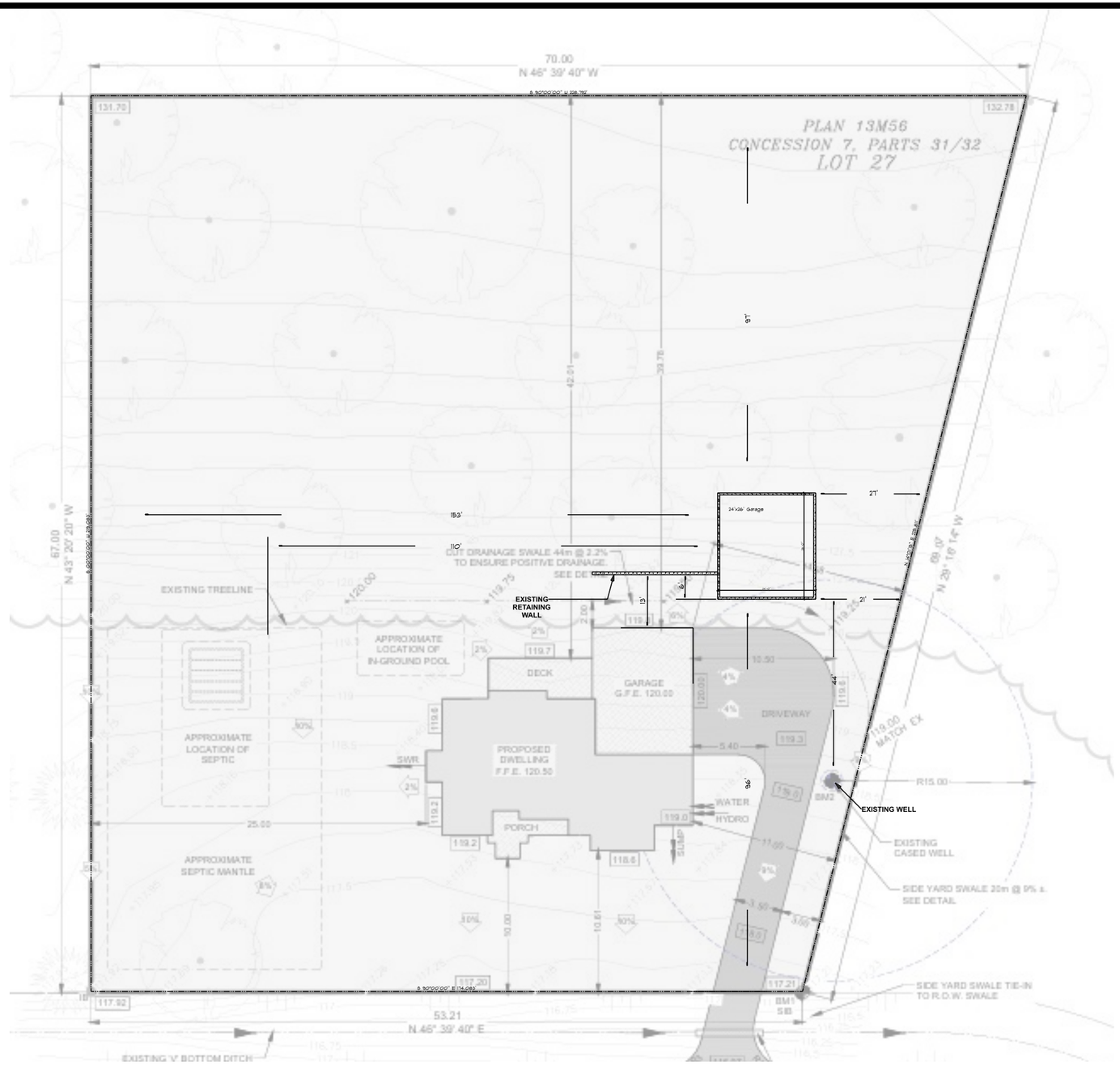
While the County makes every effort to insure that the information presented is accurate for the intended uses of this map, there is an inherent error in all mapping products, and accuracy of the mapping cannot be guaranteed for all possible uses. This map displays basic topographic features only.

Scale: 1:600

0 5 10 20 m

UTM Zone 18 NAD 83

Date: 29/08/2025



SITE PLAN

SCALE: 1" = 30'-0"

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

Bass Aimee

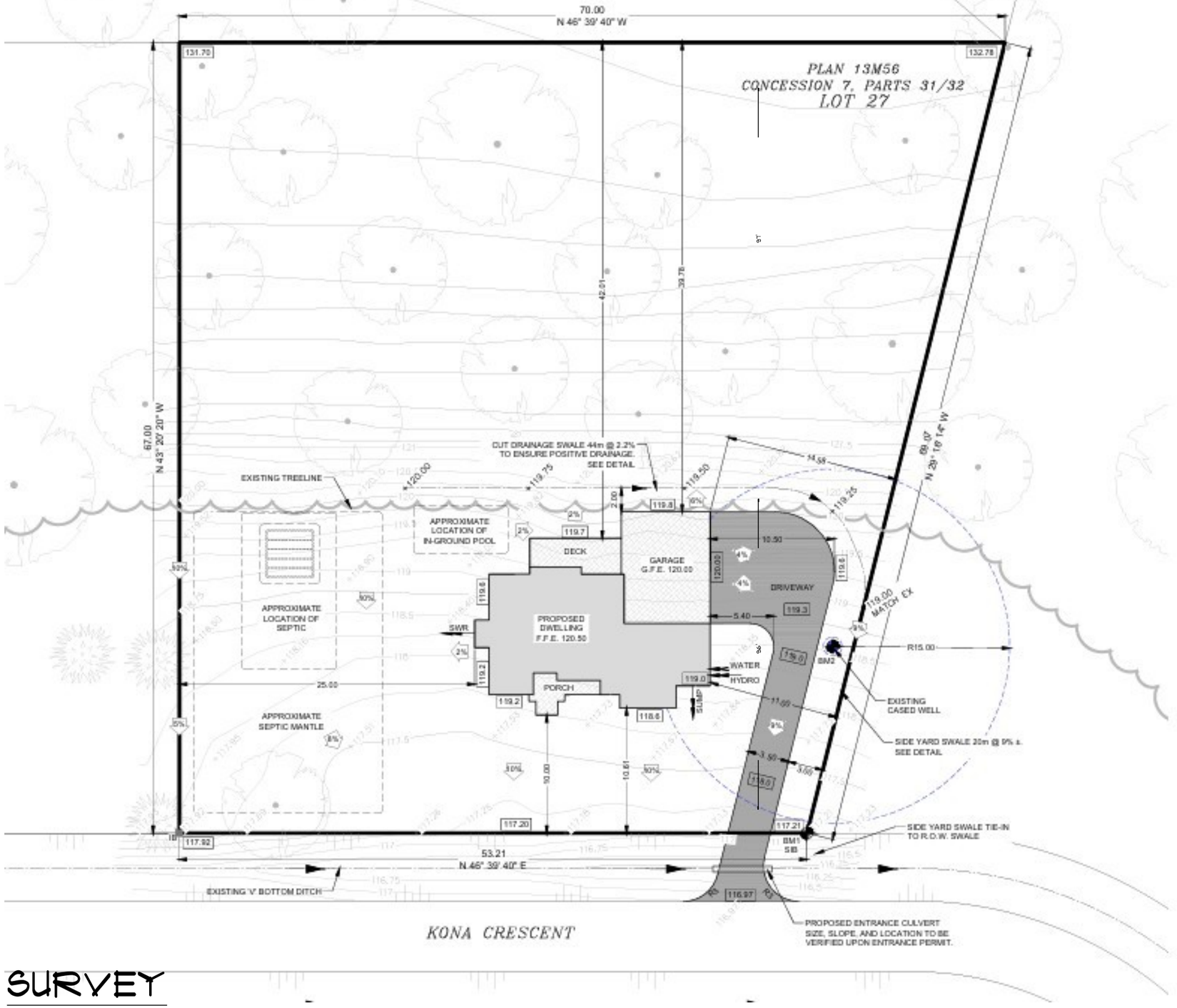
LOT INFORMATION:

DATE: 7/7/2025

SCALE: 1" = 30'-0"

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1



SURVEY

SCALE: 1" = 30'-0"

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SCALE: 1" = 30'-0"

PAGE NUMBER

2

AVIDITY DESIGNS

ARCHITECT
name
address
phone

CONSULTANT
name
address
phone

CONSULTANT
name
address
phone

CONTRACTOR
name
address
phone

CONSULTANT
name
address
phone

PROJECT

KONA GARAGE DESIGN

GENERAL NOTES

GENERAL CONSTRUCTION NOTES:

ALL CONSTRUCTION WORK SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE BUILDING CODES AND ORDINANCES OR AGENCIES HAVING JURISDICTION OVER THIS PROJECT.

ALL BUILDING FACILITIES AND CONDITIONS, BOTH INTERIOR AND EXTERIOR, SHALL BE COMPLIANT WITH THE ONTARIO BUILDING CODE (OBC).

ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH THE OCCUPATIONAL HEALTH AND SAFETY ACT (O.H.S.A.)

THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, BE FAMILIAR WITH THE EXISTING CONDITIONS, AND BRING ANY DISCREPANCIES TO THE ATTENTION OF THE DESIGNER PRIOR TO SUBMISSION OF CONSTRUCTION PROPOSAL AND BEFORE COMMENCEMENT OF THE WORK. THE DRAWINGS REFLECT CONDITIONS REASONABLY INFERRED FROM THE EXISTING VISIBLE CONDITIONS BUT CANNOT GUARANTEED BY THE DESIGNER.

DRAWINGS MAY BE SCALED FOR ESTIMATING PURPOSES AND FOR GENERAL REFERENCE ONLY. FOR ALL OTHER DIMENSIONS OR LOCATIONS CONSULT THE DESIGNER OR REFER TO DIMENSIONS ON DRAWINGS. VERIFY ALL DIMENSIONS IN THE FIELD.

THE GENERAL CONTRACTOR/CONSTRUCTION MANAGER SHALL PROVIDE AND MAINTAIN ACCESS TO THE PREMISES AT ALL TIMES.

THE GENERAL CONTRACTOR SHALL KEEP THE CONSTRUCTION SITE FREE AND CLEAR OF ALL DEBRIS AND KEEP OUT ALL UNAUTHORIZED PERSONS. UPON COMPLETION OF WORK, THE ENTIRE CONSTRUCTION AREA IS TO BE THOROUGHLY CLEANED AND PREPARED FOR OCCUPANCY BY OWNER. ALL MATERIALS AND DEBRIS RESULTING FROM THE CONTRACTOR'S WORK SHALL BE REMOVED FROM THE SITE AND DISPOSED OF PROPERLY. CARE SHALL BE TAKEN DURING CONSTRUCTION THAT NO DEBRIS OR MATERIALS ARE DEPOSITED IN ANY RIGHT OF WAY AREA.

THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING AND NEW CONDITIONS AND MATERIALS ON THE SITE. ANY DAMAGE CAUSED BY OR DURING THE EXECUTION OF THE WORK IS THE CONTRACTOR'S RESPONSIBILITY AND SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.

ANY VARIATIONS FROM INDICATED DIMENSIONS OR CONDITIONS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE DESIGNER. NO CHANGES ARE TO BE MADE WITHOUT THE APPROVAL OF THE OWNER OR DESIGNER.

NO CUTTING OR DAMAGE TO BUILDING STRUCTURAL COMPONENTS WILL BE ALLOWED WITHOUT WRITTEN AUTHORIZATION FROM THE DESIGNER ENGINEER

PROVIDE BRACING, BLOCKING, AND/OR STRUCTURE AS REQUIRED TO FACILITATE INSTALLATION OF ALL WALL AND MILLWORK MOUNTED EQUIPMENT, IN NEW AND EXISTING WALLS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE SUPPORT REQUIRED TO MAINTAIN THE INTEGRITY OF THE WALLS AND THE SECURITY OF THE EQUIPMENT.

ALL WORK SHALL CONFORM IN QUALITY TO ACCEPTED INDUSTRY STANDARDS.

MANUFACTURER'S STANDARD SPECIFICATIONS AND MATERIALS APPROVED FOR PROJECT USE ARE HEREBY MADE PART OF THESE NOTES WITH SAME FORCE AND EFFECT AS IF WRITTEN OUT IN FULL HEREIN. ALL APPLIANCES, FIXTURES, EQUIPMENT, HARDWARE, ETC. SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND PROCEDURES.

WRITTEN WORDS TAKE PRECEDENCE OVER DRAWN LINES. LARGE-SCALE DETAILS AND PLANS TAKE PRECEDENCE OVER SMALLER DETAILS AND PLANS. SHOULD A CONFLICT ARRIVE BETWEEN THE SPECIFICATIONS AND DRAWINGS, THE REQUIREMENTS DEEMED MOST STRINGENT SHALL BE USED.

MINOR DETAILS NOT USUALLY SHOWN OR SPECIFIED BUT NECESSARY FOR PROPER AND ACCEPTABLE CONSTRUCTION, INSTALLATION, OR OPERATION OF ANY PART OF THE WORK AS DETERMINED BY THE DESIGNER SHALL BE INCLUDED IN THE WORK AS IF IT WERE SPECIFIED OR INDICATED ON THE DRAWINGS.

ALL DIMENSIONS ARE TO FACE OF STUD OR CENTERLINE OF STRUCTURE UNLESS OTHERWISE NOTED.

DOOR(S) BETWEEN ATTACHED GARAGE AND DWELLING UNIT MUST BE TIGHT FITTING AND INSTALLED WITH WEATHER STRIPPING TO PREVENT THE PASSAGE OF GASES AND EXHAUST FUMES.

GARAGE DOOR(S) OR ANY PASSAGE FROM THE GARAGE SPACE TO THE ATTACHED DWELLING SHALL BE EQUIPPED WITH SELF CLOSING HINGES OR A SELF CLOSING DEVICE.

CEILING AND GARAGE WALLS BETWEEN THE ATTACHED GARAGE AND DWELLING UNIT MUST BE FINISHED WITH A MIN. 1/2" DRYWALL AND TAPED TO PREVENT THE PASSAGE OF GASES AND EXHAUST FUMES

IF WINDOW WELLS ARE REQUIRED, WELLS SHALL EXTEND A MINIMUM 6" BELOW WINDOW, BACKFILLED WITH CLEAR STONE INCLUDING SUBDRAIN(S) CONNECTED TO WEEPING TILE AT FOOTING LEVEL

AT LEAST ONE WINDOW IN A FLOOR LEVEL CONTAINING BEDROOMS TO BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS. OPENING AREA TO BE 4 FT² MINIMUM AND HAVE A MAXIMUM SILL HEIGHT OF 3'3" ABOVE FINISHED FLOOR ELEVATION

ROOF VENTILATION SHALL BE SPLIT EVENLY BETWEEN PERFORATED SOFFIT AT EAVES AND ROOF VENTS AT RIDGE LEVEL. TOTAL UNOBSTRUCTED VENT AREA TO BE EQUAL OR GREATER THAN 1/300 OF THE INSULATED CEILING AREA AS PER (9.19.1) O.B.C.

ATTIC ACCESS OPENING TO BE 21X29 A MINIMUM 24" CLEARANCE IS REQUIRED ABOVE ATTIC HATCH.

BASEMENT WALLS SHOULD BE DAMP-PROOFED AS A MINIMUM. WHERE HYDROSTATIC PRESSURE IS ANTICIPATED, WATERPROOFING SHOULD BE APPLIED TO THE EXTERIOR OF FOUNDATION WALLS AS PER O.B.C. PART 9.13.

BACKFILL ON THE BUILDINGS EXTERIORS THAT WILL UNDERLIE PAVED AREAS, SIDEWALKS OR SLABS-ON-GRADE SHOULD BE UNIFORMLY COMPACTED TO AT LEAST 98% S.P.M.D.D. BACKFILL UNDER ALL OTHER AREAS SHOULD BE COMPACTED TO 95% S.P.M.D.D.

EXTERIOR GRADES SHOULD BE SLOPED AWAY FROM THE FOUNDATION WALLS, AND ROOF DRAINAGE DOWNSPOUTS SHOULD BE PLACED SUCH THAT WATER FLOWS AWAY FROM FOUNDATION WALLS.

PRE ENG ROOF AND FLOOR TRUSSES:

PRE ENGINEERED ROOF AND FLOOR TRUSSES TO BE DESIGNED AND MANUFACTURED BY OTHERS

ALL ROOF TRUSSES AND FLOOR JOIST TO BE DESIGNED AND MANUFACTURED BY OTHERS. REFER TO MANUFACTURER SHOP DRAWINGS FOR LAYOUT AND DETAILS. MANUFACTURER SHALL REVIEW AND APPROVE ALL SUPPORT BEAMS AND POSTS

UNLESS OTHERWISE NOTED ON ELEVATIONS, ROOF TRUSSES TO BE MANUFACTURED WITH 24" OVERHANG (O.H.) (MEASURED FROM EXTERIOR FINISHED FACE OF WALLS)

CONTRACTOR SHALL COORDINATE THESE PLANS WITH ROOF MANUFACTURERS DESIGN. CONTRACTOR AND ROOF MANUFACTURER ENGINEER TO REVIEW AND VERIFY ALL LINTELS SIZES AND BEARINGS. ENGINEERED LINTELS ASSOCIATED WITH ROOF DESIGN SHALL GOVERN THAT SHOWN ON THESE PLANS

GEO-TECHNICAL DESIGN:

FOUNDATIONS ARE ASSUMED TO BEAR DIRECTLY ON SOUND BEDROCK OR UNDISTURBED SUITABLE SUG-RADE WITH A 75 KPA BEARING PRESSURE CAPACITY

IF DETERMINED NECESSARY, CONTRACTOR SHALL BE RESPONSIBLE FOR REVIEW AND VERIFICATION OF NATIVE SUB-GRADE WITH A QUALIFIED GEO-TECHNICAL REPRESENTATIVE

WINDOWS AND DOORS:

INTERIOR AND EXTERIOR DOOR SIZES SHOWN ON PLAN AND ELEVATION DRAWINGS ARE DIMENSIONAL AND NOT ROUGH OPENINGS (R.O.)

EXTERIOR WINDOW SIZES SHOWN ON PLAN AND ELEVATION DRAWINGS ARE DIMENSIONAL AND NOT ROUGH OPENINGS (R.O.)

ROUGH OPENINGS (R.O.) SHALL BE SIZED AS PER DOOR AND WINDOW SUPPLIER OR MANUFACTURER SPECIFICATIONS

DOOR AND WINDOW DIMENSIONS ARE SHOWN IN FT - INCHES UNLESS OTHERWISE NOTED.

TIMBER FRAMING:

UNLESS OTHERWISE NOTED ON PLANS, ALL TIMBERS SHALL BE QUALITY NO.1 GRADE SOURCED BY LOCAL SAW MILL AND ACCOMPANIED BY MILL CERTIFICATE IN PLACE OF STAMPED LUMBER

ALL TIMBER MATERIAL IS TO BE TREATED WITH EXTERIOR GRADE FINISH

CONNECTORS SHALL BE SIMPSON STRONG TIE (SST) OR APPROVED EQUIVALENT. ALL CONNECTORS SHALL BE ZMAX, HOT DIPPED GALVANIZED OR 316 TYPE STAINLESS STEEL

USE STAINLESS STEEL FASTENERS WITH STAINLESS STEEL CONNECTORS. WHEN USING ZMAX CONNECTORS USE EQUIVALENT COATING SST FASTENERS, SDWS DOUBLE BARRIER BLACK COATING WITH STN22 HEX HEAD WASHERS, MATCHING FINISH.

ALL SDWS STRONG DRIVE TIMBER SCREWS SHALL BE EXTERIOR GRADE FASTENERS SHALL BE EXTERIOR GRADE, 0.220

FRAMING:

ALL FRAMING CONSTRUCTION SHALL BE COMPLETED IN ACCORDANCE WITH O.B.C. PART 9.23 (WOOD-FRAME CONSTRUCTION) AND O.B.C. PART 9.27 (CLADDING)

CONTINUOUS WALL STUDS AS PER O.B.C. 9.23.10. CONTINUOUS WALL STUDS EXCEEDING 5.6M (18'-3") IN HEIGHT TO BE DESIGNED BY STRUCTURAL ENGINEER. BUILT UP STUDS BELOW GIRDER TRUSSES AS PER O.B.C. 9.23.10.7. IF SUPPORT LENGTH EXCEEDS TABLE A-35, COLUMN TO BE DESIGNED BY STRUCTURAL ENGINEER

THE DESIGN OF ADJUSTABLE STEEL COLUMNS (JACK POST) SHALL
BE IN ACCORDANCE WITH O.B.C. 9.17.3.4. AND CONFORM TO CAN/CGSB-7.2. THE IMPOSED LOAD ON EACH POST SHALL NOT EXCEED 36 KN (8,093 LBS.)

BEAMS SHALL HAVE AN EVEN AND LEVEL BEARING AND SHALL HAVE NOT LESS THAN 3 1/2" (89MM) LENGTH OF BEARING AT END SUPPORTS

STEEL BEAMS ARE TO BE LATERALLY SUPPORTED AND HAVE SPANS NOT EXCEEDING THAT SPECIFIED IN O.B.C. 9.23.4.3. BEAMS ARE TO BE LATERALLY SUPPORTED USING 1"X2" STRAPPING IN CONTACT WITH THE TOP FLANGE, NAILED ON BOTH SIDES OF THE BEAM AND TO THE BOTTOM OF THE JOIST(S) SUPPORTED

STEEL BEAMS ARE TO BE "STRUCTURAL QUALITY STEEL" GRADE 350W, AS PER C.S.A. G40.21

NON PRESSURE TREATED WOOD FRAMING SUPPORTED ON CONCRETE IN CONTRACT WITH THE GROUND TO BE SEPARATED FROM THE CONCRETE WITH POLYETHYLENE FILM, NOT LESS THAN 2 MIL THICK

BLOCKING FOR PARTITIONS RUNNING PARALLEL TO FLOOR JOISTS TO BE 2"X4" LUMBER SPACED NOT MORE THAN 3' 11" O/C AS PER O.B.C. 9.23.9.8

ANCHOR BOLTS ANCHORING SILL PLATE TO TOP OF FOUNDATION WALL TO BE NOT LESS THAN 1/2" DIA. SPACED NOTE MORE THAN 7'-10" O/C.

WITH THE EXCEPTION OF PRESSURE TREAT WOOD, ALL OTHER EXPOSED EXTERIOR LUMBER SHALL BE SEALED AND PROTECTED FROM MOISTURE AND TERMITES

FOAMED PLASTICS THAT FORM PART OF A WALL OR CEILING ASSEMBLY IN COMBUSTIBLE
CONSTRUCTION SHALL BE PROTECTED IN ACCORDANCE WITH OBC 9.10.17.10. FOAMED PLASTICS CAN BE PROTECTED USING 1/2" DRYWALL OR ANY THERMAL BARRIER THAT MEETS THE REQUIREMENTS OF CLAUSE 3.1.5.12.(2)(E), MINERAL WOOL INSULATION

WOOD FRAMED HEADERS (LINTELS)"

OPENINGS IN LOAD BEARING WALLS TO BE SUPPORTED USING BUILT UP WOOD HEADERS AS PER O.B.C. 9.23.12.2 AND TABLES A-12 AND A-15. WOOD LINTEL SPANS ARE CALCULATED BASED ON MAXIMUM FLOOR JOIST OR RAFTED SPAN OF 4.9M (16'-1") AND A MAXIMUM TRUSS SPAN OF 9.8M (32'-2").

IF SPANS EXCEED THAT ABOVE, WOOD LINTELS SHOULD BE DESIGNED BY THE PRE ENG TRUSS / PRE ENG FLOOR JOIST STRUCTURAL DESIGNER

UNLESS OTHERWISE SPECIFIED BY PRE ENGINEERED TRUSS AND FLOOR JOIST SUPPLIER/MANUFACTURER, LINTEL SPAN MIN BEARING LENGTH SHALL BE 1.5" (SINGLE STUD) FOR SPANS UP TO 9'-10", OR 3" (TWO STUDS) FOR SPANS GREATER THAN 9'-10"

PRE ENGINEERED TRUSS AND FLOOR JOIST SUPPLIER/MANUFACTURER TO REVIEW AND VERIFY ALL LINTELS SIZING AND END BEARINGS SHOWN ON PLANS. UNLESS OTHERWISE SPECIFIED BY PRE ENGINEERED TRUSS AND FLOOR JOIST SUPPLIER/MANUFACTURER, WOOD FRAMED HEADERS SHALL BE 2-2X10,

PLUMBING AND HVAC:

ALL PLUMBING AND AND HEATING SHALL BE INSTALLED AS PER O.B.C. PART 6 "HEATING, VENTILATING AND AIR CONDITIONING" AND PART 7 "PLUMBING"

ALL PLUMBING AND HEATING SYSTEMS TO BE DESIGNED AND MANUFACTURED BY OTHERS. REFER TO MANUFACTURERS SHOP DRAWINGS FOR LAYOUT AND DETAILS

ALL PLUMBING TO BE TESTED AND VERIFIED BY CITY INSPECTOR PRIOR TO COVERING

PRESSURE BALANCED OR THERMOSTATICALLY CONTROLLED SHOWER VALVES

PRESSURE BALANCED OR THERMOSTATICALLY CONTROLLED FAUCET VALVES OR WATER HEAT SOURCE

ALL TOILET ASSEMBLIES SHALL BE LOW FLUSH (MAX. 4.8 L)

DIRECT VENT FACTORY BUILT FIREPLACE TO BE INSTALLED AS PER MANUFACTURES SPECIFICATIONS. O.B.C. 9.22 AND CAN/CSA B149 "INSTALLATION CODES FOR GAS BURNING APPLIANCES AND EQUIPMENT"

COVERS FOR SUMP PITS ARE TO BE SEALED AND SECURED TO MAINTAIN CONTINUITY OF THE AIR BARRIER SYSTEM AS PER O.B.C. 9.14.5.2

ALL FLOOR DRAINS TO INCLUDE A TRAP SEAL ASSEMBLY

ELECTRICAL:

ALL ELECTRICAL WORK SHALL BE INSTALLED AS PER THE ONTARIO ELECTRICAL SAFETY CODE, 2012 (O.E.S.C.)

LOCATIONS OF ALL ELECTRICAL RECEPTACLES, SWITCHES AND LIGHTS TO BE CONFIRMED WITH OWNER

IF ELECTRICAL PANEL IS NOT LOCATED IN GARAGE SPACE, A 200 AMP CAR CHARGING ROUGH IS TO BE PROVIDED AS PER O.B.C. 3.1.21

CARBON MONOXIDE, SMOKE ALARM(S) TO BE INSTALLED ON EACH STORY INCLUDING BASEMENT AND IN EACH SLEEPING CORRIDOR AS PER O.C.B. 9.10.19

CARBON MONOXIDE, SMOKE ALARM(S) SHALL INCLUDE VISUAL SIGNALING (STROBE) AND BE HARD WIRE INTERCONNECTED AS PER O.B.C. 9.10.19

CONCRETE AND MASONRY:

CONCRETE MATERIALS, MIXING, PLACING, CURING AND FORM WORK SHALL BE IN ACCORDANCE WITH
C.S.A. STANDARD CAN3-A23.1

UNLESS SPECIFIED ELSEWHERE, THE CONCRETE COMPRESSIVE STRENGTH AT 28 DAYS SHALL BE MIN 20 MPA

IF STEPPED FOOTINGS ARE ARE REQUIRED THE RISE IS NOT TO EXCEED 24" AND DISTANCE BETWEEN RISERS SHALL NOT BE LESS THAN 24". ACCEPTIONS CAN BE MADE FOR FOOTINGS BEARING ON SOUND BEDROCK.

ALL FOOTINGS TO INCLUDE A FORMED "KEY" PROVIDING CONNECTIVITY TO FOUNDATION WALLS ABOVE.

WINDOW OPENINGS IN CONCRETE FOUNDATION WALLS TO BE ENGINEERED IF WINDOW EXCEEDS 3'11" IN WIDTH OR THE TOTAL WIDTH OF THE OPENING CONSTITUTES MORE THAN 25% OF THE TOTAL FOUNDATION WALL WIDTH

MASONRY UNITS AND MORTAR SHALL BE IN ACCORDANCE WITH O.B.C. SECTION 9.20

MASONRY VENEER TO BE INSTALLED WITH BRICK TIES AT 16" O.C. MAX. VERTICALLY AND 32" O.C. MAX HORIZONTALLY

UNLESS OTHERWISE SHOWN, BRICK AND STONE MASONRY OVER OPENINGS SHALL BE SUPPORTED WITH 3 1/2" X 3 1/2" STEEL ANGLE LINTEL

UNLESS OTHERWISE SHOWN, GARAGE AND EXTERIOR CONCRETE SLAB(S) SHALL BE SLOPED FROM BUILDING WITH A SLOPE NOT LESS THAN 2.00% OR (1/4" PER 1'00")

CONCRETE REINFORCING:

REINFORCING STEEL SHALL BE IN ACCORDANCE WITH CAN/CSA-G30.18 GRADE 400 MPA

CLEAR COVER TO REINFORCING STEEL SHALL BE:

MEMBERS CAST AGAINST EARTH.....75MM±20

EXPOSED SLAB AND WALLS.....50MM±10

MEMBERS NOT EXPOSED.....40MM±10

ALL REINFORCING STEEL SHALL BE DETAILED, FABRICATED, PLACED AND SUPPORTED IN ACCORDANCE WITH REINFORCING STEEL INSTITUTE OF CANADA MANUAL OF STANDARD PRACTICE AND CAN3-A23.3 UNLESS OTHERWISE INDICATED.

UNLESS OTHERWISE SHOWN ON PLANS, WELDED WIRE (WWF) SHALL BE 6X6 W6.0/6.0 INSTALL 50MM BELOW THE TOP OF THE SLAB.

STAIRS AND RAILINGS

ALL STAIR AND RAILING CONSTRUCTION TO BE CONSTRUCTION AS PER O.B.C. SECTION 9.8

THE CLEAR HEIGHT OVER STAIRS (MEASURE VERTICALLY FROM A STRAIGHT LINE TANGENT TO THE TREAD AND LANDING NOSING'S TO THE LOWEST POINT ABOVE) SHALL NOT BE LESS THAN 6' 5" (1950MM)

IF THE ELEVATION DIFFERENCE BETWEEN A FINISHED FLOOR AND GRADE IMMEDIATELY BELOW IS EQUAL TO OR GREATER THAN 2'-0", THAN PROTECT WITH RAILINGS/GUARDS

ALL GUARDS OUTSIDE DWELLING UNITS INCLUDING DECKS SHALL BE NOT LESS THAN 3'6" (1070MM) HIGH.

ALL GUARDS WITHIN DWELLING UNITS SHALL BE NOT LESS THAN 36" IN HIGH. EXTERIOR GUARDS SERVING NOT MORE THAN ONE DWELLING UNIT SHALL BE NOT LESS THAN 42" INCH MM HIGH WHERE THE WALKING
SURFACE SERVED BY THE GUARD IS MORE THAN 5'-0" ABOVE THE FINISHED GROUND LEVEL

CUSTOM GUARDRAILS AND HANDRAILS MAY BE DESIGNED BY ENGINEER WITH THE APPLIED LOAD SPECIFIED IN OBC 4.1.5.15, 3.4.6.4 AND 3.4.6.5. SHOP DRAWINGS ARE TO PROVIDED FOR ENGINEERS REVIEW. GUARDS SHALL BE DESIGNED TO RESIST THE SPECIFIED VERTICAL AND HORIZONTAL APPLIED LOADS IN TABLE 9.8.8.2.
NONE OF THE SPECIFIED LOADS PRESCRIBED IN TABLE NEED BE CONSIDERED TO ACT SIMULTANEOUSLY

OPENINGS THROUGH ANY GUARD SHALL BE OF A SIZE THAT WILL PREVENT THE PASSAGE OF A SPHERICAL OBJECT HAVING A DIAMETER OF 100 MM UNLESS IT CAN BE SHOWN THAT THE LOCATION AND SIZE OF OPENINGS THAT EXCEED THIS LIMIT DO NOT REPRESENT A HAZARD.

DRAWING LIST

101	COVER SHEET
102	GENERAL NOTES
103	PLAN VIEWS
104	ELEVATIONS & ROOF PLAN
105	SECTIONS AND DETAILS
107	MEMBER REPORTS

LEGEND

- W1 — Wall Type (see wall type schedule)
- Type Name — Door Type (see door schedule)
- Type Name — Window Type (see window schedule)
- 1 / A101 — Building Section
- 1 / A101 — Wall Section
- 1 / A101 — Detail Number
- 1 / A101 — Building Elevation
- 1 / 1 A101 1 / 1 — Interior Elevation
- +2'-0" — Elevation Mark
- ROOM 101 — Room Name / Number
- A — Column Line
- ℄ — Centerline
- 3 — Revision Tag

ARU	ADDIITIONAL RESIDENTIAL UNIT
BLDG.	BUILDING
CONC.	CONCRETE
COL.	COLUMN
DET.	DETAIL
DIA.	DIAMETER
DN.	DOWN
EL/ELEV.	ELEVATION
ELEC.	ELECTRICAL
EQ.	EQUAL
FIN.	FINISH
FLR.	FLOOR
GALV.	GALVANIZED
GYP.	GYPSUM
JT.	JOINT
MECH.	MECHANICAL
MIN.	MINIMUM
N.T.S.	NOT TO SCALE
NO.	NUMBER
O.C.	ON CENTER
OPG.	OPENING
O.D	OUTSIDE DIAMETER
U.N.O.	UNLESS NOTED OTHERWISE
REF.	REFERENCE
R.	RISER
R.O.	ROUGH OPENING
S/STL.	STAINLESS STEEL
SPEC.	SPECIFICATIONS
T.O.	TOP OF (...)
T.O.F.	TOP OF FRAMING
T.O.W.	TOP OF WALL
T.	TREAD
TYP.	TYPICAL
V.I.F	VERIFY IN FIELD
F.M.	FIELD MEASURE
E.W.	EACH WAY
T. & B.	TOP & BOTTOM
FDN	FOUNDATION
FTG	FOOTING

AVIDITY

KONA GARAGE DESIGN
1075 KONA CRESCENT, SOUTH FRONTENAC

Project No.
2024-111

LICENSED PROFESSIONAL ENGINEER
2025.01.02
S.F. ROACH
100138120
PROVINCE OF ONTARIO

Design by: S.F.R. Drawn by: S.F.R

Revisions & Releases

2025.01.02	IFP

Notes

THESE DESIGN DOCUMENTS ARE PREPARED SOLELY FOR THE USE BY THE PARTY WITH WHOM AVIDITY DESIGNS HAS ENTERED INTO A CONTRACT. THERE ARE NO REPRESENTATIONS OF ANY KIND MADE BY THE DESIGNER TO ANY PARTY WITH WHOM AVIDITY DESIGNS HAS NOT ENTERED INTO A CONTRACT. REPRODUCTION OR USE FOR ANY PURPOSE OTHER THAN AUTHORIZED BY AVIDITY DESIGNS IS NOT PERMITTED.

ALL DRAWINGS SUBMITTED FOR PERMIT ISSUANCE MUST INCLUDE THE DESIGNERS STAMP WITH WITH AN ORIGINAL
SIGNATURE, SCHEDULE 1: DESIGNER FORM WITH AN ORIGINAL SIGNATURE

USE ONLY DRAWINGS MARKED "FOR CONSTRUCTION". THIS DRAWING, AS AN INSTRUMENT OF SERVICE IS PROVIDED BY AND IS THE PROPERTY OF THE ARCHITECT. THE CONTRACTOR SHALL VERIFY AND ACCEPT RESPONSIBILITY FOR ALL DIMENSIONS AND CONDITIONS ON SITE AND SHALL NOTIFY THE APPROPRIATE CONSULTANT OF ANY VARIATIONS FROM THE SUPPLIED INFORMATION.

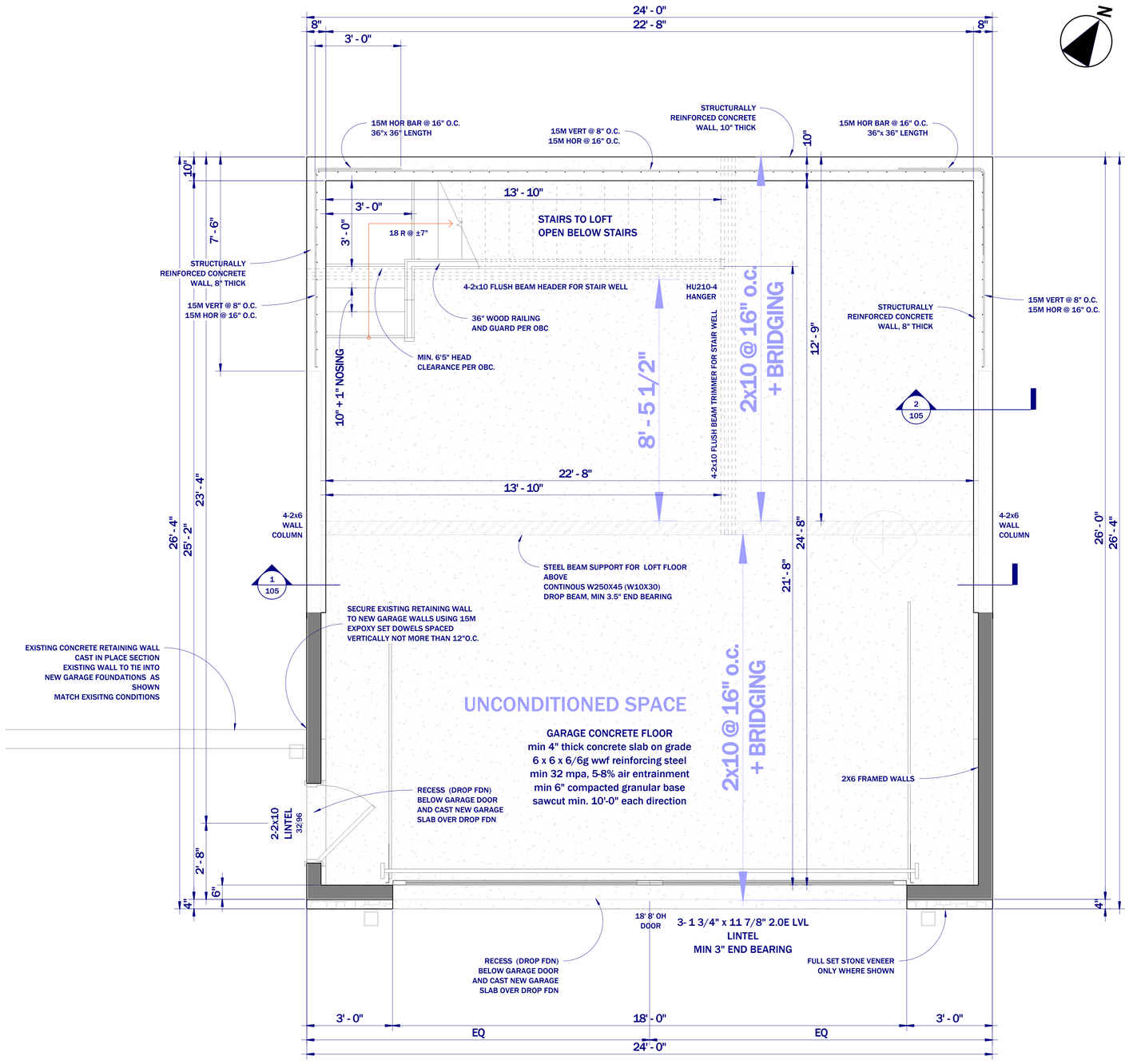
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Scale 1/4" = 1'-0"

GENERAL NOTES

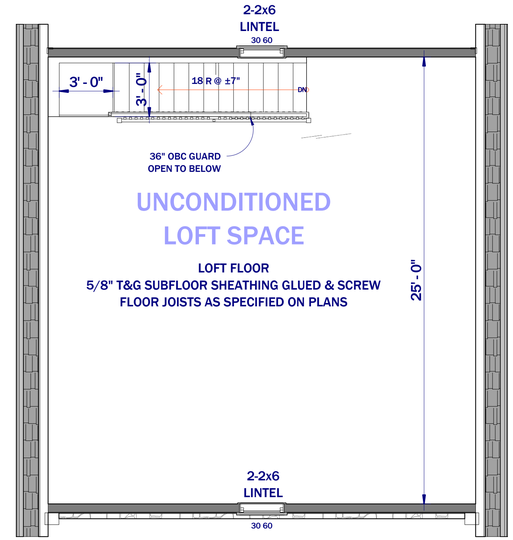
102

Sheet No.



1 GARAGE FLOOR LAYOUT

SCALE: 1/2" = 1'-0"



2 LOFT FLOOR LAYOUT

SCALE: 1/4" = 1'-0"

4 FOUNDATION LAYOUT

SCALE: 1/4" = 1'-0"

AVIDITY

Project No.
2024-111

LICENSED PROFESSIONAL ENGINEER
2025.01.02
S.F. ROACH
100138120
PROVINCE OF ONTARIO

KONA GARAGE DESIGN
1075 KONA CRESCENT, SOUTH FRONTENAC

Design by: S.F.R. Drawn by: S.F.R

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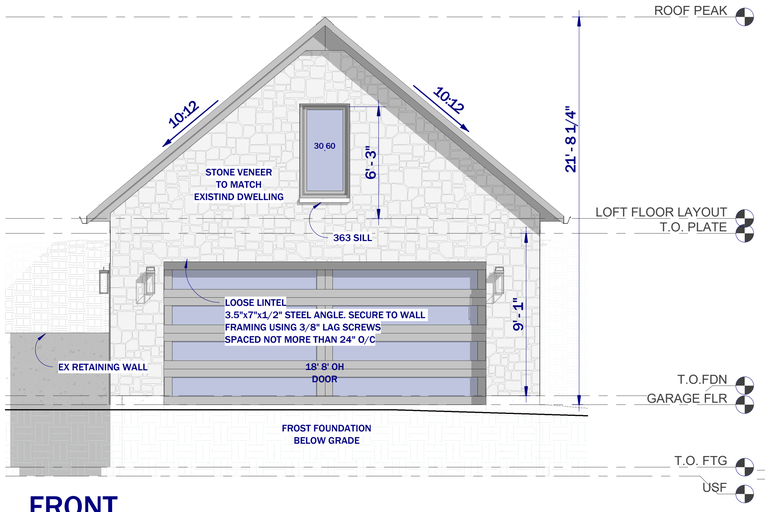
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PLAN VIEWS

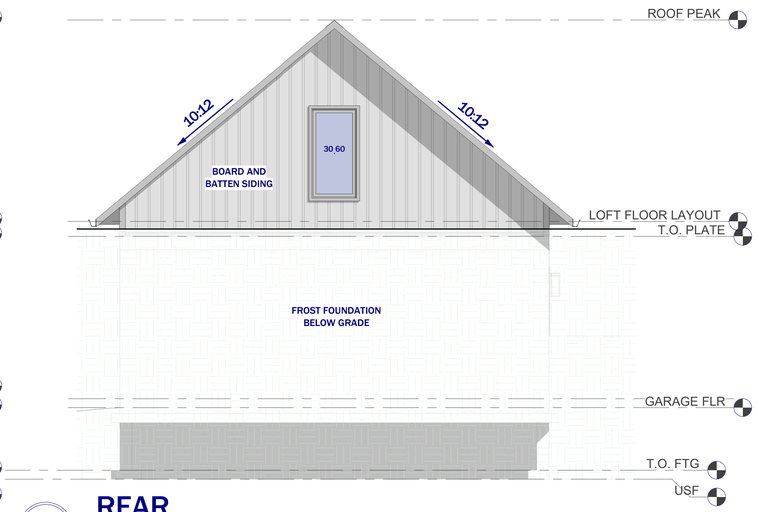
103

Sheet No.



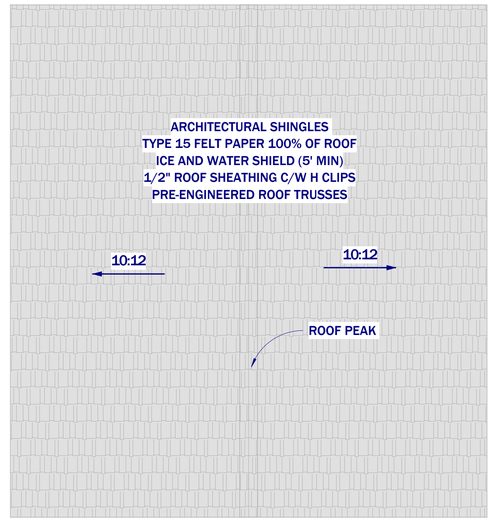
1 FRONT

SCALE: 1/4" = 1'-0"



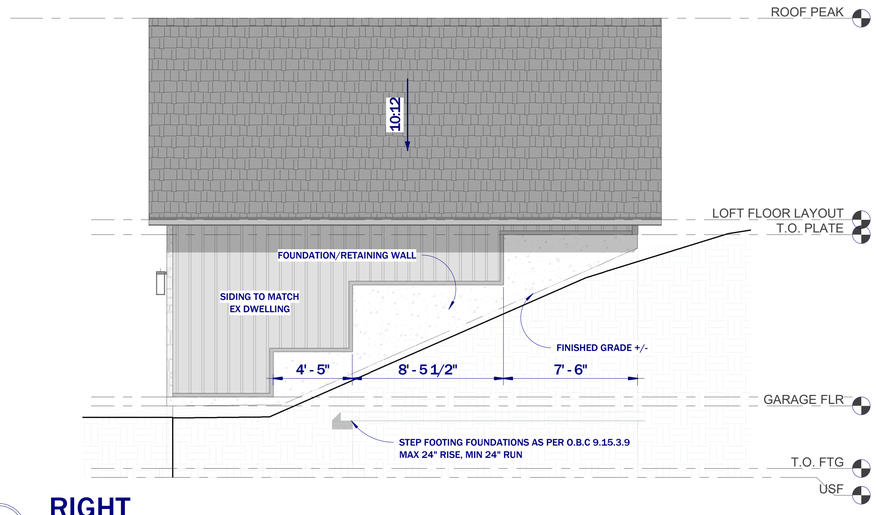
4 REAR

SCALE: 1/4" = 1'-0"



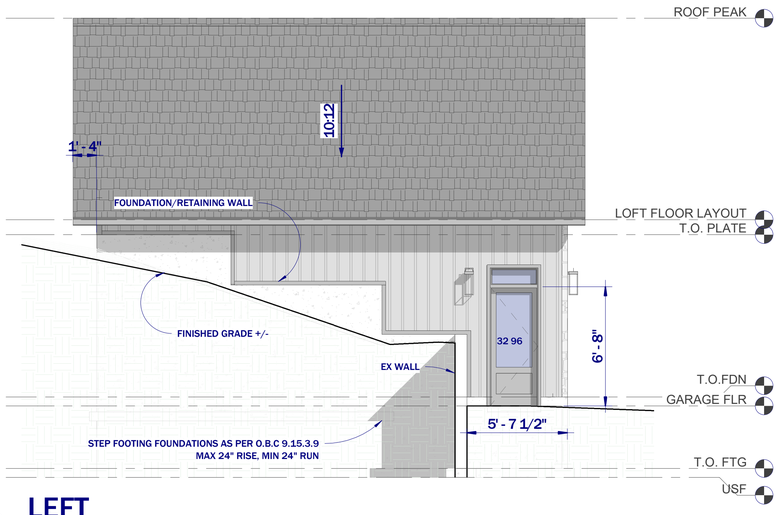
5 ROOF PLAN

SCALE: 1/4" = 1'-0"



2 RIGHT

SCALE: 1/4" = 1'-0"



3 LEFT

SCALE: 1/4" = 1'-0"

AVIDITY

Project No.
2024-111

LICENCE PROFESSIONAL ENGINEER
2025-01-02
S.F. ROACH
100138120
PROVINCE OF ONTARIO

KONA GARAGE DESIGN

1075 KONA CRESCENT, SOUTH FRONTENAC

Design by: S.F.R. Drawn by: S.F.R

Revisions & Releases

2025.01.02	IFP

Notes

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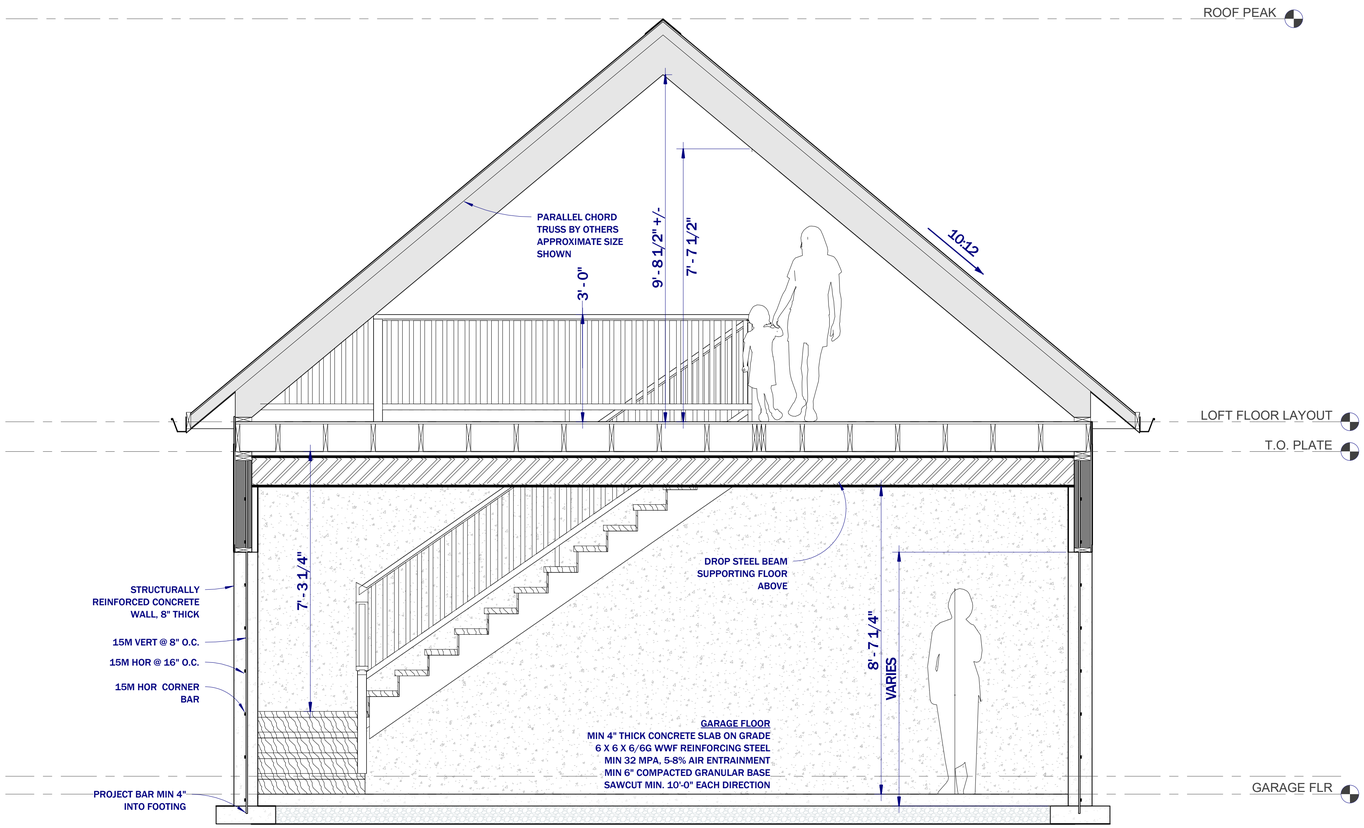
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Scale 1/4" = 1'-0"

ELEVATIONS & ROOF PLAN

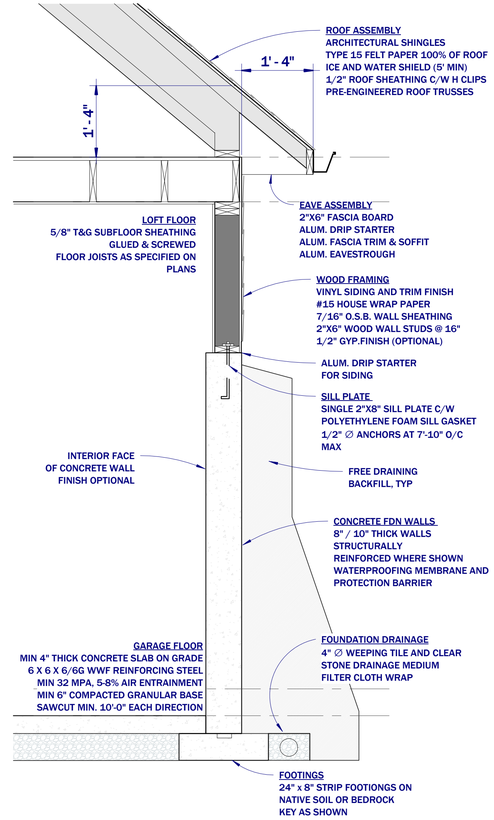
104

Sheet No.



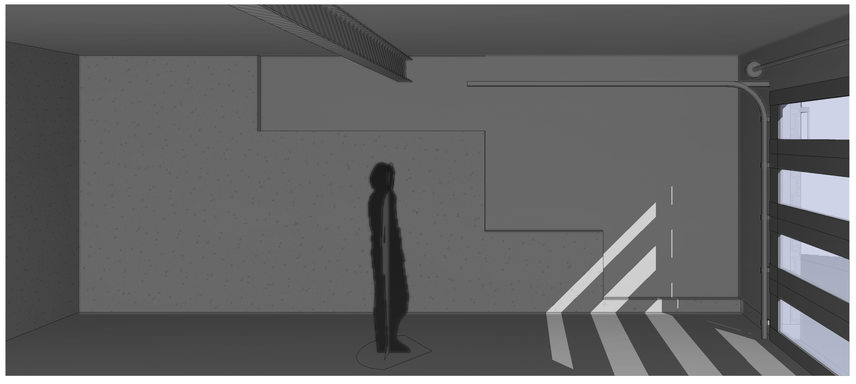
1 Section 1

SCALE: 1/2" = 1'-0"



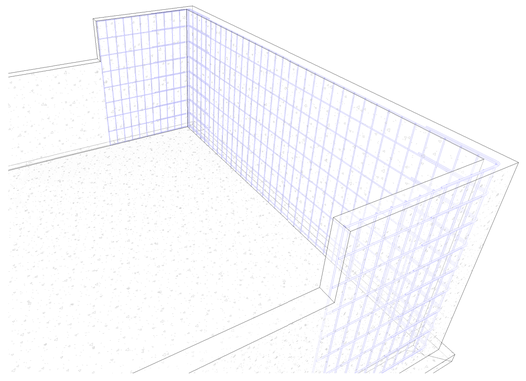
2 SECTION 2 DETAIL

SCALE: 3/4" = 1'-0"



3 INTERIOR PERSPECTIVE

SCALE:



4 STRUCTURAL REINFORCING ISO

SCALE:

AVIDITY

Project No.
2024-111

LICENSED PROFESSIONAL ENGINEER
2025.01.02
S.F. ROACH
100138120
PROVINCE OF ONTARIO

KONA GARAGE DESIGN
1075 KONA CRESCENT, SOUTH FRONTENAC

Design by: Designer Drawn by: Author

Revisions & Releases

2025.01.02	IFP

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SECTIONS AND DETAILS

105

Sheet No.

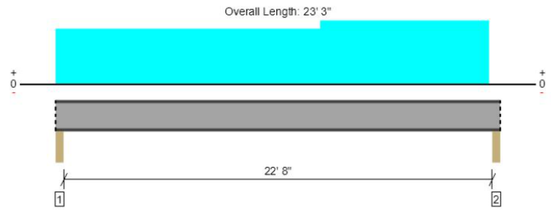
FORTEWEB

MEMBER REPORT

PASSED

Level, Floor Beam

1 piece(s) W10X30 (A992) ASTM Steel



Drawing is Conceptual. All locations are measured from the outside face of left support (or left cantilever end). All dimensions are horizontal (typ.).

Design Results	Actual @ Location	Allowed	Result	LDF	Load: Combination (Pattern)
Member Reaction (lbs)	11894 @ 23' 1"	21291 (3.50")	Passed (56%)	1.00	1.25 D + 1.5 L (All Spans)
Shear (lbs)	11883 @ 22' 11 1/2"	93736	Passed (13%)	--	1.25 D + 1.5 L (All Spans)
Moment (Ft-lbs)	67752 @ 11' 10 5/8"	137415	Passed (49%)	--	1.25 D + 1.5 L (All Spans)
Live Load Defl. (in)	0.749 @ 11' 8 3/16"	0.764	Passed (L/367)	--	1.0 D + 1.0 L (All Spans)
Total Load Defl. (in)	0.891 @ 11' 8 1/8"	1.146	Passed (L/309)	--	1.0 D + 1.0 L (All Spans)

Member Length : 23' 3"
System : Floor
Member Type : Drop Beam
Building Use : Residential
Building Code : NBCC 2020
Design Methodology : LSD

- Deflection criteria: LL (L/360) and TL (L/240).
- Applicable calculations are based on CAN/CSA S16-14.
- A lateral-torsional buckling factor (ω_2) of 1.0 has been assumed.
- The importance category considered for this design is normal.
- The moment, shear, and member reaction values are based on factored loads (strength). Support reactions and deflections are based on unfactored loads (service).

Supports	Bearing Length			Loads to Supports (lbs)		Accessories
	Total	Available	Required	Dead	Floor Live	
1 - Column - SPF	3.50"	3.50"	3.50"	1294	6741	Blocking
2 - Column - SPF	3.50"	3.50"	3.50"	1308	6840	Blocking

• Blocking Panels are assumed to carry no loads applied directly above them and the full load is applied to the member being designed.

Lateral Bracing	Bracing Intervals	Comments
Top Edge (Lu)	Continuous	
Bottom Edge (Lu)	End Bearing Points	

Vertical Loads	Location (Side)	Tributary Width	Dead	Floor Live	Comments
0 - Self Weight (PLF)	0 to 23' 3"	N/A	30.0	--	
1 - Uniform (PSF)	0 to 13' 10" (Top)	11' 4"	7.0	50.0	Default Load
2 - Uniform (PSF)	13' 10" to 22' 8" (Top)	13'	7.0	50.0	Default Load

• Side loads are assumed to not induce cross-grain tension.

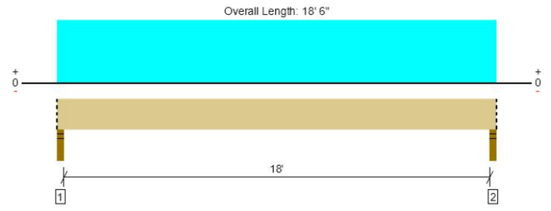
FORTEWEB

MEMBER REPORT

PASSED

Level, Garage Lintel

3 piece(s) 1 3/4" x 11 7/8" 2.0E Microllam® LVL



Drawing is Conceptual. All locations are measured from the outside face of left support (or left cantilever end). All dimensions are horizontal (typ.).

Design Results	Actual @ Location	Allowed	Result	LDF	Load: Combination (Pattern)
Member Reaction (lbs)	5117 @ 1 1/2"	9686 (3.00")	Passed (53%)	1.00	1.25 D + 1.5 L (All Spans)
Shear (lbs)	4431 @ 1' 2 7/8"	19742	Passed (22%)	1.00	1.25 D + 1.5 L (All Spans)
Moment (Ft-lbs)	23029 @ 9' 3"	44535	Passed (52%)	1.00	1.25 D + 1.5 L (All Spans)
Live Load Defl. (in)	0.564 @ 9' 3"	0.608	Passed (L/388)	--	1.0 D + 1.0 L (All Spans)
Total Load Defl. (in)	0.675 @ 9' 3"	0.913	Passed (L/324)	--	1.0 D + 1.0 L (All Spans)

Member Length : 18' 6"
System : Floor
Member Type : Drop Beam
Building Use : Residential
Building Code : NBCC 2020
Design Methodology : LSD

- Deflection criteria: LL (L/360) and TL (L/240).
- Allowed moment does not reflect the adjustment for the beam stability factor.
- The importance category considered for this design is normal.
- The moment, shear, and member reaction values are based on factored loads (strength). Support reactions and deflections are based on unfactored loads (service).

Supports	Bearing Length			Loads to Supports (lbs)		Accessories
	Total	Available	Required	Dead	Floor Live	
1 - Stud wall - SPF	3.00"	3.00"	1.58"	578	2929	Blocking
2 - Stud wall - SPF	3.00"	3.00"	1.58"	578	2929	Blocking

• Blocking Panels are assumed to carry no loads applied directly above them and the full load is applied to the member being designed.

Lateral Bracing	Bracing Intervals	Comments
Top Edge (Lu)	12' 2" o/c	
Bottom Edge (Lu)	18' 6" o/c	

•Maximum allowable bracing intervals based on applied load.

Vertical Loads	Location (Side)	Tributary Width	Dead	Floor Live	Comments
0 - Self Weight (PLF)	0 to 18' 6"	N/A	18.2	--	
1 - Uniform (PSF)	0 to 18' 6" (Top)	6' 4"	7.0	50.0	Default Load

• Side loads are assumed to not induce cross-grain tension.

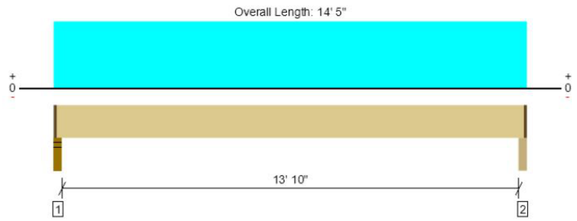
FORTEWEB

MEMBER REPORT

PASSED

Level, Header

4 piece(s) 2 x 10 SPF No.1/No.2



Drawing is Conceptual. All locations are measured from the outside face of left support (or left cantilever end). All dimensions are horizontal (typ.).

Design Results	Actual @ Location	Allowed	Result	LDF	Load: Combination (Pattern)
Member Reaction (lbs)	2802 @ 2"	8303 (2.25")	Passed (34%)	1.00	1.25 D + 1.5 L (All Spans)
Shear (lbs)	2424 @ 1' 3/4"	8775	Passed (28%)	1.00	1.25 D + 1.5 L (All Spans)
Moment (Ft-lbs)	9779 @ 7' 2 1/2"	13286	Passed (74%)	1.00	1.25 D + 1.5 L (All Spans)
Live Load Defl. (in)	0.365 @ 7' 2 1/2"	0.469	Passed (L/463)	--	1.0 D + 1.0 L (All Spans)
Total Load Defl. (in)	0.439 @ 7' 2 1/2"	0.704	Passed (L/385)	--	1.0 D + 1.0 L (All Spans)

Member Length : 14' 2 1/2"
System : Floor
Member Type : Flush Beam
Building Use : Residential
Building Code : NBCC 2020
Design Methodology : LSD

- Deflection criteria: LL (L/360) and TL (L/240).
- Allowed moment does not reflect the adjustment for the beam stability factor.
- A system factor of 1.1 has been applied to the calculated bending and shear strengths.
- Applicable calculations are based on CAN/CSA-O86-19 methodology.
- The importance category considered for this design is normal.
- The moment, shear, and member reaction values are based on factored loads (strength). Support reactions and deflections are based on unfactored loads (service).

Supports	Bearing Length			Loads to Supports (lbs)		Accessories
	Total	Available	Required	Dead	Floor Live	
1 - Stud wall - SPF	3.50"	2.25"	1.50"	327	1622	1 1/4" Rim Board
2 - Ledger - SPF	3.50"	2.25"	1.50"	327	1622	1 1/4" Rim Board

• Rim Board is assumed to carry all loads applied directly above it, bypassing the member being designed.

Lateral Bracing	Bracing Intervals	Comments
Top Edge (Lu)	14' 3" o/c	
Bottom Edge (Lu)	14' 3" o/c	

•Maximum allowable bracing intervals based on applied load.

Vertical Loads	Location (Side)	Tributary Width	Dead	Floor Live	Comments
0 - Self Weight (PLF)	1 1/4" to 14' 3 3/4"	N/A	14.1	--	
1 - Uniform (PSF)	0 to 14' 5" (Top)	4' 6"	7.0	50.0	Default Load

• Side loads are assumed to not induce cross-grain tension.

AVIDITY

KONA GARAGE DESIGN

1075 KONA CRESCENT, SOUTH FRONTENAC

Project No.
2024-111

LICENSED PROFESSIONAL ENGINEER
S.F. ROACH
100138120
PROVINCE OF ONTARIO
2025-01-02

Design by: Designer Drawn by: Author

Revisions & Releases

2025.01.02	IFP

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Scale

MEMBER REPORTS

106

Sheet No.

Township of South Frontenac

Staff Report

To:	**Committee of Adjustment**
From:	**Development Services Department**
Date of Meeting:	**October 9, 2025**
Subject:	**Minor Variance Application PL-ZNA-2025-0091, Ryan, 1075 Kona Crescent, Storrington District**

Summary

This report recommends that the Committee of Adjustment grant approval of the subject application for zoning relief for a detached garage, subject to conditions, as this application meets the four tests of a minor variance outlined in section 45(1) of the Planning Act.

Background

The subject property is in a residential subdivision. The property is approximately 1 acre in area with frontage on Kona Crescent. There is a single dwelling with attached garage, pool and detached storage structure on the property. The sewage system is located to the west of the dwelling and pool. All development is concentrated to the front half of the subject property, which is relatively flat and cleared of trees. The back half of the property is a steep upward slope and contains an abundance of mature tree and vegetation growth.

The subject property is designated Rural in the Township Official Plan. The property is zoned Special Residential (R-31) in Zoning By-law No. 2003-75, as amended.

Proposal

The applicant proposes to construct a 24'x26' (624sqft) detached garage. The garage would be partially built into the slope behind and to the east of the dwelling. It would be in line with the existing driveway. The garage would be setback 6.4 metres from the eastern side lot line, whereas the R-31 zone requires a 10 metre setback. A variance to reduce the interior side yard has been requested due to limited space to build a compliant structure on the subject property.

Related Applications

The lands are not subject to any additional applications under the *Planning Act*.

Public Comments

The Township did not receive any public comments at the time staff prepared this report.

Planning Analysis

The proposal needs to be assessed against the four tests of a minor variance outlined in Section 45(1) of the Planning Act. It is the opinion of Planning staff that the proposal meets the four tests as explained below.

Does the variance maintain the general intent and purpose of the Official Plan?

The proposed variance maintains the general intent and purpose of the Official Plan, specifically the policies related to rural residential development.

Does the variance maintain the general intent and purpose of the Zoning By-law?

The R-31 zone requires a 10 metre interior side yard for all buildings and structures, whereas the main Residential (R) zone requires a minimum 3 metre interior side yard for detached accessory buildings. According to historic records, the intent of the 10 metre interior side yard in the R-31 zone is to maintain privacy separation between the lots in this subdivision.

The eastern side of the subject property is best suited to accommodate the construction of the proposed garage. Within this portion of the property, it may be feasible to locate the garage in compliance with the minimum side yard. However, to meet this requirement the garage would be partially located behind the dwelling, which would require removal of a portion of an existing retaining wall. To allow for access, the garage would likely need to be re-oriented to have its door facing the eastern lot line. As such, a reduction in the minimum side yard has been requested to allow the proposed garage to be built in a more practical location, which is easily accessible from the existing driveway.

The remainder of the property provides limited opportunity to accommodate construction. For example, the west side of the property is occupied by the sewage system and is not easily accessible via the existing driveway. Additionally, the area to the rear of the dwelling is a steep upward slope. While the garage will be partially built into this slope, pushing it further back to accommodate access and side yard requirements would require additional excavation and grading. Reducing the amount of site alteration within this area will ensure that the slope remains stable into the future.

The proposed garage would not be parallel to the eastern lot line which runs on a diagonal. This results in the southeastern corner of the garage having a 6.4 metre interior side yard, and the northeastern corner having an 8.2 metres side yard. Setback 6.4 metres from the lot line to the east, the proposed garage would be approximately 16 metres from the dwelling on the property to the east (1079 Kona Crescent). 1079 Kona Crescent is accessed via a driveway on its western side. Therefore, vehicle use on both properties would be concentrated to a similar area, with residential living space existing on the opposite side of either driveway. The two properties are also separated by a slight change in elevation and existing trees over the shared lot line.

Finally, the proposed detached garage would comply with all remaining zoning requirements, including setbacks from lot lines, maximum building height and maximum permitted lot coverage for detached accessory structures. The proposed variance maintains the general intent and purpose of the Zoning By-law.

Is the requested variance desirable for the appropriate development or use of the land, building or structure in question?

The requested variance is desirable for the appropriate development or use of the land and the proposed building. A reduced interior side yard for the detached garage would eliminate the need for extensive site alteration. The proposed garage would also be directly accessible from the existing driveway. There are no impacts anticipated to the neighbouring property.

Is the variance minor?

The requested variance is minor as it maintains the general intent and purpose of the Official Plan and Zoning By-law and is desirable for the appropriate development of the land. The reduced interior side yard is not anticipated to affect neighbouring lots in terms of spacing, privacy, views, or character of the neighbourhood.

Notice/Consultation

Notice of the Statutory Public Hearing was given pursuant to the requirements of the Planning Act, at least 10 days in advance of the Public Hearing. This included notice given:

- by mail to every owner of land within 60 metres of the subject lands
- by posting notice signs on the subject lands
- by e-mail to prescribed persons and public bodies

The Township also provided notice on the Township's website because the Canada Post strike began shortly after notices were mailed.

Recommendation

It is recommended that the Committee of Adjustment receive comments from the public and, pending comments received, approve application PL-ZNA-2025-0091 for minor variance(s) from Zoning By-law No. 2003-75, as amended, for 1075 Kona Crescent to allow:

1. A detached garage to be setback a minimum of 6.4 metres from the eastern side lot line.

Approval should be subject to the following conditions:

1. The property shall be developed to be generally consistent with the application sketches (Myers Design & Build, July 7, 2025)
2. At the building permit stage and prior to construction of the garage footings, the Owner shall have the location of the detached garage pinned and its setback from eastern side lot line confirmed to be compliant with the minor variance granted by the Committee of Adjustment through the submission of a letter of verification by an Ontario Land Surveyor, to the satisfaction of the Township's Chief Building Official or their designate.

Report Prepared By:

Noah Perron, Planner

Report Reviewed By:

Christine Woods, RPP, MCIP, Manager of Planning

SOUTH FRONTENAC

TOWNSHIP OF SOUTH FRONTENAC
APPLICATION FOR MINOR VARIANCE
OR PERMISSION (s. 45(2))
Updated January 2025

The Committee of Adjustment is a Committee of eight persons appointed by Township Council. The Committee is formed under Section 45 of the *Planning Act* R.S.O. 1990, Chapter P.13, to authorize a minor variance from a zoning by-law or permission under s. 45(2) to alter a legal non-conforming use.

The Committee may vary Zoning By-law provisions provided the Committee is of the opinion that the variance:

- Is desirable for the appropriate development or use of the land, building or structure
- Maintains the general intent and purpose of the Official Plan.
- Maintains the general intent and purpose of the Zoning By-law.
- Is minor in nature

The Committee may grant permission to enlarge or extend a structure or alter the use of the lands where any land, building or structure, on the day the by-law was passed, was lawfully used for a purpose prohibited by the by-law.

Application Requirements

1. It is required that one (1) copy of this application be filed with the Secretary-Treasurer of the Committee of Adjustment, together with the **sketch,** accompanied by a **non-refundable fee** in accordance with the chart below in cash, or by debit card, credit card or cheque made payable to the Township of South Frontenac.

Application Type:	**Planning Application Fee:**
1-3 Variances	$1,249.00
4+ Variances	$1,468.00
After building without a permit	$2,241.00

2. It is required that a Fee be provided for the Township to review onsite sewage disposal and Conservation Authority (where applicable) when submitting an application (Separate **cheques**, payable to the applicable Conservation Authority, are to be submitted with the application).

Township of South Frontenac *Minor Variance Only* *Minor Variance WITH Performance Review* *Minor Variance in combination with a new Class 2, 3, 4, or 5 sewage system other than a Class A system*	$463.00 $720.00 $1,183.00
Cataraqui Region Conservation Authority	$445.00
Quinte Conservation Authority	$450.00
Rideau Valley Conservation Authority	$410.00

Please Note: These fees are for **consultation** on this application only; these agencies may require additional permit applications and fees prior to any construction.

3. **PLEASE READ THIS ITEM CAREFULLY**

   Each applicant shall provide a sketch showing the dimensions of the subject land and of all abutting lands as outlined in Question 29 of the application. The sketch should be accurately dimensioned and scaled in either Imperial or Metric measures. This sketch, in conjunction with the Application Form, is the basis for the analysis of the Minor Variance Application by the Committee of Adjustment. It is strongly recommended that the applicant spend the necessary time to carefully and thoroughly assemble the data and transfer the data to the sketch. It is important that the sketch be drawn with accurate dimensions and measurements. Any application which does not include the above required information may not be accepted. In this regard, the applicant may wish to secure the assistance of a person who specializes in the drafting of such sketches. A guide to answering the application questions is attached.

4. **Collection of Personal Information**

   Personal information requested herein is required under the *Planning Act*, 1990 as amended. This information will be used by the Committee of Adjustment/Land Division Committee for the purpose of reviewing the above referenced application, and may be made available to those boards, Commissions, Authorities, Agencies and Persons having an interest in this matter. Any questions regarding the collection of this information should be directed to the Secretary Treasurer of the Committee of Adjustment (P.O. Box 100, Sydenham, Ont., K0H 2T0, Phone 376-3027 ext.2224).

TOWNSHIP OF SOUTH FRONTENAC APPLICATION FOR MINOR VARIANCE
***Planning Act*, R.S.O. 1990, c. P.13 as amended**

Date Received: _____ File No: _____

Pre-Consultation for this application ☐ Yes ☐ No

Planner: _____ Date of pre-consultation: _____

1. Name of Owner(s): Delan Jinapriya, Isabella Irrcher

Full Mailing Address of Owner(s): 4508 Red Maple Lane Inverary, ON K0H1X0

Phone number of Owner(s): _____

Email Address of Owner(s): [redacted]

2. If the applicant is **NOT** the owner of the subject land, the written authorization of the owner that the applicant is authorized to make the application, must accompany the application.

Name of Authorized Agent: The Boulevard Group (Jason Sands)

Full Mailing Address of Authorized Agent: 222 Glengarry Road Kingston, ON K7M 3J4

Phone number of Authorized Agent: [redacted]

Email Address of Authorized Agent: [redacted]

Agent as named above is hereby authorized to act on behalf of the owners for purposes of processing this application for Minor Variance.

X [redacted]
Signature(s) of Owner(s)

3. The description of the subject land:

District: ☐ Bedford ☐ Portland ☑ Loughborough ☑ Storrington

Concession Number: _____ Lot Number: 15

Street Number: 4508 Name of Road/Street: Red Maple Lane

Reference Plan Number: PL 1546 Part Number(s): _____

Roll Number: _____

4. The frontage(s), depth and area of the subject land.

Frontage (on water): +/- 33.5 m Frontage (on road/lane): +/- 28.5 m

Depth: +/- 75.44 m Area: +/- 1,914 sq m

5. The current zoning of the subject land:

RLSW

6. The nature and extent of the relief from the Zoning By-law:

To permit a single detached dwelling to be setback 23.76 m from the HWM. To permit a single detached dwelling to be setback 6.37m from the top of bank. To permit a SDD to establish a

7. The reason why the proposed use cannot comply with the provisions of the Zoning By-law: 23.76 m front yard, 13.8% lot coverage.

Physical constraints of property.

8. Does the subject property front on a municipally maintained road? ☐ Yes ☑ No

OR a privately maintained road? ☑ Yes ☐ No

Name of Road/Lane:

Red Maple Lane

9. **If access to the subject property is by water only**, please indicate the parking and docking facilities used or to be used and the approximate distance of these facilities from the subject land and the nearest public road.

N/A

10. What are the existing uses of the subject land?

Single detached dwelling, private garage, boathouse

11. Please indicate whether there are any **EXISTING** buildings or structures on the subject land. (I.e. residence, garage, shed, etc.)

☑ Yes ☐ No

12. If the answer to item 11 is yes, **for EACH building or structure** indicate:

Type of Structure (E.g. residence)	**(1)** Dwelling	**(2)** Garage	**(3)** Boathouse	**(4)**
Setback from Front Lot Line	20.6m	51.0 m	0.0 m	
Setback from Rear Lot Line	33.0 m	4.87 m	63.7 m	
Setback from Side Lot Line	6.93 m W 8.41 m E	6.93 m W 8.74 m E	21.5m W 4.2 m E	
Height of Building (Also indicate if it is one story or two story)	7.82m Two story	1.5 story	1.5 story	
Dimensions of Floor Area				
Setback from High Water Mark (If applicable)	20.6 m	51.0m	0.0 m	

13. The proposed uses of the subject land:

Single detached dwelling with attached private garage, boathouse

14. Are any building(s) or structure(s), or additions to existing building(s) or structure(s), **PROPOSED** to be built on the subject land?

☑ Yes ☐ No

15. If the answer to item 14 is yes, for each proposed addition, building or structure indicate:

	(1)	(2)	(3)	(4)
Type of Structure (E.g. residence)	Dwelling			
Setback from Front Lot Line	23.76 m			
Setback from Rear Lot Line	27.89 m			
Setback from Side Lot Line	4.42 m W 3.0 m E			
Height of Building (Also indicate if it is one story or two story)	7.35 m 1.5 story			
Outside Dimensions of Building/Structure				
Setback from High Water Mark (If applicable)	23.76 m			

NOTES: 1) If the subject property is on waterfront, and on a private lane, the setback from the front lot line and the setback from the high water mark will be the same.
2) The dimensions required in this question relate to the **NEW CONSTRUCTION ONLY**, and **NOT** to the total size of the completed building.

16. Do your plans include any **DEMOLITION** of existing structures? ☑ Yes ☐ No

If yes, please provide details:

Demolition of detached garage

17. Do your plans include the **RAISING** of an existing structure? ☐ Yes ☑ No

If yes, please provide details:

18. What are the uses of the proposed development?

(a)	Increase in number of bedrooms	☑ Yes	☐ No
(b)	Increase in plumbing fixtures	☑ Yes	☐ No
(c)	Increase in living space	☑ Yes	☐ No
(d)	Will the addition or structure encroach on the existing septic system?	☐ Yes	☑ No

19. The date the subject land was acquired by the current owner:

June 23, 2010

20. The date the existing buildings and structures were constructed on the subject lands:

*

21. The length of time that the existing uses of the subject land have continued:

*

22. Indicate whether water is provided to the subject land by a publicly owned and operated piped water system, a privately owned and operated individual or communal well, a lake, or other water body, or other means:

*

23. Indicate whether sewage disposal is provided to the subject land by a publicly owned and operated sewage system, a privately owned and operated individual or communal septic system, a privy, or other means:

Individual septic system

24. Is storm drainage provided by sewers, ditches, swales or by other means?

Swales

25. Please indicate whether the subject land is subject of an application under the Planning Act for approval of a Plan of Subdivision or Consent.

☐ Yes ☑ No

26. If the answer to question 25 is yes, please give the file number of the application and the status of the application.

N/A

27. If known, please indicate whether the subject land has ever been the subject of an application under Section 43 of the Planning Act (Minor Variance).

☑ Yes ☐ No

28. If the answer to item 27 is yes, please give the file number of the application and the status of the application.

PL-ZNA-2022-0025

29. A **SKETCH** must be submitted showing the following:

i) THE SKETCH **MUST** HAVE A NORTH ARROW AT THE TOP OF THE PAGE.

ii) The boundaries and dimensions of the subject land including the location of any existing and proposed buildings.

iii) The location of a reference point……i.e. distance between the subject land and the nearest township lot line or landmark such as a bridge or railway crossing.

iv) The location of all abutting (neighbours') lands.

v) The approximate location of all natural and artificial features on the subject land and on the land that is adjacent to the subject land. Examples include buildings, railways, roads, watercourses, drainage ditches, river or stream banks, barns, wetlands, wooded areas, wells and septic tanks. Show distance of these features from the applicant's property lines.

****Note:** ** The distances to on-site and abutting owners' wells, septic fields and barns, from the property to be varied, **IS REQUIRED** to be shown. The **SKETCH** is of significant importance and should be prepared as carefully, neatly and accurately as possible.

TOWNSHIP OF SOUTH FRONTENAC APPLICATION FOR MINOR VARIANCE
***Planning Act*, R.S.O. 1990, c. P.13 as amended**

A Guide to Completing the Minor Variance Form

1) The names of **all** owners must appear in this section, even if they live in separate residences, and the address(es) should be the **full mailing address, complete with postal code**.

2) You may wish to appoint someone to act on your behalf during the variance process. If so, that person's name, address and phone number should appear here All owner's must sign the authorization.

3) Description of the Subject Land:
   a. District: The Districts are the same as the former Townships. If you are not sure, check the roll number (the long number beginning with 1029) on your tax bill. If the numbers are 010, 020 or 030, your district is Bedford; if the numbers are 040-050, your district is Loughborough; if the numbers are 060 or 070, your district is Storrington; and if the numbers are 080, your district is Portland.
   b. Concession and Lot Numbers: if you are not sure, check your tax bill
   c. Street Number: Your civic address – if a civic number has not been assigned, leave this space blank.
   d. Name of Road/Street: This question applies whether or not you are on a private lane or a public road.
   e. Reference Plan No: If your property has been surveyed, it will have a plan number, and one or more parts on that plan. If your property has not been surveyed, leave this space blank.
   f. Roll No: This is the number beginning with '1029' which appears on your tax bill. Please take time to look it up before submitting the application.

4) Frontage, depth, area, acres: All parts of this question must be completed.

5) Current zoning: You may not be aware of the zoning on your property and this can be determined when you come in for pre-consultation with planning staff.

6) Nature and Extent of Relief: This question is asking what you are asking to do that requires the variance – for example, it could be that you are asking to be 25 m rather than 30 m from the high water mark, or that you are asking to increase the height of a structure within 30 m of the high water mark, or that you are seeking a variance to construct an accessory building closer to the front lot line than the principal building.

7) Reason why you can't comply: In other words, why can you not meet the required setbacks. It could be, for example, because you are seeking a variance to add on to an existing structure that is already too close to the water, or that developing further from the water would be impossible because of a steep embankment.

8) Roads: Municipally maintained roads are looked after by the Township; private roads are lanes that residents maintain themselves (not private driveways, but lanes that provide access to your property and that are generally shared with others).

9) Parking and Docking: This question is only relevant is you can only access your property by water.

10) Existing Uses: e.g. residential, retail business, vacant recreational land

11) Buildings: If there are **ANY** buildings or structures on the property now, the answer to this question is "yes".

12) Description of buildings and structures: You must complete all sections of this question for each structure on your property. **If there is a deck on your dwelling, please describe it separately from the residence.**

13) Proposed Uses: Generally, the answer to this question will be the same as the answer to #10, but if, for example, the land is currently vacant, and you are planning to construct a dwelling, then the use to be described in section 10 would be "vacant recreational land", and the use described in section 13 would be "residential"

14) Proposed structures: If you are planning to build **ANYTHING** on the property, the answer to this question is "yes" – This includes additions, decks, garages, septic systems.

15) Description of new construction: **ALL** proposed new development must be described here. If you are proposing to construct an addition to a dwelling, and to add a deck, please show this information in separate columns.

16) **Demolition: All demolition requires a permit from the building department.** In some instances, a proposed addition or increase in height cannot be accomplished without the removal of existing walls. If this is not made clear to the Committee at the beginning of the process, you may find that, although you are granted permission to add on to your residence, you can't actually do it because you have not made it clear that there is demolition involved.

17)Raising of Structure: In other words, are you proposing to raise the building in order to construct a basement under it.

18)Uses of Development: Please answer each part of this question. An increase in living space would include anything with walls – e.g. a screened porch would involve an increase in living space.

19)Date land acquired: When did you take possession of the property?

20)Date of existing buildings: If you are not sure, provide your best estimate.

21) Length of existing uses: For example, has the land been used for residential purposes for 30 years, or 18 months?

22) Water supply: in most cases the answer will be private well, but some waterfront properties take their water from a lake.

23) Septic: in most cases the answer will be private sewage system, but there may be some privies.

24) Drainage: Are there specific ditches that have been constructed to deal with drainage; is there natural drainage, etc.?

25) Application for consent: Is there currently an application for consent (severance) being proposed for the property?

26) If yes: If there is a current application for severance or subdivision on the property, please indicate the file number. (Staff can help provide this information)

27) Minor variance: Has there ever been a minor variance granted on the property? If you are long-time owner of the property, you will probably be aware of any other special permission granted for a variance to the zoning by-law. If you are a new owner, the seller will probably have made you aware of this.

28) If yes: If there has been a previous variance granted on the property, please indicate the application number if known, and what the details of the variance were.

29) **SKETCH: We cannot stress enough the importance of a detailed, accurate, and complete sketch. You do not necessarily need to contract with a professional to draw the sketch, but sketches that are not drawn to scale, do not show dimensions and distances, or are not drawn neatly (PLEASE USE A RULER), will not be accepted.**

30) **Agreement to Indemnify**: Must be signed in front of a commissioner of oaths – you may have this done before submitting the application, or sign the application in front of staff who can sign as commissioners. All owners must sign the application, or it can be signed by an agent if one has been appointed.

TOWNSHIP OF SOUTH FRONTENAC APPLICATION FOR MINOR VARIANCE
***Planning Act*, R.S.O. 1990, c. P.13 as amended**

AGREEMENT TO INDEMNIFY

Attached to this application is a cheque payable to the Township of South Frontenac representing payment of the application fee.

The Owner/Applicant/Agent agrees that the information recorded in this Minor Variance Application Form is accurate. The Owner/Applicant/Agent agrees that representatives of the Township and, where applicable, the appropriate Conservation Authority, may enter onto the subject property for the purpose of determining the appropriateness of the site for the proposed development.

The Owner/Applicant/Agent agrees to reimburse and indemnify the municipality for all fees and expenses incurred by the municipality to process the application, including any fees and expenses attributable to proceedings before the Ontario Municipal Board or any court or other administrative tribunal if necessary to defend Council's decision to support the application.

Without limiting the foregoing, such fees and expenses shall include the fees and expenses of consultants, planners, engineers, lawyers and such other professional and technical advisors as the municipality may, in its absolute discretion acting reasonably, consider necessary or advisable to more properly process and support the application.

The Owner/Applicant/Agent further agrees to provide the municipality, upon request and in cases where an application has been appealed to the Ontario Land Tribunal, with a deposit (over and above the normal application fee), from which the municipality may, from time to time charge any fees and expenses incurred by the municipality in order to process the application. If such appeal expenses exceed the deposit, the Owner/Applicant shall pay the difference forthwith upon being billed by the municipality, with interest at the rate of 1.25% per month (15% per annum) on accounts overdue more than 30 days,

The Owner/Applicant/Agent further agrees that, until such requests have been complied with, the municipality will have no continuing obligation to process the application or attend or be represented at the Ontario Municipal Board or any court or other administrative proceeding in connection with the application:

DATED AT THE TOWNSHIP OF SOUTH FRONTENAC

THIS 10 DAY OF SEPTEMBER, 20 25

I, Isabella Ircher OF INVERARY

solemnly declare that all the statements contained in this application are true and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of the Canada Evidence Act.

[redacted]
Signature of Applicant or Authorized Agent

Signature of Applicant or Authorized Agent

DECLARED before me at the TOWNSHIP OF SOUTH FRONTENAC (IN THE COUNTY OF FRONTENAC)

THIS 10th DAY OF September, 20 25

A Commissioner, etc.

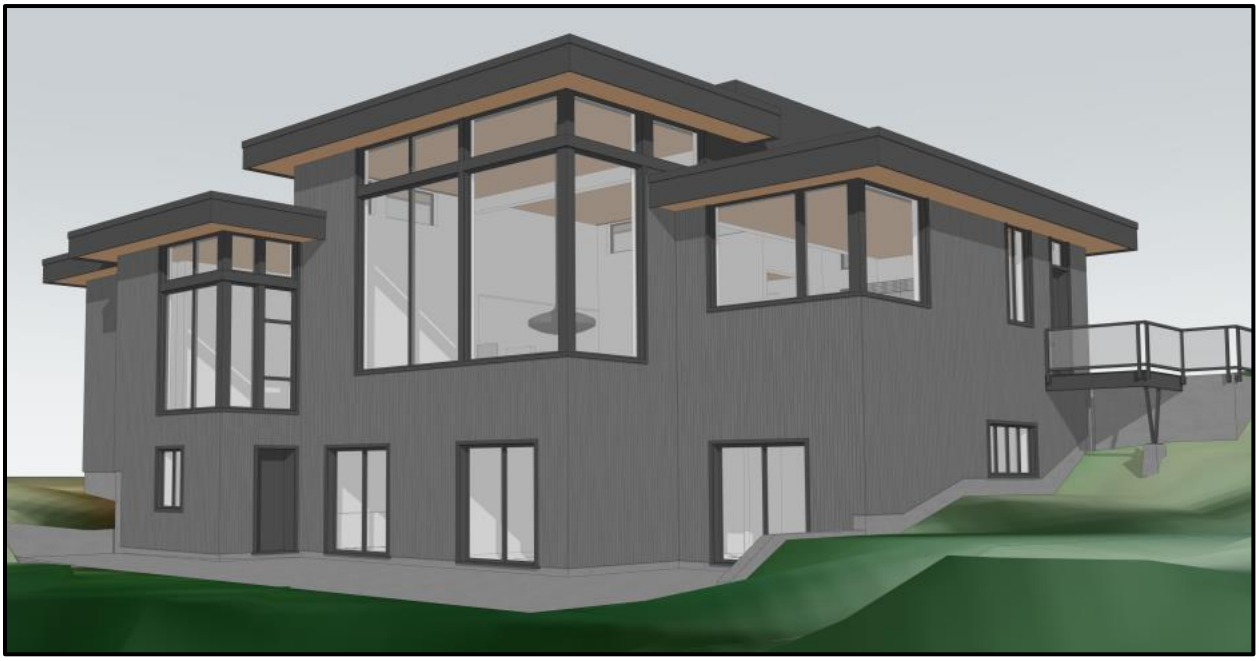
Katie Susan Kaestner, a Commissioner, etc., Province of Ontario, for the Corporation of the Township of South Frontenac. Expires August 14, 2027.

Land Use Planning Assessment

4508 Red Maple Lane, Township of South Frontenac

Application for Permission

September 2025



Preamble

The subject property has contained a single detached dwelling and detached garage since the 1950s, with an addition added to the dwelling in the 1970s. The current owners purchased the property in 2010 and have raised their family.

In 2022, the owners submitted a Minor Variance application to redevelop the property with a new single detached dwelling and tertiary sewage disposal system while retaining the detached garage. The Committee of Adjustment approved three (3) variances to permit the proposed redevelopment:

1. A reduced setback of 23.7 metres from the high water mark of Loughborough Lake (Section 5.8.2(a));
2. A reduced setback of 6 metres from the top of bank (Section 5.8.2(b)); and
3. A reduced front yard of 23.7 metres and increased lot coverage of 9.5% (Section 10.3.1).

Since that approval, the owners have advanced planning toward implementation and identified challenges in accommodating the required tertiary sewage disposal system, particularly due to the location of the detached garage. At the same time, they reconsidered how the dwelling could function more effectively for their family and better integrate with surrounding homes in the neighbourhood. These factors led to a re-examination of the design and form the basis of the present application for 'Permission'.

The revised plan removes the detached garage and incorporates an attached garage into the dwelling. This change ensures adequate space for both the sewage disposal dispersal bed and the treatment tank, which must be located beneath the tile bed, so effluent is treated prior to dispersal. Removing the detached garage provides the clear, unobstructed area required for both components of the system. Consolidating the garage with the dwelling also results in a more integrated layout, avoids duplication of structures, and reflects the form of many nearby homes with attached garages. As correlated, the proposed increase to lot coverage of the principle building is largely a result of the proposed attached garage as the proposed increase to total gross floor area is relatively minimal.

Although the original approvals were granted through Minor Variance, pre-consultation with Township staff and review of case law confirmed that proceeding by way of 'Permission' is the appropriate approvals process.

Proposal Overview

The revised development plan represents a refinement of the approvals previously granted under the *Planning Act* for the reconstruction of the single detached dwelling. The updated proposal has been shaped by the need to accommodate a modern tertiary level treatment sewage disposal system while also creating a more functional and context-sensitive design.

The proposed redevelopment includes the following key elements:

- **Construction of a new single detached dwelling with an attached garage**, replacing the earlier concept that retained the existing detached garage;
- **Demolition of the existing detached garage**, thereby freeing the southwest portion of the property for sewage servicing infrastructure;
- **Installation of a new tertiary level treatment sewage disposal system**, ensuring modern, efficient, and environmentally responsible servicing;
- **Relocation of the driveway from the west side of the property to the east side**, improving circulation and integration with the revised dwelling design;
- **Construction of a retaining wall along the eastern property line** to facilitate grading and support the proposed redevelopment; and
- **Adjustment of the building layout to accommodate servicing**, whereby the attached garage sits closer to the water than the existing detached garage, but the overall design consolidates structures, slightly increases total gross floor area, and improves long-term functionality and servicing outcomes.

Together, these revisions result in a development that balances technical servicing requirements with long-term functionality, environmental protection, and compatibility with the surrounding neighbourhood.

Permission Application

Section 45.2(a)(i) of the *Planning Act* stipulates that where any land, building or structure, on the day the by-law was passed, was lawfully used for a purpose prohibited by the bylaw, a Committee of Adjustment, upon such application, may permit the enlargement or extension of the building or structure, if the use that was made of the building or structure on the day the by-law was passed, or a use permitted under subclause (ii) continued until the date of the application to the committee, but no permission may be

given to enlarge or extend the building or structure beyond the limits of the land owned and used in connection therewith on the day the by-law was passed.

Although the use of the existing single detached dwelling (residential) is not considered legal non-conforming on the subject property, recent case law confirmed that any legally established land, building or structure that no longer conforms with a zoning by-law is protected under Section 34.9. of the *Planning Act* and the common law, regardless of whether the non-conformance is in terms of use or performance standards. As the applicant is seeking to reconstruct and enlarge the existing legal non-conforming single detached dwelling, we are of the opinion that the use of Section 45.2(a)(i) is appropriate.

The test for an application for permission to expand under Section 45.2(a)(i) is:

1. Whether the application is desirable for appropriate development of the subject property; and

   Through this application, the applicant is proposing to demolish the existing single detached dwelling, detached accessory structure and reconstruct a single detached dwelling with an attached garage on the subject property. While the proposed single detached dwelling is to increase in total gross floor area (441.9sqm to 476.5sqm) it is to be setback an additional 3.2 metres from the highwater mark than the existing. The water setback has been maximized, given the location of the proposed driveway, vehicular turn-around and proposed sewage disposal system. As part of the overall development plan, the existing on-site sewage disposal system is proposed to be replaced with a tertiary level sewage disposal system further from the water. The proposed septic tank is to be setback 7.0 metres further from the highwater mark as compared to the location of the existing septic tank while the proposed septic bed is to be setback an additional 17 metres from the highwater mark than the existing septic bed. Moreover, the proposed sewage disposal system is to be a tertiary level treatment system which will be monitored through annual inspections as compared to the aging conventional sewage disposal system.

   The proposed single detached dwelling is to be developed in a manner that considers the existing on-site constraints (ie. topography, mature vegetation and overall site functionality). The proposal seeks to accommodate an attached garage, rather than maintaining the detached garage adjacent to Red Maple Lane. For safety and winter operations, an attached garage is far more functional and appropriate. Through the demolition of the detached garage, the southwest corner of the property is able to be developed with the sewage disposal system that is maximized from the water and

compliant with all well water separation distances prescribed within the Ontario Building Code. The proposed driveway is to be located in the eastern interior side yard, which reconfigures the area of impermeability which generates stormwater sheet flow immediately into Loughborough Lake from the asphalt driveway. The proposed driveway will be designed so that the impermeable surface will allow for stormwater to runoff to either side and infiltrate and recharge groundwater aquifers rather than resulting in overland flow into Loughborough Lake.

Collectively, the existing single detached dwelling and detached garage account for 11.01% lot coverage. The proposed redevelopment, consisting of a two-storey single detached dwelling with an attached garage, will result in a lot coverage of 13.8%. This represents a modest increase in overall footprint, with the gross floor area expanding by only 29.7 square metres. Whereas the existing dwelling is distributed over three (3) storeys, the proposed dwelling will be contained within two (2) storeys. While the footprint is slightly enlarged, the overall building height is to be consistent with the existing single detached dwelling, at 7.4 metres. The proposed single detached dwelling is to incorporate heightened ceilings on the main floor to allow for additional natural light from the north and northwest as compared to the built form of the existing single detached dwelling that maintains three (3) storeys of habitable space. By removing the third storey, an expanded footprint has been proposed to accommodate the habitable gross floor area that was previously accommodated on the third storey. Given the prominence of the building envelope above lake level and its visibility from the shoreline, the proposed architectural style (ie. modern, flat roof design and colour) will help to minimize visual impacts and provide a more appropriate built form for the subject property. The proposed two-storey dwelling is therefore considered compatible with the subject property and the surrounding residential context.

2. Whether the application will result in undue adverse impacts on the surrounding properties and neighbourhood.

   The subject property is located on Red Maple Lane, on the south shore of Loughborough Lake. The lane and surrounding properties are primarily developed with residential uses, consistent with the long-standing use on the subject property. Moreover, the single detached dwelling is consistent with respect to density of the residential uses in the surrounding area. The overall development plan for the subject property seeks to redevelop the single detached dwelling with a similarly sized single detached dwelling in approximately the same location on-site. Therefore, there are no

undue adverse impacts anticipated on surrounding properties and/or the neighbourhood as a result of the proposed overall development plan.

Based on our assessment, it appears as though Red Maple Lane consists of a total of 24 waterfront residential lots, 22 of which are developed with single detached primary dwellings. Of the 22 properties on Red Maple Lane, 2 have no garage at all – neither detached nor attached. Of the remaining 19 properties on Red Maple Lane, 12 have detached garages including the subject property (4508 Red Maple Lane). Therefore, 7 of the 19 properties currently maintain an attached garage. Therefore, the proposed attached garage as part of the overall development plan for the subject property is in keeping in architectural style with other residential uses in the neighbourhood.

Most dwellings are two storeys or less in height, though three homes—including the subject property—are three storeys. In this context, the proposed two-storey dwelling with an attached garage is compatible with the established pattern of development and reflects a built form and character that is already present within the neighbourhood.

The properties immediately east (4502 Red Maple Lane) and west (4512) Red Maple Lane) will be the most impacted as a result of the proposed development, given proximity. The property west of the subject property shares a driveway along the interior lot line, which is proposed to be changed through this plan. The property to the east that is currently buffered via a wooden fence and evergreen trees, is proposed to be further buffered via a retaining wall. The windows proposed on the west façade are in keeping with the number within the existing single detached dwelling. The windows proposed on the east façade of the single detached dwelling are only transom windows to allow for natural light.

The proposed single detached dwelling is to be slightly larger than the existing in terms of total gross floor area, consistent in overall building height and further setback 3.2 metres from the top-of-bank to a total setback of 6.38 metres. The existing single detached is setback 20.6 metres from the high water mark whereas the proposed single detached dwelling is to be setback 23.76 metres – which is an increase of 3.2 metres.

The overall development plan seeks to significantly upgrade the on-site sewage disposal system, both with respect to water setback and technology. In our opinion, the proposed development has been carefully designed so that it doesn't result in undue adverse impacts on the surrounding properties and neighbourhood.

Township of South Frontenac Official Plan

While the current Township Official Plan fails to include specific criteria applicable to assessing applications for Permission, the draft Township Official Plan does contain several criteria to assess when reviewing such proposals. Although the draft Official Plan has not yet been adopted, approved and in effect, we've reviewed Section 3 – General Land Use Policies as part of our assessment of this application.

Section 3.1.1.d. further provides that any proposed change in use, expansion, or enlargement of a legally non-conforming use located within 30 metres of the highwater mark of a waterbody shall, in addition to the policies above, shall also be assessed against the following criteria:

i) Natural vegetation will be maximized within the first 30 metres from the highwater mark of a waterbody. A shoreline naturalization planting plan may be required in order to ensure the protection and enhancement of the waterfront area;

Through the overall development plan, only three (3) existing trees will be removed to facilitate the proposed redevelopment. None of the existing vegetation within the 30m riparian buffer adjacent to the shoreline of Loughborough Lake will be impacted. The trees proposed to be removed are located on the south side of the existing single detached dwelling. Through the overall development plan, the owners are proposing to replant multiple trees post construction.

ii) Disturbed areas will be minimized within the first 30 metres from the highwater mark, while allowing for a reasonable area for water access;

The area within 30 metres from Loughborough Lake that is proposed to accommodate the new single detached dwelling is already disturbed – accommodating the existing single detached dwelling and sewage disposal system.

iii) The visual impact of the development as seen from the water and/or adjacent properties will be minimized;

The overall building height of the proposed single detached dwelling is lesser than the building height of the existing single detached dwelling currently on-

site. Therefore, while the site is prominent and located at a significantly greater elevation above the lake, the proposed dwelling will be less impactful and more aesthetically compliant with the naturalized shoreline than the existing.

iv) Proposals to enlarge a non-conforming building or structure reflect efforts to maximize the setback from the highwater mark;

The proposed single detached dwelling has been maximized with respect to its water setback given the proposed driveway and sewage disposal system (mantle) located to the rear of the principle structure.

v) Proposals to enlarge a non-conforming building or structure reflect efforts to reduce the amount of structural coverage within that portion of land falling within 30 metres of the high water mark of a waterbody. Proposals which may result in excess structural coverage shall explore options to offset environmental and aesthetic impacts such as removing, downsizing, or relocating buildings or structures which have deficient water setbacks;

The overall development plan seeks to remove the existing detached accessory structure on-site. As part of the principle building, an attached garage is proposed that will allow for vehicular parking and storage. The attached garage is proposed to be less in overall gross floor area than the existing. The proposed gross floor area of the single detached dwelling is to increase by a modest 29.7 square metres.

vi) The setback of any sewage system from the highwater mark of a waterbody will be maximized;

The proposed sewage disposal system setback has been maximized from the high water mark.

vii) Tertiary treatment systems and other technologies will be utilized on lots which are physically constrained and/or situated in close proximity to sensitive natural heritage features or water resources;

The proposed sewage disposal system is a tertiary level treatment system.

viii) Where a new sewage system is required to replace a substandard or malfunctioning system, and where there is no other location on the property at least 30 metres from the highwater mark, the replacement system will be located not less than 15 metres from the high water mark and, wherever feasible, above the flood line elevation where one has been defined by the Conservation Authority.

The proposed sewage disposal system is located in excess of 30 metres from the high water mark.

ix) Where an existing functioning sewage system is less than 30 metres from the highwater mark, the proposed building extension or enlargement will not remove the ability for a future replacement sewage system to be located in a more compliant location, maximizing its setback from the shoreline and sensitive environmental features; The development will be located outside of flooding and/or erosion hazards and can achieve safe access (ingress and egress); and

The proposed sewage disposal system is located in excess of 30 metres from the high water mark.

x) Features will be incorporated into the development to control runoff and improve water quality through such measures as decreasing the amount of impervious surfaces, controlling the quality and quantity of runoff and/or enhancing riparian vegetation.

The property is currently subject to a Development Agreement that ensures that future stormwater runoff is controlled and does not result in overland flow directly into Loughborough Lake. The Agreement also requires the maintenance and enhancement of the vegetation within the riparian area. The owners acknowledge these requirements and have full commitment to ensure best practices are achieved through the construction process and ultimate build-out.

Based on this review, it is our professional opinion that the application is desirable for the appropriate development of the subject property and will not result in undue adverse impacts on the surrounding properties and neighbourhood.

In conclusion, it is our professional opinion that the Permission application is appropriate and constitutes good land use planning.

Sincerely,

original signed by author

Jason Sands, B.Sc. M.Pl. MCIP. RPP



SOUTH FRONTENAC

PL-ZNA-2025-0092

(IRRCHER)
4508 RED MAPLE 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.

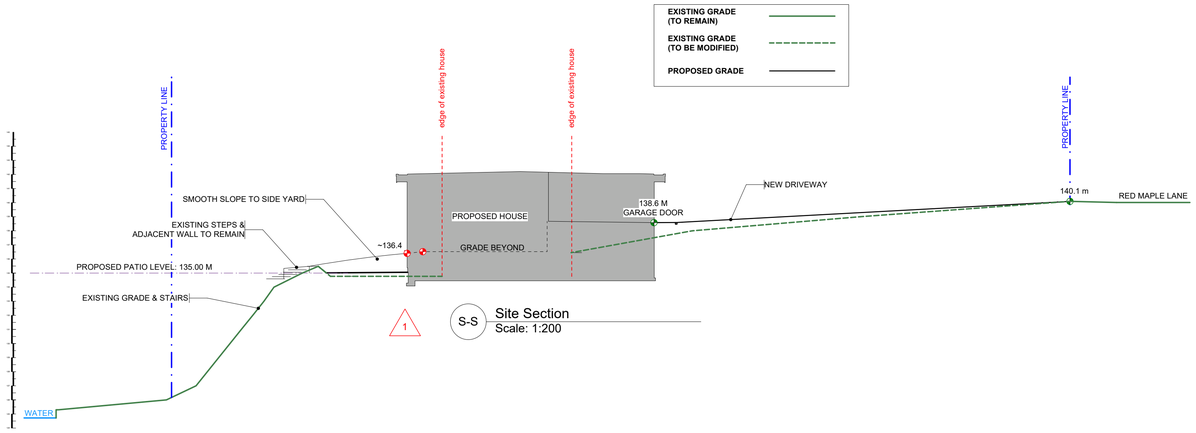
While the County makes every effort to insure that the information presented is accurate for the intended uses of this map, there is an inherent error in all mapping products, and accuracy of the mapping cannot be guaranteed for all possible uses. This map displays basic topographic features only.

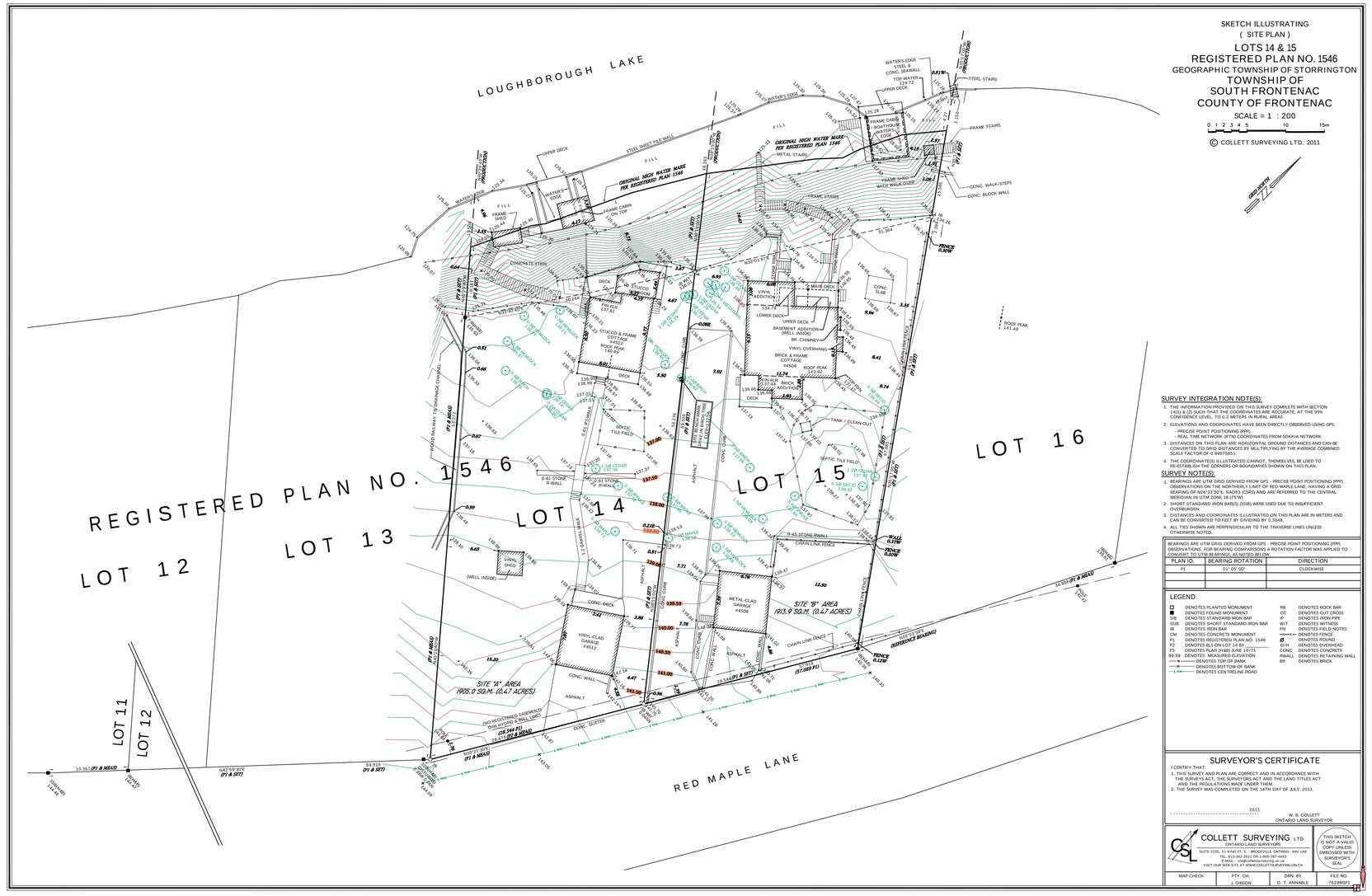
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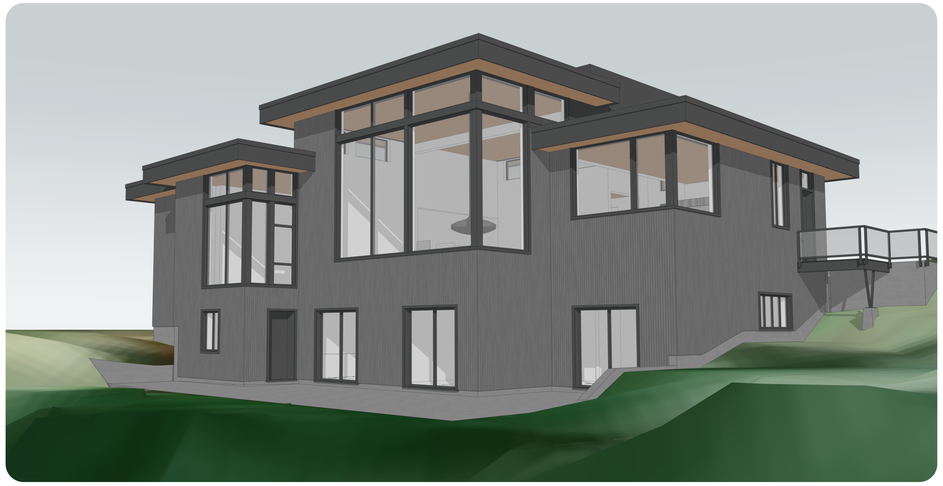
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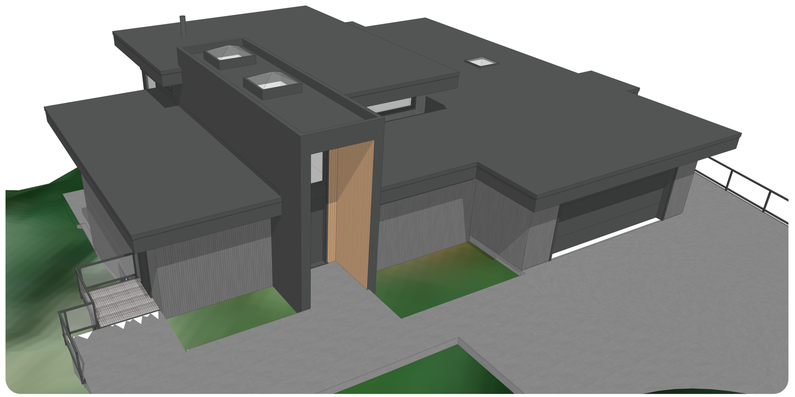
Date: 12/09/2025




LOUGHBOROUGH LAKE
REGISTERED PLAN NO. 1546
LOT 11
LOT 12
LOT 13
LOT 14
LOT 15
LOT 16
RED MAPLE LANE
ORIGINAL HIGH WATER MARK PER REGISTERED PLAN 1546
SITE 'A' AREA (905.0 SQ.M. (0.47 ACRES))
SITE 'B' AREA (913.9 SQ.M. (0.47 ACRES))
(NO REGISTERED EASEMENTS OR HYDRO & TELL LINES)
(REFERENCE BEARING)
SEPTIC TILE FIELD
TANK / CLEAN-OUT
DRIVEWAY
PROPOSED HOUSE
BASEMENT ADDITION (WELL INSIDE)
BR. CHIMNEY
VINYL OVERHANG
BRICK & FRAME COTTAGE #4508
ROOF PEAK 143.93
BRICK ADDITION
DECK
VINYL ADDITION
LOWER DECK
UPPER DECK
MAIN DECK
CONC SLAB
STUCCO & FRAME COTTAGE #4512
ROOF PEAK 140.28
VINYL-CLAD GARAGE #4512
METAL-CLAD GARAGE #4508
VINYL SHED
(WELL INSIDE)
CONC. WALK/STEPS
CONC. BLOCK WALL
FRAME STAIRS
METAL STAIRS
STEEL STAIRS
FRAME SHED WITH WALK-OVER
FRAME CABIN
FRAME SHED
STEEL SHEET PILE WALL
CONCRETE STEPS
WATER'S EDGE
WATER'S EDGE STEEL & CONC. SEAWALL
TOP WATER 124.72
UPPER DECK
FRAME CRIB (BOATHOUSE / WATER'S EDGE)
FILL
CONC. CURB
ASPHALT
CONC. GUTTER
CHAIN LINK FENCE
FENCE 0.47W
FENCE 0.51W
WALL 0.17W
0.61 STONE R-WALL
1.52 CEDAR
0.45 STONE PWALL
0.90 MAPLE
1.50 BIRCH
1.20 CEDAR
0.30 DECID.
0.30 SPRUCE
0.30 MAPLE
1.50 CEDAR
0.30 BIRCH
0.30 CEDAR











JINAPRIYA RESIDENCE - Loughborough Lake, Ont.

PROJECT DATA

Property Owners	Delan Jinapriya
Civic Address	4508 Red Maple Lane District of Storrington County of Frontenac, Ontario
Legal Description	Lot 15, Registered Plan 1546, Geographic Township of Storrington Township of South Frontenac County of Frontenac
Zone	RLSW - Limited Service Residential Waterfront Zone
Designer	Keith Baker Design Inc. Ph: 250.384.1550
Lot Area	1914 sq m

Lot Coverage

Lot Area	1914 sq m	
Principal Residence		
Prop. Princ. Residence	263.40 sq m	13.8%
Accessory Buildings		
Existing Boathouse	27.40 sq m	1.4%
Total Access.	**27.40 sq m**	1.4%

Building Height

Proposed Residence

Avg. Est. Grade	136.96 m dat.	
Roof Height	144.31 m dat.	
proposed	**7.35 m**	**(24.1 ft)**
allowable	11.00 m	(36.1 ft)

Setbacks

Proposed Residence

	Rear (SE)	**Front (NW)**
proposed	**27.89 m**	**23.76 m**
required	30.00 m	30.00 m

	Int. Side (NE)	**Int. Side (SW)**
proposed	**3.00 m**	**4.42 m**
required	3.00 m	3.00 m

Floor Areas

Area	Datum Level	Area (sq. m.)	Area (sq. ft.)
(Calculated to finished interior face of exterior wall)			
Main Floor Living Spaces	138.725	124.80 sq m	1343.3 sq ft
Primary Suite	138.015	69.90 sq m	752.4 sq ft
Attached Garage	138.32	52.30 sq m	563.0 sq ft
Basement	135.22	124.60 sq m	1341.2 sq ft
Basement (dropped gym/mech)	134.88	104.90 sq m	1129.1 sq ft
		total 476.50 sq. m.	5129.0 sq ft

DRAWING LIST

A 1.0	COVER, PROJECT DATA
A 1.1	SITE PLAN & EXISTING SURVEY
A 2.0	FOUNDATION PLAN
A 2.1	LOWER FLOOR PLAN
A 2.2	MAIN FLOOR PLAN
A 2.3	ROOF PLAN & CLESTORY WINDOWS
A 3.0	ASSEMBLIES & THERMAL CALCULATIONS
A 4.0	BUILDING SECTIONS - A-A, B-B
A 4.1	BUILDING SECTIONS - X-X, Y-Y
A 5.0	WINDOW DETAILS
A 5.1	FOUNDATION & ROOF DETAILS
A 6.0	ELEVATIONS - S & W
A 6.1	ELEVATIONS - N & E
A 7.0	AIR BARRIER PENETRATION DETAILS

REVISIONS:

1 **2025-08-21** **FRONT/REAR SETBACK NOTATION CHANGED**

REPRODUCTION NOTE:
THESE DRAWINGS ARE MEANT TO BE PRINTED IN COLOUR FOR CLARITY.
ONE LAMINATED SET & A DIGITAL REFERENCE SET TO BE KEPT ON-SITE

PROJECT: **JINAPRIYA RESIDENCE - HOUSE**
4508 RED MAPLE LANE, S. FRONTENAC, ONTARIO

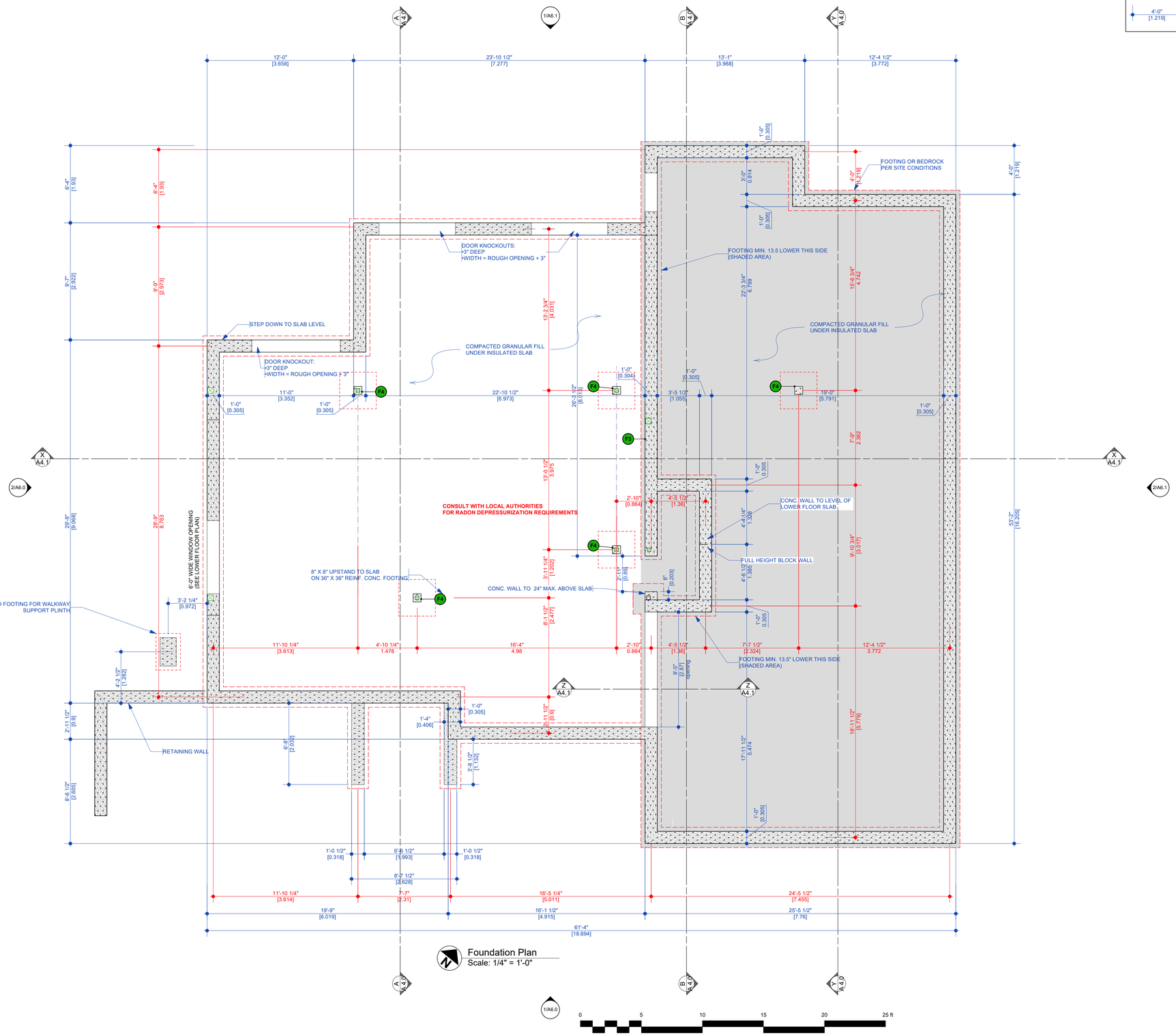
SCALE: AS SHOWN
DATE: 2025-08-20

COVER

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info@keithbakerdesign.com

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DRAWN BY: R. Poulin
PAGE NO: A 1.0



Foundation Plan
Scale: 1/4" = 1'-0"

FOUNDATION LEGEND

- 4'-0" [1.219] — FOOTING CENTERLINES
- 4'-0" [1.219] — EDGE OF CONCRETE

LEGEND

- 4'-0" [1.22] — LINEAR DIMENSIONS
- 4'-0" [1.22] — LINEAR DIMENSIONS (ABOVE)
- 4'-0" [1.22] — LINEAR DIMENSIONS (STRUCTURAL)
- LOAD BEARING BEAM (w/ ENG. CONNECTION) REFER TO P. ENG. PLANS
- EXPOSED GLULAM BEAM
- ROOF/WALLS/OTHER (ABOVE)
- DROPPED CEILING
- LOAD BEARING POINT
- LOAD BEARING POINT (ABOVE)
- EXHAUST FAN
- SA — SMOKE ALARM / CARBON MONOXIDE ALARM (HARD WIRED, INTERCONNECTED)
- E — EGRESS WINDOW
- WALLS - WOOD FRAMED INTERIOR DIVIDER
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PLAN NOTES:

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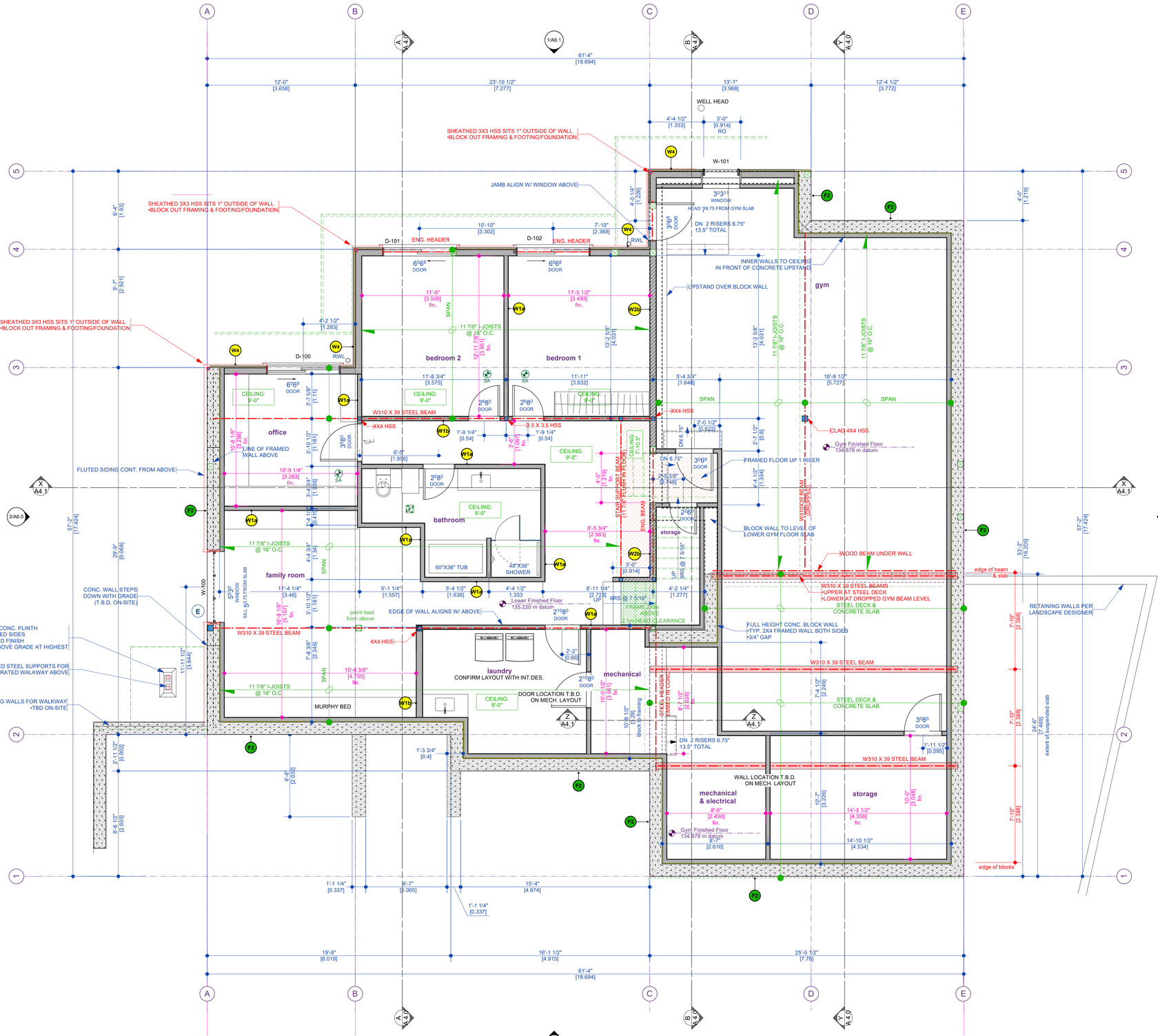
PROJECT: **JINAPRIYA RESIDENCE - HOUSE**
4508 RED MAPLE LANE, S. FRONTENAC, ONTARIO

SCALE: AS SHOWN
DATE: 2025-08-20

Foundation Plan

DRAWN BY: R. Poulin
PAGE NO: **A 2.0**

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Lower Floor Plan
Scale: 1/4" = 1'-0"

LEGEND

- 4'-0" [1.22] — LINEAR DIMENSIONS
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WALLS

W1a / W1b	INTERIOR DIVIDER WALL	W1a - 2X4 W1b - 2x6
W2a / W2b	INTERIOR BEARING WALL	W2a - 2X4 W2b - 2x6
W3	2X6 FRAMED WALL, GARAGE TO HOUSE, AIR SEALED	RSI eff.: 2.84 (RSI req'd 2.62)
W4	2X6 FRAMED WALL, FLUTED ALUMINUM, VERTICAL	RSI eff.: 4.38 (RSI req'd 2.97)
W5	2X6 FRAMED WALL, POLYMER MOD'D 3-COAT STUCCO	RSI eff.: 3.75 (RSI req'd 2.97)
W6	2X6 FRAMED FIN WALL, STUCCO OUTSIDE, D. FIR T&G INSIDE	

REPRODUCTION NOTE:
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ONE LAMINATED SET & A DIGITAL REFERENCE SET TO BE KEPT ON-SITE

PROJECT: **JINAPRIYA RESIDENCE - HOUSE**
4508 RED MAPLE LANE, S. FRONTENAC, ONTARIO

SCALE: AS SHOWN
DATE: 2025-08-20

Lower Floor Plan

DRAWN BY: R. Poulin
PAGE NO: **A 2.1**

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CONSTRUCTION ASSEMBLIES LEGEND

(REFER TO A3.0 FOR FULL ASSEMBLIES AND CALCULATIONS

FOUNDATIONS

F1	REMOVED
F2	12" CONC. BLOCKWALL, 2X4 INNER FRAMED WALL, BASEMENT RSI eff.: 3.01 (RSI req'd 2.98)
F3	INTERIOR STRIP FOOTING & UPSTAND
F4	INTERIOR PIER FOOTING

FLOORS

FL1	FIN. FLOOR ON 4" INSULATED SLAB ON GRADE RSI eff.: 3.86 (RSI req'd 2.32)
FL2	GARAGE SLAB ON STEEL DECKING RSI eff.: 5.57 (RSI req'd 4.67)
FL3	FIN. FLOOR, 11 7/8" I-JOISTS, HEATED, DROPPED CEILING BELOW
FL4	FIN. FLOOR, 11 7/8" I-JOISTS, HEATED, DIRECT APPLIED CEILING BELOW

ROOFS

R1a	FLAT ROOF, SBS MEMBRANE, 11 7/8" JOISTS, DROPPED CEILING RSI eff.: 7.24 (RSI req'd 4.67)
R1b	FLAT ROOF, SBS MEMBRANE, 11 7/8" JOISTS, DIRECT CEILING RSI eff.: 7.24 (RSI req'd 4.67)
R2	FLAT ROOF, SBS MEMBRANE, 11 7/8" JOISTS, DROPPED SOFFIT OVER EXTERIOR
R3	FLAT ROOF, SBS MEMBRANE, 9 1/2" JOISTS RSI eff.: 6.80 (RSI req'd 4.67)

WALLS

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W4	2X6 FRAMED WALL, FLUTED ALUMINUM, VERTICAL RSI eff.: 3.94 (RSI req'd 2.97)	
W5	2X6 FRAMED WALL, POLYMER MOD'D 3-COAT STUCCO RSI eff.: 3.94 (RSI req'd 2.97)	
W6	2X6 FRAMED FIN WALL, STUCCO OUTSIDE, D. FIR T&G INSIDE	

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Main Floor Plan
Scale: 1/4" = 1'-0"

0 5 10 15 20 25 ft

REPRODUCTION NOTE:
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ONE LAMINATED SET & A DIGITAL REFERENCE SET TO BE KEPT ON-SITE

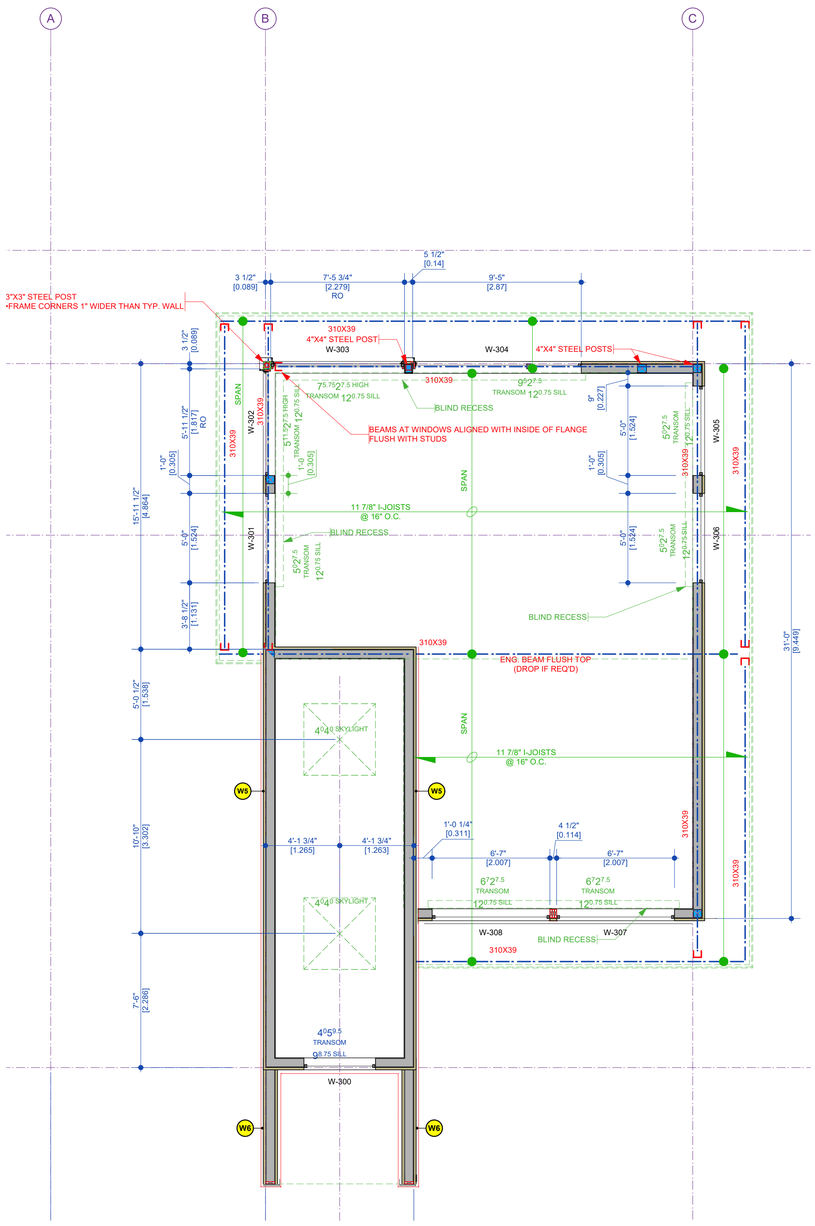
PROJECT: **JINAPRIYA RESIDENCE - HOUSE**
4508 RED MAPLE LANE, S. FRONTENAC, ONTARIO

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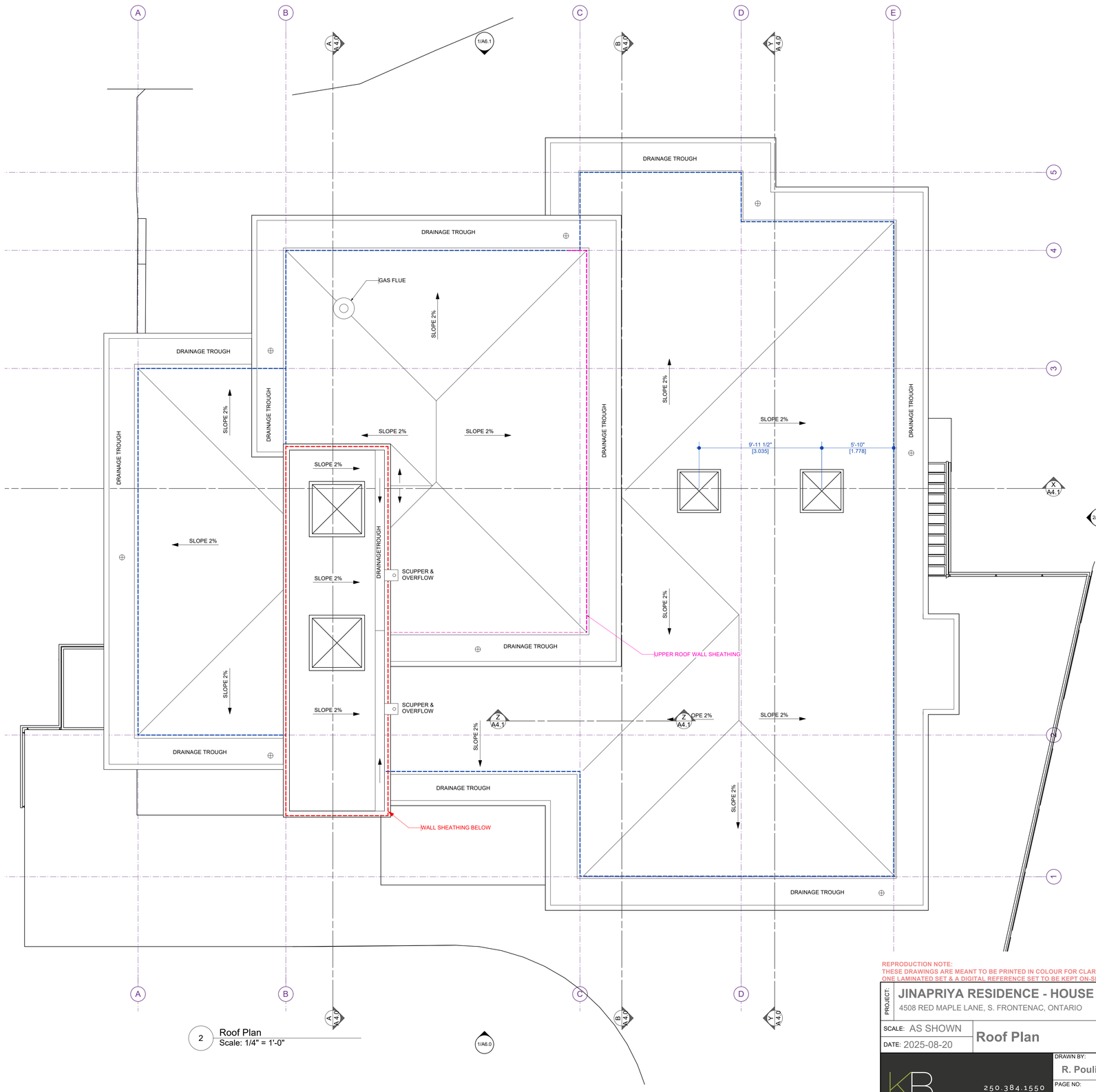
Main Floor Plan

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1 Clerestory Window Plan
Scale: 1/4" = 1'-0"



2 Roof Plan
Scale: 1/4" = 1'-0"

REPRODUCTION NOTE:
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PROJECT: **JINAPRIYA RESIDENCE - HOUSE**
4508 RED MAPLE LANE, S. FRONTENAC, ONTARIO

SCALE: AS SHOWN
DATE: 2025-08-20

Roof Plan

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PAGE NO: **A 2.3**

CONSTRUCTION ASSEMBLIES & THERMAL CALCULATIONS

LOCATION / CLIMATE DATA

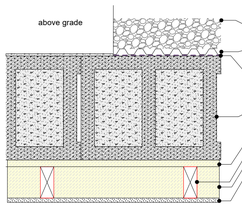
ASHRAE CLIMATE ZONE : 6 HRV (Y/N): YES

FOUNDATION

F1

REMOVED

F2

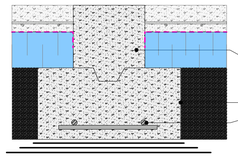


F2 12" CMU WALL, BASEMENT

RSI effective: 3.01 RSI req'd 2.98

Material	Thickness (mm)	RSI/mm	RSI eff.
BELOW GRADE FINISHES:			
FREE-DRAINING BACKFILL TO SCREENED PERF. PIPE			
DIMPLED DRAINAGE MATT			
ABOVE GRADE FINISHES:			
PARGING OVER CMU BLOCKS			
TYP. WALL THERMALS:			
FINISHES AS ABOVE			
WATERPROOFING MEMBRANE			
300mm (12") CONCRETE WALL, REINF. AS PER P. ENG.	300.0	0.0004	0.12
19mm (.3/4") STRAPPING			0.16
38mm x 89mm (2x4) WOOD STUDS @ 24" O.C.			
108mm CLOSED CELL SPRAY FOAM INSULATION			
12.5mm (1/2") DRYWALL	12.5	0.0061	0.08
INTERIOR AIR FILM			0.120
FOOTING:			
203mm x 406mm (8" x 20") CONT. CONCRETE FOOTING			0.00
W/ 2 PIECES OF 15M REBAR HORIZ. CENT. IN FOOTING			0.00
ON COMPACTED BEARING SOIL			0.00
CONTINUOUS MATERIALS TOTAL			**0.48**
FRAMING CAVITY: 4.25" SPRAY FOAM = 3.89 RSI IN 2X4 WALL, 3/4 STRAPPING			
EFFECTIVE RSI OF FRAMING CAVITY :	2.53		2.53
EFFECTIVE RSI OF ASSEMBLY			**3.01**

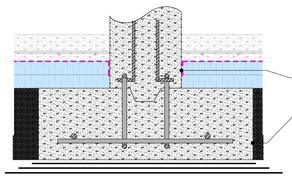
F3



F3 FOUNDATION - INTERIOR STRIP FOOTING

Material
CONT. VAP. BARRIER POLY
CONCRETE UPSTAND WALL
REINF. AS PER P. ENG.
203mm x 406mm (8" x 16") CONT. CONCRETE FOOTING
W/ 2 PIECES OF 15M REBAR HORIZ. CENT. IN FOOTING
ON COMPACTED BEARING SOIL TO P. ENG. SPECS

F4

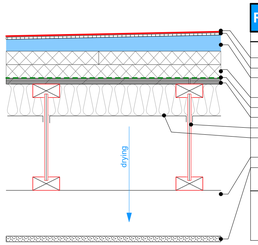


F4 FOUNDATION - INTERIOR PIER FOOTING

Material
CONCRETE UPSTAND TO SLAB LEVEL (WOOD POST), OR CONC. PIER
SIZE TO P. ENG SPECS
203mm x 914mm x 914mm (8" x 36" x 36") CONT. CONCRETE FOOTING
OR AS PER P. ENG. SPEC
W/ 2 PIECES OF 15M REBAR HORIZ. CENT. IN FOOTING
OR AS DIRECTED BY P. ENG.
ON COMPACTED BEARING SOIL TO P. ENG. SPECS

ROOFS

R1a

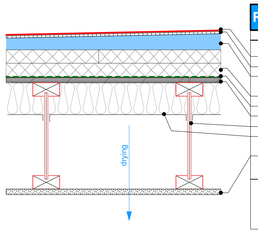


R1a FLAT ROOF, MEMBRANE, 11.875" TJI, Over Heated Space (R41)

RSI effective: 7.24 RSI req'd: 4.67

Material	Thickness (mm)	RSI/mm	RSI eff.
2-PLY SBS ROOFING MEMBRANE SYSTEM	0.00	0.0000	0.00
PROTECTIVE BOARDING, ADHERED			0.00
HIGH DENS. TAPERED INSULATION SYSTEM (2% SLOPE)	AVG RSI		1.50
(ADHERED XPS OR POLYISO, STAGGERED JOINTS)			
76mm (1.5" + 1.5") POLY-ISO RIGID INSUL. BASE, ADHERED	76.00	0.0382	2.90
FULY ADHERED AIR BARRIER / ROOFING UNDERLAY			
16mm (5/8") PLYWOOD SHEATHING	16.00	0.0111	0.18
302mm (11 7/8") TJI ENGINEERED JOISTS @16" O.C.	see framing assembly below		
3.5" "R14" ROCKWOOL COMFORTBATT INSUL.	see framing assembly below		
MECH. FASTENED W/ METAL STRAPPING			
STRAPPING OR SUSPENDED TRACK (5 1/8")			
16mm (5/8") DRYWALL	16.00	0.0061	0.10
EXTERIOR AIR FILM			0.03
INTERIOR AIR FILM			0.11
CONTINUOUS MATERIALS TOTAL			**4.82**
FRAMING: 11 7/8" I-JOISTS @ 16" o.c. CAVITY: 2.46 RSI WITH "R14" ROCKWOOL BATT			
EFFECTIVE RSI OF FRAMING:	2.42		2.42
EFFECTIVE RSI OF ASSEMBLY			**7.24**

R1b



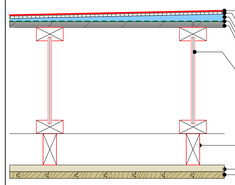
R1b FLAT ROOF, MEMBRANE, 11.875" TJI, Over Heated Space (R41)

RSI effective: 7.24 RSI req'd: 4.67

Material	Thickness (mm)	RSI/mm	RSI eff.
2-PLY SBS ROOFING MEMBRANE SYSTEM	0.00	0.0000	0.00
PROTECTIVE BOARDING, ADHERED			0.00
HIGH DENS. TAPERED INSULATION SYSTEM (2% SLOPE)	AVG RSI		1.50
(ADHERED XPS OR POLYISO, STAGGERED JOINTS)			
76mm (1.5" + 1.5") POLY-ISO RIGID INSUL. BASE, ADHERED	76.00	0.0382	2.90
FULY ADHERED AIR BARRIER / ROOFING UNDERLAY			
16mm (5/8") PLYWOOD SHEATHING	16.00	0.0111	0.18
302mm (11 7/8") TJI ENGINEERED JOISTS @16" O.C.	see framing assembly below		
3.5" "R14" ROCKWOOL COMFORTBATT INSUL.	see framing assembly below		
MECH. FASTENED W/ METAL STRAPPING			
16mm (5/8") DRYWALL	16.00	0.0061	0.10
EXTERIOR AIR FILM			0.03
INTERIOR AIR FILM			0.11
CONTINUOUS MATERIALS TOTAL			**4.82**
FRAMING: 11 7/8" I-JOISTS @ 16" o.c. CAVITY: 2.46 RSI WITH "R14" ROCKWOOL BATT			
EFFECTIVE RSI OF FRAMING:	2.42		2.42
EFFECTIVE RSI OF ASSEMBLY			**7.24**

ROOFS

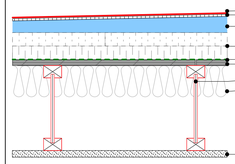
R2



R2 FLAT ROOF, 11 7/8" I-Joists, Over Exterior

Material
2-PLY SBS ROOFING MEMBRANE SYSTEM
PROTECTIVE BOARDING
SLOPED INSUL. (1/8" PER FT.) IN DRAIN TROUGH
ADHERED ROOFING UNDERLAY
16mm (5/8") PLYWOOD SHEATHING
302mm (11 7/8") I-JOISTS @16" O.C.
2X4 STRAPPING (ON EDGE) @ 24" O.C.
3/4" STRAPPING @ 24" O.C. (DIRECTION VARIES)
T&G D. FIR SOFFIT CLADDING
WITH LINEAR SOFFIT VENTS

R3



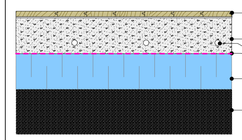
R3 FLAT ROOF, MEMBRANE, 9.5" TJI, Over Heated Space (R39) (R27)

RSI effective: 6.80 RSI req'd: 4.67

Material	Thickness (mm)	RSI/mm	RSI eff.
2-PLY SBS ROOFING MEMBRANE SYSTEM	0.0	0.0000	0.00
PROTECTIVE BOARDING			0.00
HIGH DENS. TAPERED INSULATION SYSTEM (2% SLOPE)	28(Avg.)	0.0382	1.07
76mm (1.5" + 1.5") POLY-ISO RIGID INSULATION BASE	76	0.0382	2.90
FULY ADHERED AIR BARRIER / ROOFING UNDERLAY			
16mm (5/8") PLYWOOD SHEATHING	16	0.0111	0.18
241mm (9 1/2") I- JOISTS @16" O.C.	see framing assembly below		
3.5" "R14" ROCKWOOL COMFORTBATT INSUL.	see framing assembly below		
16mm (5/8") DRYWALL	16.0	0.0061	0.10
EXTERIOR AIR FILM			0.03
INTERIOR AIR FILM			0.11
CONTINUOUS MATERIALS TOTAL			**4.39**
FRAMING: 9 1/2" TJI @ 16" o.c. CAVITY: 2.46 RSI WITH "R14" ROCKWOOL BATT			
EFFECTIVE RSI OF FRAMING:	2.41		2.41
EFFECTIVE RSI OF ASSEMBLY			**6.80**

FLOORS

FL1

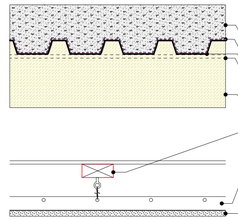


FL1 FLOOR, SLAB ON GRADE, HEATED (R22)

RSI effective: 3.86 RSI req'd: 2.32

Material	Thickness (mm)	RSI/mm	RSI eff.
FINISHED FLOORING AS PER OWNER	19.0	0.0111	0.21
100mm (4") CONCRETE SLAB	100.0	0.0004	0.04
RADIANT HEATING PIPING			
10 mil POLY SHEETING			
100mm (4") RIGID TYPE 4 XPS INSULATION	100	0.0350	3.50
COMPACTED GRANULAR FILL			
FIRM BEARING SOIL			
INTERIOR AIR FILM			0.11
CONTINUOUS MATERIALS TOTAL			**3.86**
EFFECTIVE RSI OF ASSEMBLY			**3.86**

FL2

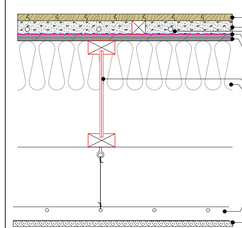


FL2 FLOOR, GARAGE SLAB OVER HEATED SPACE (R32)

RSI effective: 5.57 RSI req'd: 4.67

Material	Thickness (mm)	RSI/mm	RSI eff.
140mm (5.5") CONCRETE SLAB W/ INTEGRATED BEAMS	140.0	0.0004	0.06
(4" CONCRETE COVERAGE OVER DECK)			
SPRAY APPLIED WATERPROOFING			
STEEL CORRUGATED DECK (1.5" SHOWN)	38.0		
STEEL BEAM PER ENGINEER			
150mm (6") SPRAY FOAM CLOSED CELL INSUL.	150	0.0360	5.40
38mm WOOD STRAPPING @ 24" O.C.			
SUSPENDED METAL TRACK (TO CLEAR BEAMS)			
5/8" DRYWALL CEILING			
INTERIOR AIR FILM			0.11
CONTINUOUS MATERIALS TOTAL			**5.57**
EFFECTIVE RSI OF ASSEMBLY			**5.57**

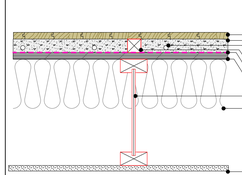
FL3



FL3 FLOOR, 11 7/8" I-Joists, Heated, Over Interior

Material
FINISHED FLOORING AS PER OWNER, 19mm (3/4") ALLOWANCE
38mm (1.5") CONCRETE TOPPING SLAB
HYDRONIC RADIANT HEAT PIPING
38mm X 38mm (2x2) WOOD SLEEPERS @ 24" O.C.
6mil POLYETHYLENE SLIP SHEET
19mm (3/4") PLYWOOD SUBFLOOR, SCREWED & GLUED
302mm (11 7/8") ENGINEERED I-JOISTS (SPACING AS PER P.ENG)
SOUND ATTENUATION INSULATION (ROCK WOOL SUGG.)
SUSPENDED METAL TRACK
16mm (5/8") DRYWALL
PAINTED FINISH AS PER OWNER

FL4

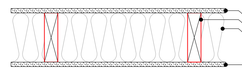


FL4 FLOOR, 11 7/8" I-Joists, Heated, Over Interior

Material
FINISHED FLOORING AS PER OWNER, 19mm (3/4") ALLOWANCE
38mm (1.5") CONCRETE TOPPING SLAB
HYDRONIC RADIANT HEAT PIPING
38mm X 38mm (2x2) WOOD SLEEPERS @ 24" O.C.
6mil POLYETHYLENE (M.B.)
19mm (3/4") PLYWOOD SUBFLOOR, SCREWED & GLUED
302mm (11 7/8") ENGINEERED I-JOISTS (SPACING AS PER P.ENG)
SOUND ATTENUATION INSULATION (ROCK WOOL SUGG.)
16mm (5/8") DRYWALL
PAINTED FINISH AS PER OWNER

WALLS

W1a / W1b



W1 INTERIOR DIVIDER WALL W1a: 2x4 W1b: 2x6

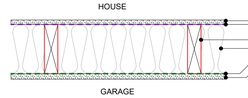
Material
FINISH TO OWNER'S SPECIFICATIONS
12.5mm (1/2") DRYWALL BOARD
38mm x 89mm (2x4) OR 38mm x 140mm (2x6) WOOD STUDS @ 16" O.C.
BATT INSULATION (ACOUSTIC DAMPENING)
12.5mm (1/2") DRYWALL BOARD
FINISH TO OWNER'S SPECIFICATIONS

W2a / W2b

W2 INTERIOR BEARING WALL W2a: 2x4 W2b: 2x6

Material
FINISH TO OWNER'S SPECIFICATIONS
12.5mm (1/2") DRYWALL BOARD
38mm x 89mm (2x4) OR 38mm x 140mm (2x6) WOOD STUDS @ 16" O.C.
SHEAR BRACING AS PER P. ENG.
BATT INSULATION (ACOUSTIC DAMPENING)
12.5mm (1/2") DRYWALL BOARD
FINISH TO OWNER'S SPECIFICATIONS

W3

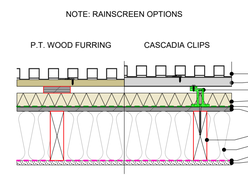


W3 2x6 WALL, HOUSE TO GARAGE (R16)

RSI effective: 2.84 RSI req'd: *2.62

Material	Thickness (r RSI/mm	RSI eff.
*REDUCTION OF 0.16 AS PER 9.36.2.4(4)		
12.5mm (1/2") DRYWALL	12.5 0.0061	0.08
VAP. RESTRICTIVE SHEETING		
38mm x 140mm (2x6) WOOD STUDS @ 16" O.C.	see framing cavity below	
*R22" BATT INSULATION	see framing cavity below	
TAPED W.R.B. SHEETING (TYVEK OR SIM.)		
16mm (5/8") DRYWALL & LATEX PAINT	16.0 0.0061	0.10
INTERIOR AIR FILM		0.12
CONTINUOUS MATERIALS TOTAL		**0.29**
FRAMING CAVITY: R22 BATT = 3.87 RSI		
EFFECTIVE RSI OF FRAMING CAVITY :	2.55	2.55
EFFECTIVE RSI OF ASSEMBLY		**2.84**

W4



W4 EXT. 2x6 WALL, ROCKWOOL, FLUTED SIDING, VERT. (R22)

RSI effective: 3.94 RSI req'd: 2.97

Material	Thick. (mm)	RSI/mm	RSI eff.
NORTEM DSOAL ALUMINUM SIDING PANELS (VERTICAL)	24.0		
TO INCLUDE MATCHING TRIMS/EDGING			
HORIZONTAL GALV. HAT CHANNEL			
FIBREGLASS STANDOFFS (CASCADIA CLIPS™ OR SIMILAR)			
38mm (1.5") ROCKWOOL COMFORTBOARD 80™ INSULATION	38	0.028	1.05
ADHERED, VAPOUR-OPEN HOUSE WRAP (W.R.B./A.B.)			0.00
12.5mm (1/2") PLYWOOD SHEATHING	12.5	0.0110	0.14
38mm x 140mm (2x6) WOOD STUDS @ 16" O.C.	see framing cavity below		
*R22" BATT INSULATION	see framing cavity below		
VAPOUR CONTROL SHEETING			
12.5mm (1/2") DRYWALL	12.5	0.0061	0.08
INTERIOR AIR FILM			0.12
CONTINUOUS MATERIALS TOTAL			**1.39**
FRAMING CAVITY: R22 BATT = 3.87 RSI			
EFFECTIVE RSI OF FRAMING CAVITY :	2.55		2.55
EFFECTIVE RSI OF ASSEMBLY			**3.94**

W5

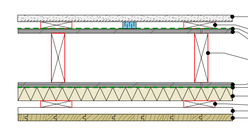


W5 EXTERIOR 2x6 WALL, ROCKWOOL, STUCCO (R22)

RSI effective: 3.94 RSI req'd: 2.97

Material	Thickness (r RSI/mm	RSI eff.
3-COAT POLYMER-MODIFIED STUCCO SYSTEM	19.0	
ON PAPER-BACKED GALV. LATH		
19mm x 89mm (1x4) VERTICAL STRAPPING @ STUDS		
38mm (1.5") ROCKWOOL COMFORTBOARD 80™ INSULATION	38 0.028	1.05
ADHERED, VAPOUR-OPEN HOUSE WRAP (W.R.B., A.B.)		0.00
12.5mm (1/2") PLYWOOD SHEATHING	12.5 0.0110	0.14
38mm x 140mm (2x6) WOOD STUDS @ 16" O.C.	see framing cavity below	
*R22" BATT INSULATION	see framing cavity below	
VAPOUR CONTROL SHEETING		0.00
12.5mm (1/2") DRYWALL	12.5 0.0061	0.08
INTERIOR AIR FILM		0.12
CONTINUOUS MATERIALS TOTAL		**1.39**
FRAMING CAVITY: R22 BATT = 3.87 RSI		
EFFECTIVE RSI OF FRAMING CAVITY :	2.55	2.55
EFFECTIVE RSI OF ASSEMBLY		**3.94**

W6



W6 EXTERIOR FIN WALLS (COVERED ENTRY)

Material
3-COAT POLYMER-MODIFIED STUCCO SYSTEM
ON PAPER-BACKED GALV. LATH
19mm x 89mm (1x4) VERTICAL STRAPPING @ STUDS
ADHERED, VAPOUR-OPEN HOUSE WRAP (W.R.B.)
12.5mm (1/2") PLYWOOD SHEATHING
38mm x 140mm (2x6) WOOD STUDS @ 16" O.C.
12.5mm (1/2") PLYWOOD SHEATHING
ADHERED, VAPOUR-OPEN HOUSE WRAP (W.R.B.)
38mm (1.5") ROCKWOOL COMFORTBOARD 80™ INSULATION
19mm x 89mm (1x4) VERTICAL STRAPPING @ STUDS
19mm x 89mm (1x4) HORIZONTAL STRAPPING @ 24" O.C.
19mm x 89mm (1x4) D. FIR T&G, SQUARE EDGE, FINISH ALL SIDES - VERTICAL

REPRODUCTION NOTE:
THESE DRAWINGS ARE MEANT TO BE PRINTED IN COLOUR FOR CLARITY.
ONE LAMINATED SET & A DIGITAL REFERENCE SET TO BE KEPT ON-SITE

PROJECT: **JINAPRIYA RESIDENCE - HOUSE**
4508 RED MAPLE LANE, S. FRONTENAC, ONTARIO

SCALE: AS SHOWN

DATE: 2025-08-20

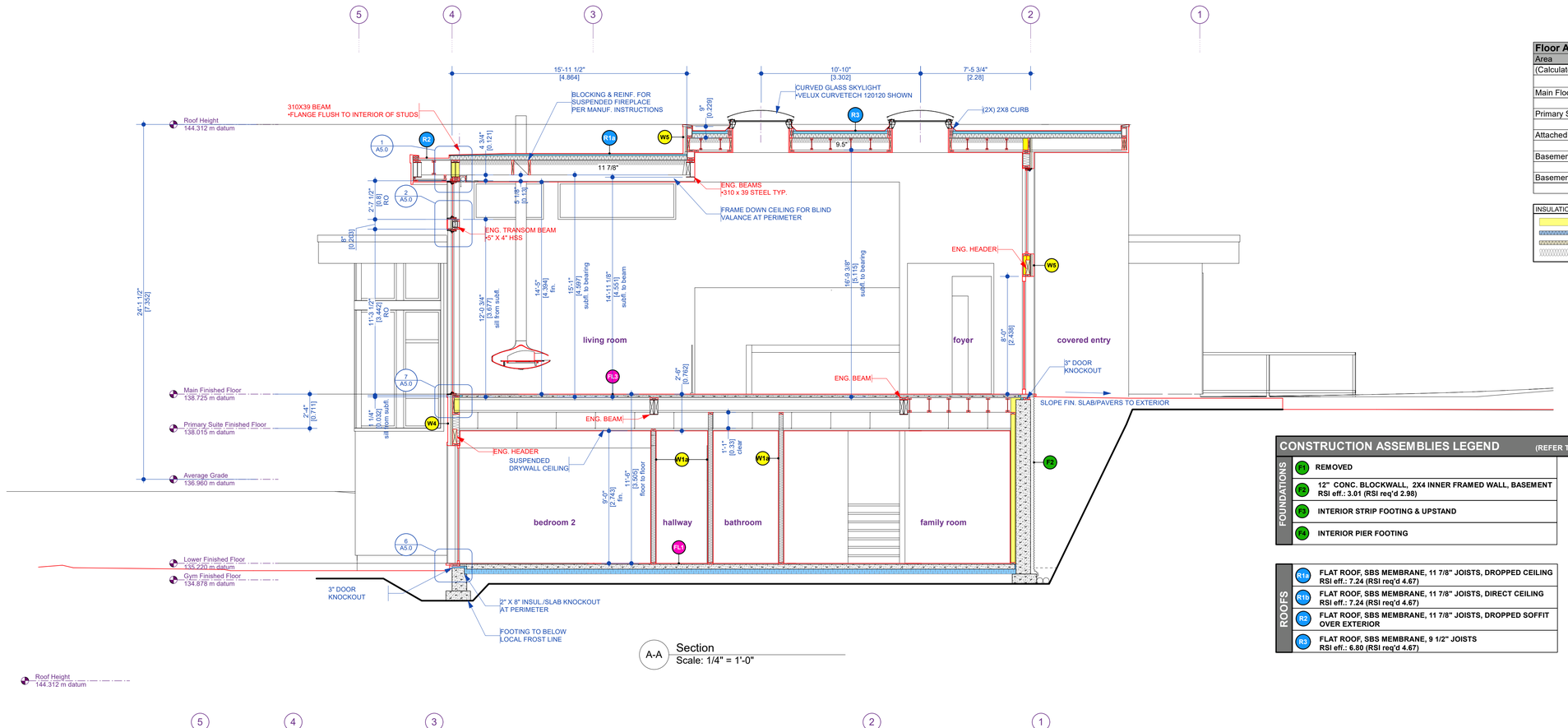
Assemblies & Thermal Calculations

KB DESIGN
250.384.1550
info@keithbakerdesign.com

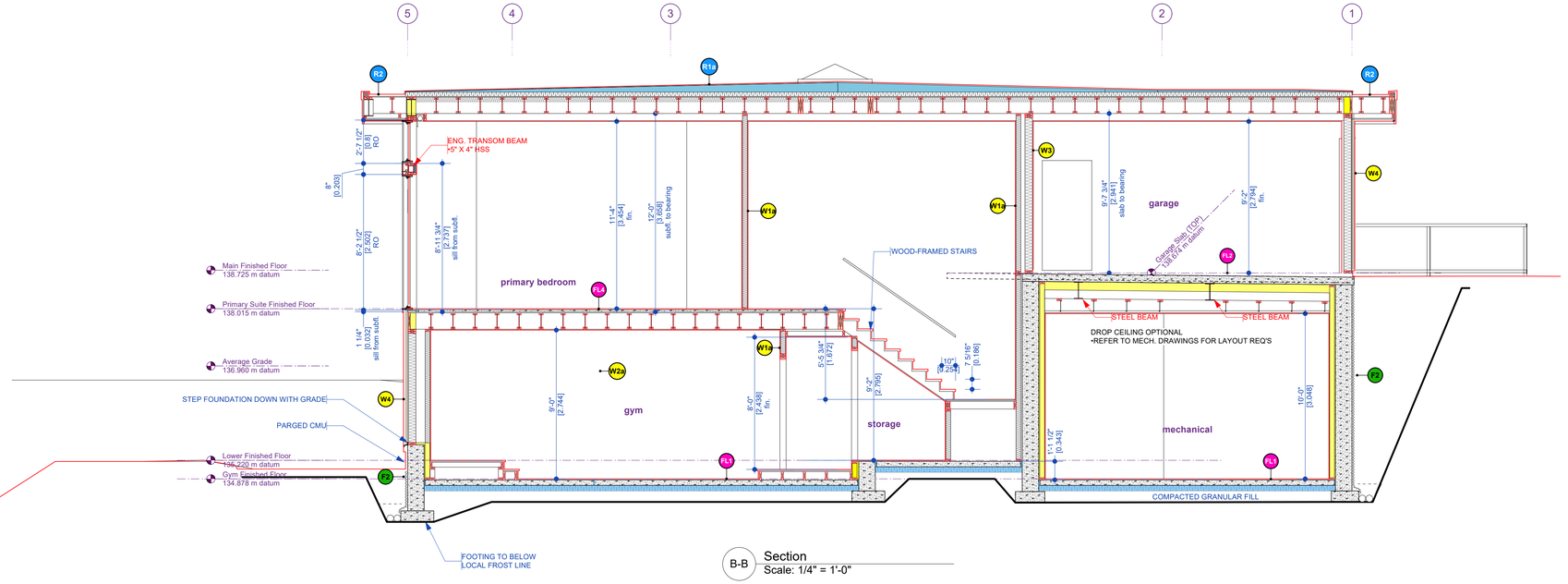
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DRAWN BY: R. Poulin

PAGE NO: **A 3.0**



A-A Section
Scale: 1/4" = 1'-0"



B-B Section
Scale: 1/4" = 1'-0"

Floor Areas			
Area	Datum Level	Area (sq. m.)	Area (sq. ft.)
(Calculated to finished interior face of exterior wall)			
Main Floor Living Spaces	138.725	124.80 sq m	1343.3 sq ft
Primary Suite	138.015	69.90 sq m	752.4 sq ft
Attached Garage	138.32	52.30 sq m	563.0 sq ft
Basement	135.22	124.60 sq m	1341.2 sq ft
Basement (dropped gym/mech)	134.88	104.90 sq m	1129.1 sq ft
		total 476.50 sq. m.	5129.0 sq ft

INSULATION LEGEND
- SPRAY FOAM, MED. DENS.
- POLYISO/GPS/XPS RIGID
- ROCK WOOL RIGID
- ROCK WOOL BATT

CONSTRUCTION ASSEMBLIES LEGEND (REFER TO A3.0 FOR FULL ASSEMBLIES AND CALCULATIONS

FOUNDATIONS

F1	REMOVED
F2	12" CONC. BLOCKWALL, 2X4 INNER FRAMED WALL, BASEMENT RSI eff.: 3.01 (RSI req'd 2.98)
F3	INTERIOR STRIP FOOTING & UPSTAND
F4	INTERIOR PIER FOOTING

FLOORS

FL1	FIN. FLOOR ON 4" INSULATED SLAB ON GRADE RSI eff.: 3.86 (RSI req'd 2.32)
FL2	GARAGE SLAB ON STEEL DECKING RSI eff.: 5.57 (RSI req'd 4.67)
FL3	FIN. FLOOR, 11 7/8" I-JOISTS, HEATED, DROPPED CEILING BELOW
FL4	FIN. FLOOR, 11 7/8" I-JOISTS, HEATED, DIRECT APPLIED CEILING BELOW

ROOFS

R1a	FLAT ROOF, SBS MEMBRANE, 11 7/8" JOISTS, DROPPED CEILING RSI eff.: 7.24 (RSI req'd 4.67)
R1b	FLAT ROOF, SBS MEMBRANE, 11 7/8" JOISTS, DIRECT CEILING RSI eff.: 7.24 (RSI req'd 4.67)
R2	FLAT ROOF, SBS MEMBRANE, 11 7/8" JOISTS, DROPPED SOFFIT OVER EXTERIOR
R3	FLAT ROOF, SBS MEMBRANE, 9 1/2" JOISTS RSI eff.: 6.80 (RSI req'd 4.67)

WALLS

W1a / W1b	INTERIOR DIVIDER WALL — W1a - 2X4, W1b - 2x6
W2a / W2b	INTERIOR BEARING WALL — W2a - 2X4, W2b - 2x6
W3	2X6 FRAMED WALL, GARAGE TO HOUSE, AIR SEALED RSI eff.: 2.84 (RSI req'd 2.62)
W4	2X6 FRAMED WALL, FLUTED ALUMINUM, VERTICAL RSI eff.: 3.94 (RSI req'd 2.97)
W5	2X6 FRAMED WALL, POLYMER MOD'D 3-COAT STUCCO RSI eff.: 3.94 (RSI req'd 2.97)
W6	2X6 FRAMED FIN WALL, STUCCO OUTSIDE, D. FIR T&G INSIDE

REPRODUCTION NOTE:
THESE DRAWINGS ARE MEANT TO BE PRINTED IN COLOUR FOR CLARITY.
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PROJECT: JINAPRIYA RESIDENCE - HOUSE
4508 RED MAPLE LANE, S. FRONTENAC, ONTARIO

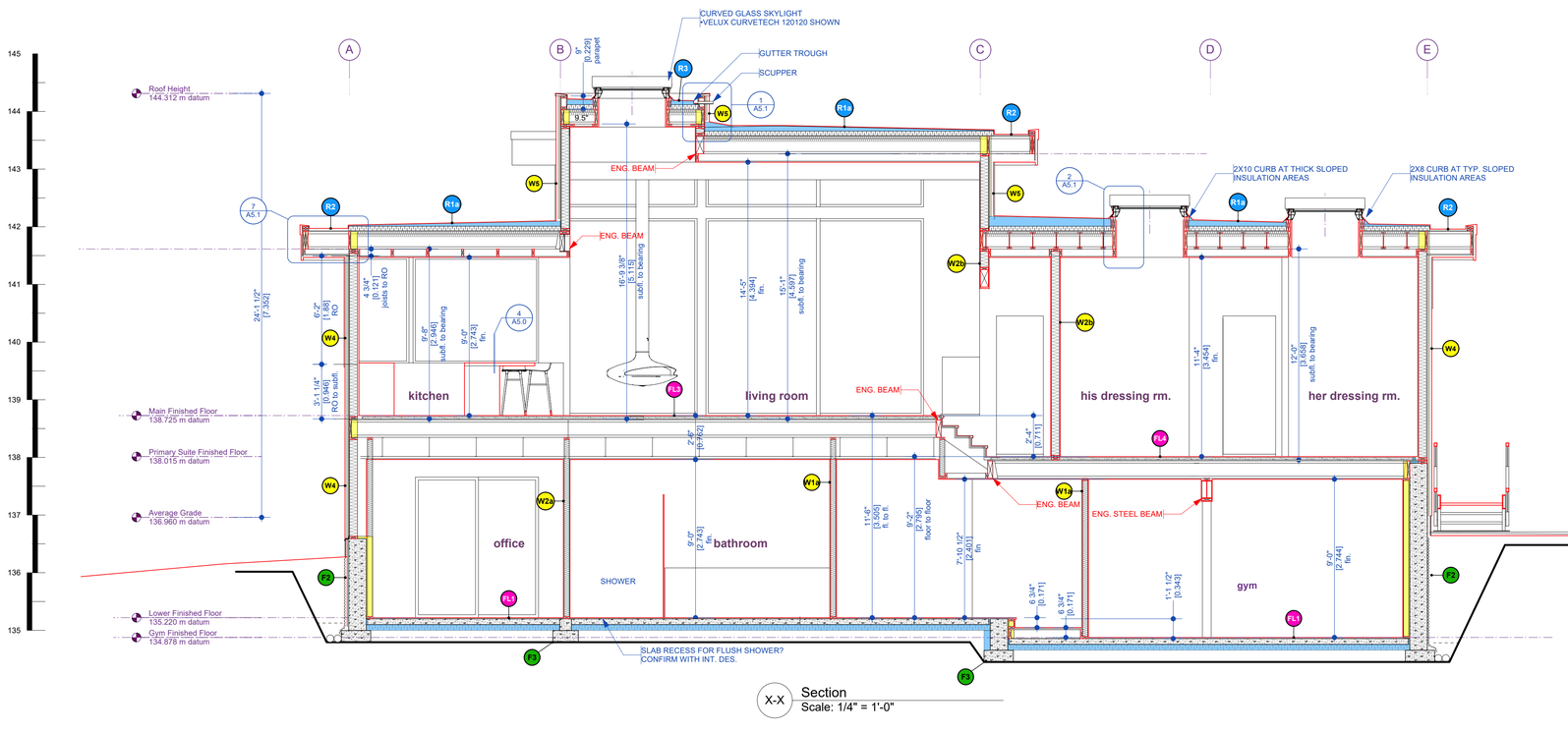
SCALE: AS SHOWN
DATE: 2025-08-20

Sections: A-A, B-B

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PAGE NO: A 4.0



Floor Areas			
Area	Datum Level	Area (sq. m.)	Area (sq. ft.)
(Calculated to finished interior face of exterior wall)			
Main Floor Living Spaces	138.725	124.80 sq m	1343.3 sq ft
Primary Suite	138.015	69.90 sq m	752.4 sq ft
Attached Garage	138.32	52.30 sq m	563.0 sq ft
Basement	135.22	124.60 sq m	1341.2 sq ft
Basement (dropped gym/mech)	134.88	104.90 sq m	1129.1 sq ft
		total 476.50 sq. m.	5129.0 sq ft

INSULATION LEGEND
- SPRAY FOAM, MED. DENS.
- POLYISO/GPS/XPS RIGID
- ROCK WOOL RIGID
- ROCK WOOL BATT

CONSTRUCTION ASSEMBLIES LEGEND (REFER TO A3.0 FOR FULL ASSEMBLIES AND CALCULATIONS

FOUNDATIONS

- F1 REMOVED
- F2 12" CONC. BLOCKWALL, 2X4 INNER FRAMED WALL, BASEMENT RSI eff.: 3.01 (RSI req'd 2.98)
- F3 INTERIOR STRIP FOOTING & UPSTAND
- F4 INTERIOR PIER FOOTING

FLOORS

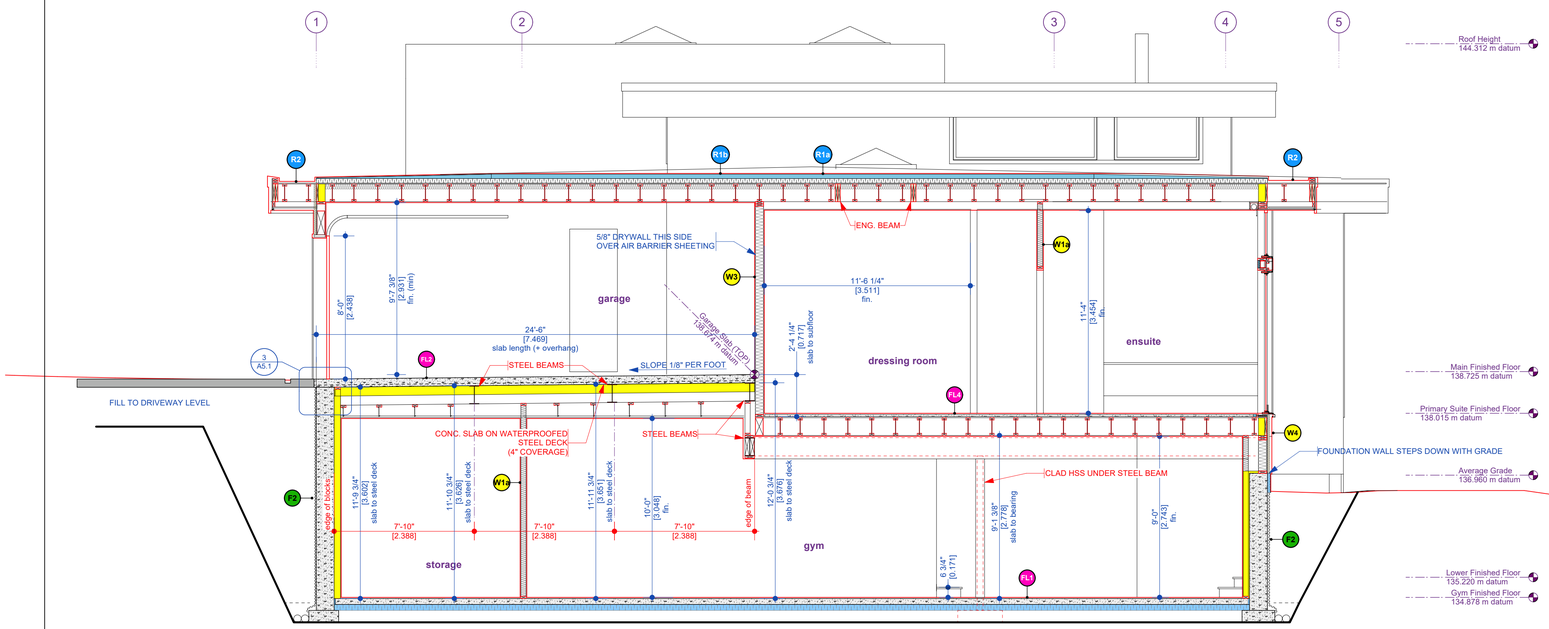
- FL1 FIN. FLOOR ON 4" INSULATED SLAB ON GRADE RSI eff.: 3.86 (RSI req'd 2.32)
- FL2 GARAGE SLAB ON STEEL DECKING RSI eff.: 5.57 (RSI req'd 4.67)
- FL3 FIN. FLOOR, 11 7/8" I-JOISTS, HEATED, DROPPED CEILING BELOW
- FL4 FIN. FLOOR, 11 7/8" I-JOISTS, HEATED, DIRECT APPLIED CEILING BELOW

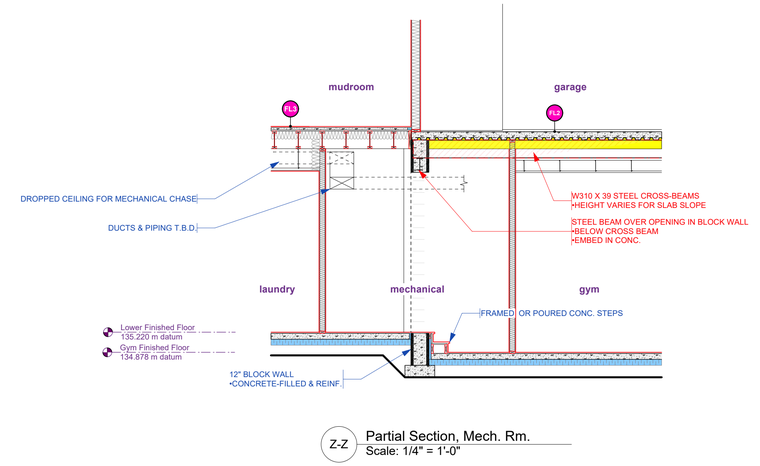
ROOFS

- R1a FLAT ROOF, SBS MEMBRANE, 11 7/8" JOISTS, DROPPED CEILING RSI eff.: 7.24 (RSI req'd 4.67)
- R1b FLAT ROOF, SBS MEMBRANE, 11 7/8" JOISTS, DIRECT CEILING RSI eff.: 7.24 (RSI req'd 4.67)
- R2 FLAT ROOF, SBS MEMBRANE, 11 7/8" JOISTS, DROPPED SOFFIT OVER EXTERIOR
- R3 FLAT ROOF, SBS MEMBRANE, 9 1/2" JOISTS RSI eff.: 6.80 (RSI req'd 4.67)

WALLS

- W1a / W1b INTERIOR DIVIDER WALL — W1a - 2X4, W1b - 2x6
- W2a / W2b INTERIOR BEARING WALL — W2a - 2X4, W2b - 2x6
- W3 2X6 FRAMED WALL, GARAGE TO HOUSE, AIR SEALED RSI eff.: 2.84 (RSI req'd 2.62)
- W4 2X6 FRAMED WALL, FLUTED ALUMINUM, VERTICAL RSI eff.: 3.94 (RSI req'd 2.97)
- W5 2X6 FRAMED WALL, POLYMER MOD'D 3-COAT STUCCO RSI eff.: 3.94 (RSI req'd 2.97)
- W6 2X6 FRAMED FIN WALL, STUCCO OUTSIDE, D. FIR T&G INSIDE





REPRODUCTION NOTE:
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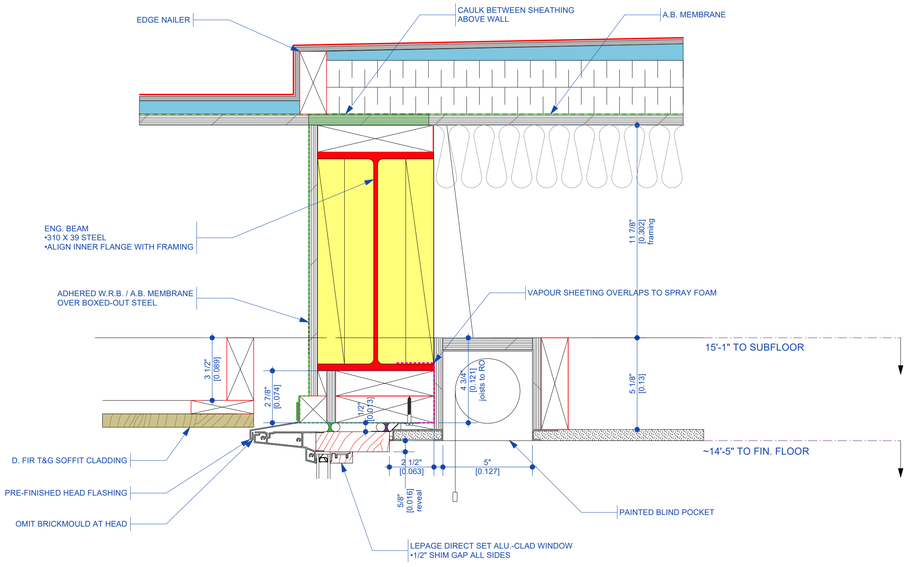
PROJECT: **JINAPRIYA RESIDENCE - HOUSE**
4508 RED MAPLE LANE, S. FRONTENAC, ONTARIO

SCALE: AS SHOWN
DATE: 2025-08-20
Sections: X-X, Y-Y, Z-Z

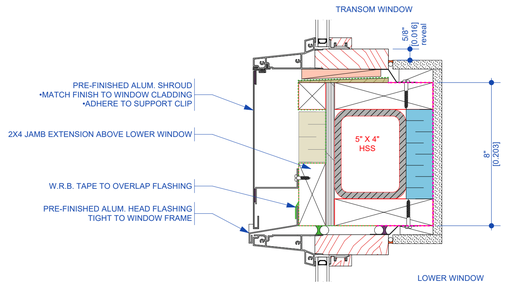
DRAWN BY: R. Poulin

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info@keithbakerdesign.com
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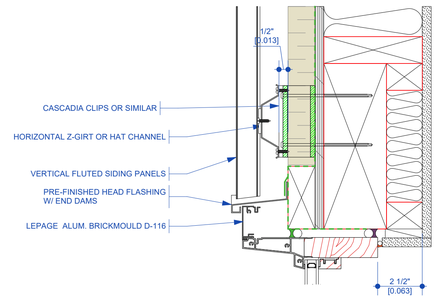
PAGE NO: **A 4.1**



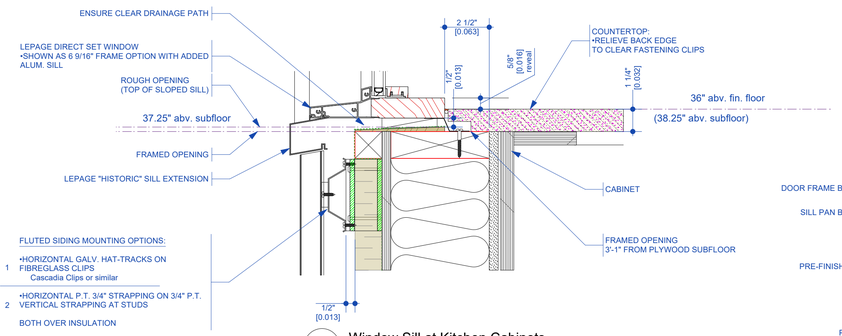
1 Flush Window Head at Ceiling
Scale: 3" = 1'-0"



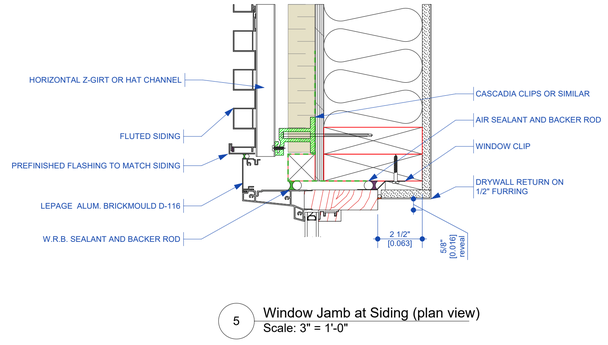
2 Windows - Transom Sill Band (section view)
Scale: 3" = 1'-0"



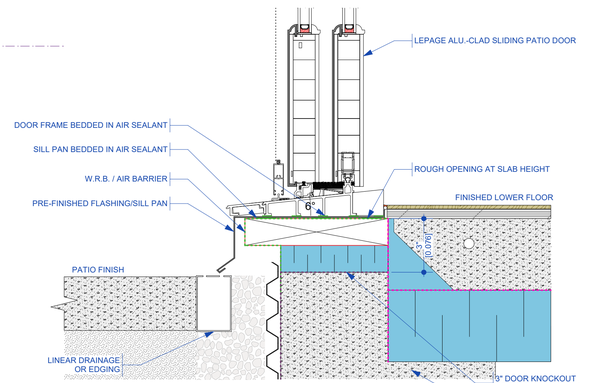
3 Window Head at Wall (section view)
Scale: 3" = 1'-0"



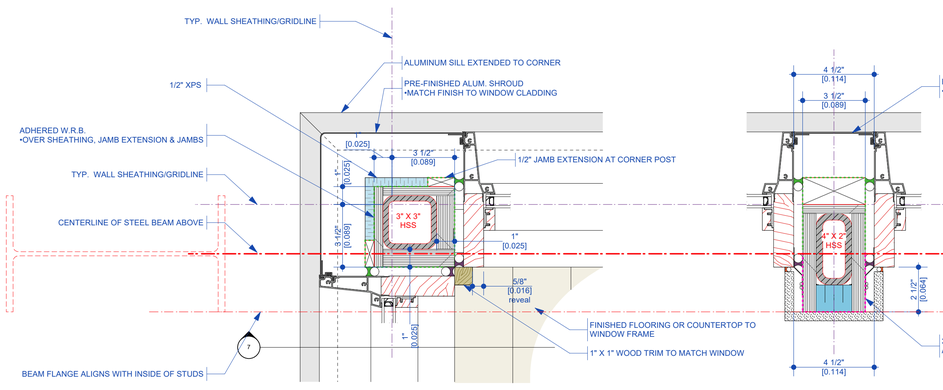
4 Window Sill at Kitchen Cabinets
Scale: 3" = 1'-0"



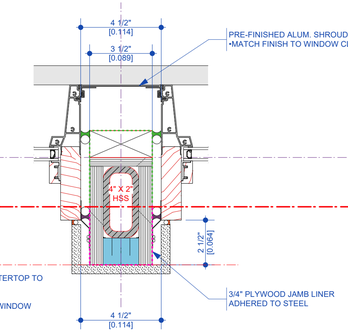
5 Window Jamb at Siding (plan view)
Scale: 3" = 1'-0"



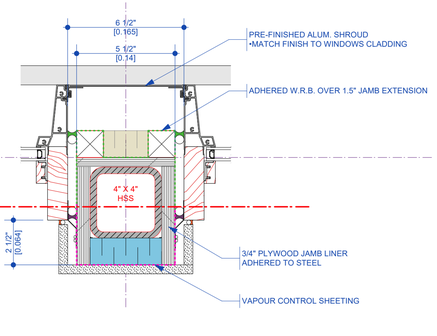
6 Sliding Door Sill, Lower Floor
Scale: 3" = 1'-0"



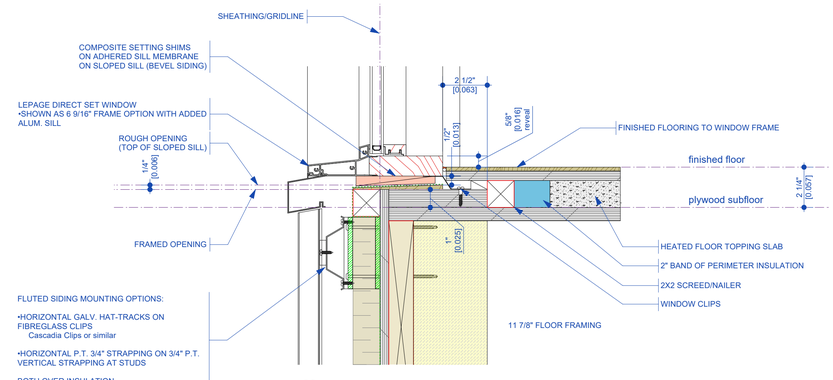
8 Windows - at Corner (plan view)
Scale: 3" = 1'-0"



9 Windows - Kitchen Mullion Post (plan view)
Scale: 3" = 1'-0"



10 Windows - Living Room Post (plan view)
Scale: 3" = 1'-0"



7 Windows - Flush at Floor (section view)
Scale: 3" = 1'-0"

NOTE: SEE P. ENG. SPECS FOR TOP & BOTTOM BEARING PLATES ON ALL STEEL POSTS

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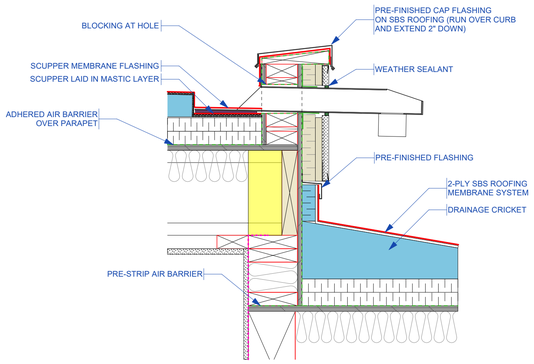
PROJECT: **JINAPRIYA RESIDENCE - HOUSE**
4508 RED MAPLE LANE, S. FRONTENAC, ONTARIO

SCALE: AS SHOWN
DATE: 2025-08-20

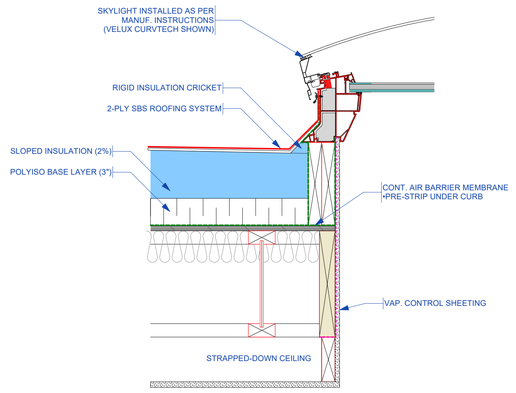
Window Details

KB DESIGN
250.384.1550
info@keithbakerdesign.com
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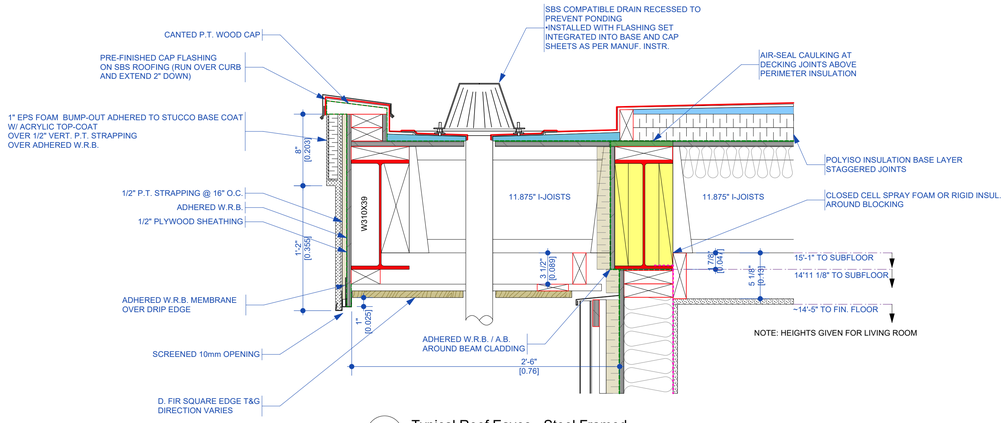
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PAGE NO: A 5.0



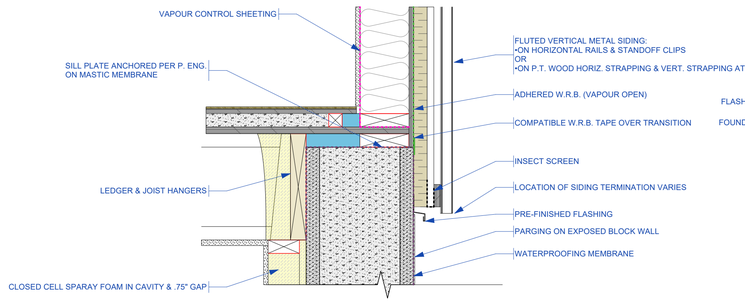
1 Scupper at Parapet
Scale: 1 1/2" = 1'-0"



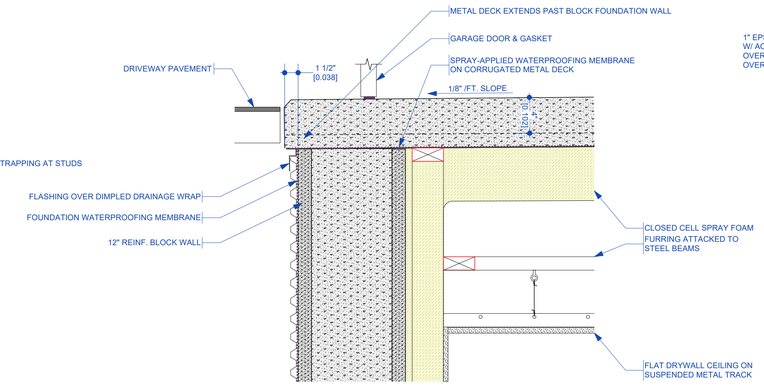
2 Typical Skylight Curb
Scale: 1 1/2" = 1'-0"



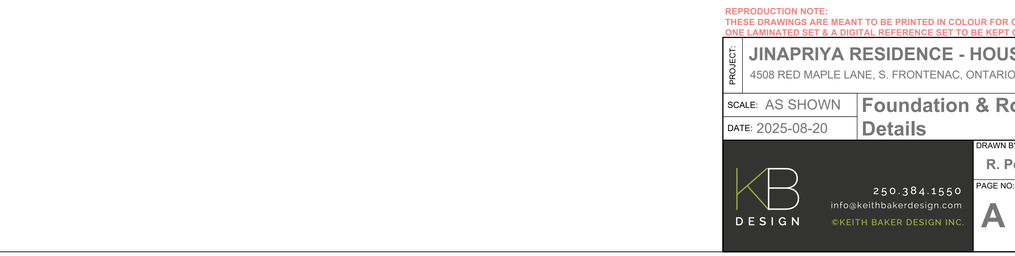
3 Typical Roof Eaves - Steel Framed
Scale: 1 1/2" = 1'-0"



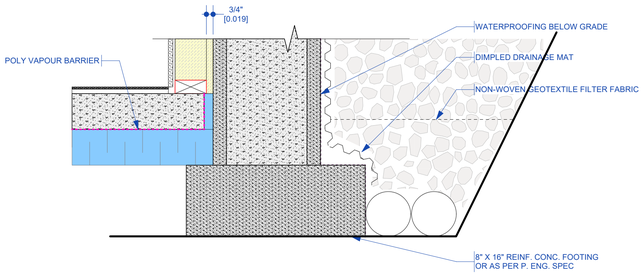
4 Foundation Wall at Main Floor
Scale: 1 1/2" = 1'-0"



6 Garage Slab at Foundation
Scale: 1 1/2" = 1'-0"



7 Typical Roof Eaves - Wood Framed
Scale: 1 1/2" = 1'-0"



5 Foundation Wall at Footing
Scale: 1 1/2" = 1'-0"

REPRODUCTION NOTE:
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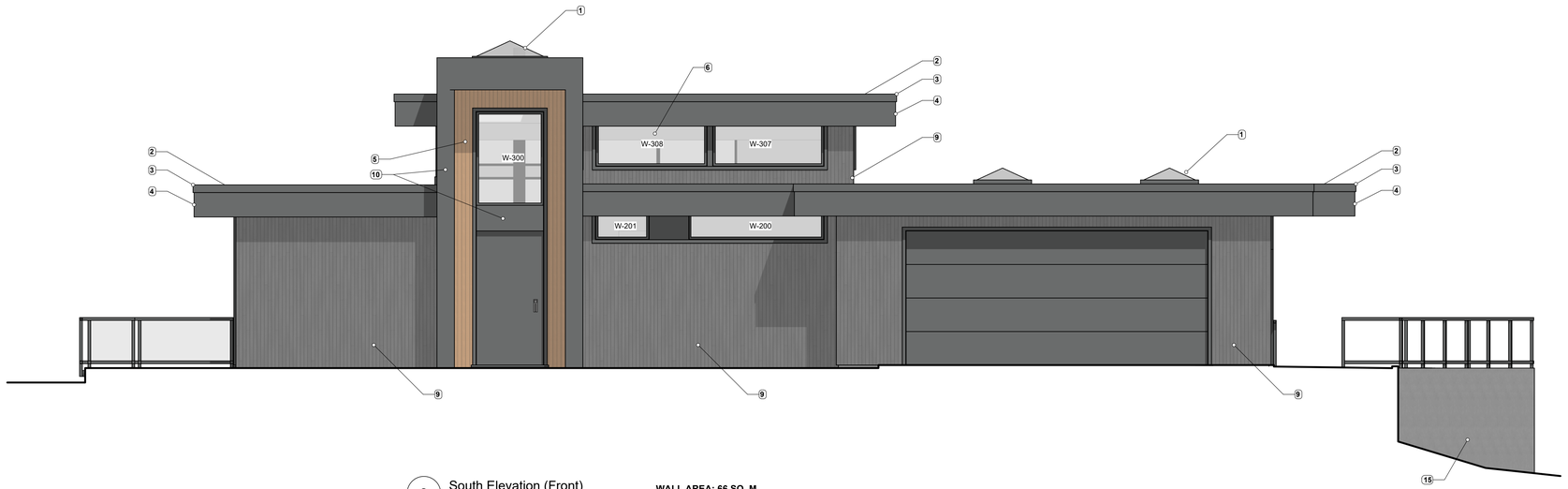
PROJECT: **JINAPRIYA RESIDENCE - HOUSE**
4508 RED MAPLE LANE, S. FRONTENAC, ONTARIO

SCALE: AS SHOWN
DATE: 2025-08-20

Foundation & Roof Details

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250.384.1550
info@keithbakerdesign.com
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PAGE NO: A 5.1



S South Elevation (Front)
Scale: 1/4" = 1'-0"

WALL AREA: 66 SQ. M.

Roof Height
144.312 m datum

Main Finished Floor
138.725 m datum

Primary Suite Finished Floor
138.015 m datum

Average Grade
136.960 m datum

Lower Finished Floor
135.220 m datum

Gym Finished Floor
134.878 m datum

Window List	Date: 2025-06-19				
Window ID	Location	RO Width	RO Height	RO Area (sq ft)	RO Area (sq m)
Skylights	Foyer	3'9"	3'9"	14.06	1.31
	Foyer	3'9"	3'9"	14.06	1.31
	Closet	2'9"	2'9"	7.56	0.70
	Closet	2'9"	2'9"	7.56	0.70
Clerestory					
300	Foyer	4'0"	5'9 1/2"	23.17	2.15
301	Living	5'0"	2'7 1/2"	13.13	1.22
302	Living	5'11 1/2"	2'7 1/2"	15.64	1.45
303	Living	7'5 3/4"	2'7 1/2"	19.63	1.82
304	Living	9'5"	2'7 1/2"	24.72	2.30
305	Living	5'0"	2'7 1/2"	13.13	1.22
306	Living	5'0"	2'7 1/2"	13.13	1.22
307	Dining	6'7"	2'7 1/2"	17.28	1.61
308	Dining	6'7"	2'7 1/2"	17.28	1.61
Main Floor					
W-200	Mud Room	8'0"	1'6"	12.00	1.11
W-201	Powder Room	4'0"	1'6"	6.00	0.56
W-202	Pantry - Transom	2'7"	1'9"	4.52	0.42
W-203	Kitchen	3'3"	6'2"	20.04	1.86
W-204	Kitchen	6'6"	6'2"	40.08	3.72
W-205	Kitchen	3'1"	6'2"	19.01	1.77
W-206	Kitchen	7'1"	6'2"	43.68	4.06
W-207	Living Room	5'11 1/2"	11'3 1/2"	67.28	6.25
W-208	Living Room	7'5 3/4"	11'3 1/2"	84.45	7.85
W-209	Living Room	9'5"	11'3 1/2"	106.33	9.88
W-210	Primary Bedroom	2'6"	8'2 1/2"	20.52	1.91
W-211	Primary Bedroom - transom	2'6"	2'7 1/2"	6.56	0.61
W-212	Primary Bedroom	2'3 1/2"	8'2 1/2"	18.81	1.75
W-213	Primary Bedroom - transom	2'3 1/2"	2'7 1/2"	6.02	0.56
W-214	Primary Bedroom	7'0"	8'2 1/2"	57.46	5.34
W-215	Primary Bedroom - transom	7'0"	2'7 1/2"	18.38	1.71
W-216	Primary Ensuite	4'0"	8'2 1/2"	32.83	3.05
W-217	Primary Ensuite - transom	4'0"	2'7 1/2"	10.50	0.98
W-218	WC	3'2 1/2"	2'7 1/2"	8.42	0.78
W-219	Pr. Closet	3'2 1/2"	2'7 1/2"	8.42	0.78
Lower Floor					
Windows					
W-100	Family Room	5'9"	3'0"	17.25	1.60
W-101	Gym	3'0"	3'11"	11.75	1.09
Sliding Doors					
D-100	Office	6'0"	6'8"	40.00	3.72
D-101	Bedroom 2	6'0"	6'8"	40.00	3.72
D-102	Bedroom 1	6'0"	6'8"	40.00	3.72
				Total R.Opening Area:	87.39 sq. m.
				Total Wall Area:	401 sq. m.
				Glazing %:	22%



W West Elevation (Left)
Scale: 1/4" = 1'-0"

WALL AREA: 118 SQ. M.

Roof Height
144.312 m datum

Main Finished Floor
138.725 m datum

Primary Suite Finished Floor
138.015 m datum

Average Grade
136.960 m datum

Lower Finished Floor
135.220 m datum

Gym Finished Floor
134.878 m datum

EXTERIOR FINISHES

1 **SKYLIGHTS**
•ON CURB 8" ABOVE ROOF SURFACE

2 **ROOFING MEMBRANE**
•2-PLY SBS
•2% SLOPED INSULATION PACKAGE
•3" POLYISO BASE LAYER

3 **PRE-FINISHED METAL CAP FLASHING**

4 **STUCCO FASCIA**
•3-COAT ON REINF., PAPER-BACKED LATH
•POLYMER MODIFIED
•ON RAINSCREEN STRAPPING

5 **D. FIR, SQUARE EDGE 1X4**
•SOFFITS & ENTRY CLADDING

6 **LEPAGE ALUMINUM CLAD WINDOWS**
•6 9/16" FRAME

7 **WINDOW TRIM BANDS**
•ON VERTICAL JOINERS & CORNERS
•ON HORIZONTAL BANDS
•PRE-FINISHED ALUMINUM
•INTEGRATED WITH WINDOW CLADDING

8 **INTEGRATED WINDOW TRIM**
•1 3/4" BRICKMOULD ON SIDES
•HISTORIC SILL, EXTENDED TO CORNERS

9 **VERTICAL FLUTED SIDING**
•NORTEM DSOAL

10 **STUCCO CLADDING**
•3-COAT ON REINF., PAPER-BACKED LATH
•POLYMER MODIFIED
•ON RAINSCREEN STRAPPING

11 **PARGED BLOCK WALLS**

12 **METAL & GLASS STAIR**
•RISE/RUN T.B.D. ON-SITE

13 **METAL & GLASS GUARDS**

14 **METAL LANDING**
•METAL OR FIBREGLASS GRATE

15 **PARGED EXPOSED CONCRETE RETAINING WALLS**

16 **N/A**

17 **POWDER-COATED STEEL POSTS**
•ON CONCRETE PLINTH

REPRODUCTION NOTE:
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ONE LAMINATED SET & A DIGITAL REFERENCE SET TO BE KEPT ON-SITE.

PROJECT: **JINAPRIYA RESIDENCE - HOUSE**
4508 RED MAPLE LANE, S. FRONTENAC, ONTARIO

SCALE: AS SHOWN
DATE: 2025-08-20

Elevations

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info@keithbakerdesign.com
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PAGE NO: **A 6.0**



N North Elevation (Rear)
Scale: 1/4" = 1'-0"

WALL AREA: 128 SQ. M.

Roof Height
144.312 m datum

24'-1 1/2"
[7.350]
building height

Main Finished Floor
138.725 m datum

Primary Suite Finished Floor
138.015 m datum

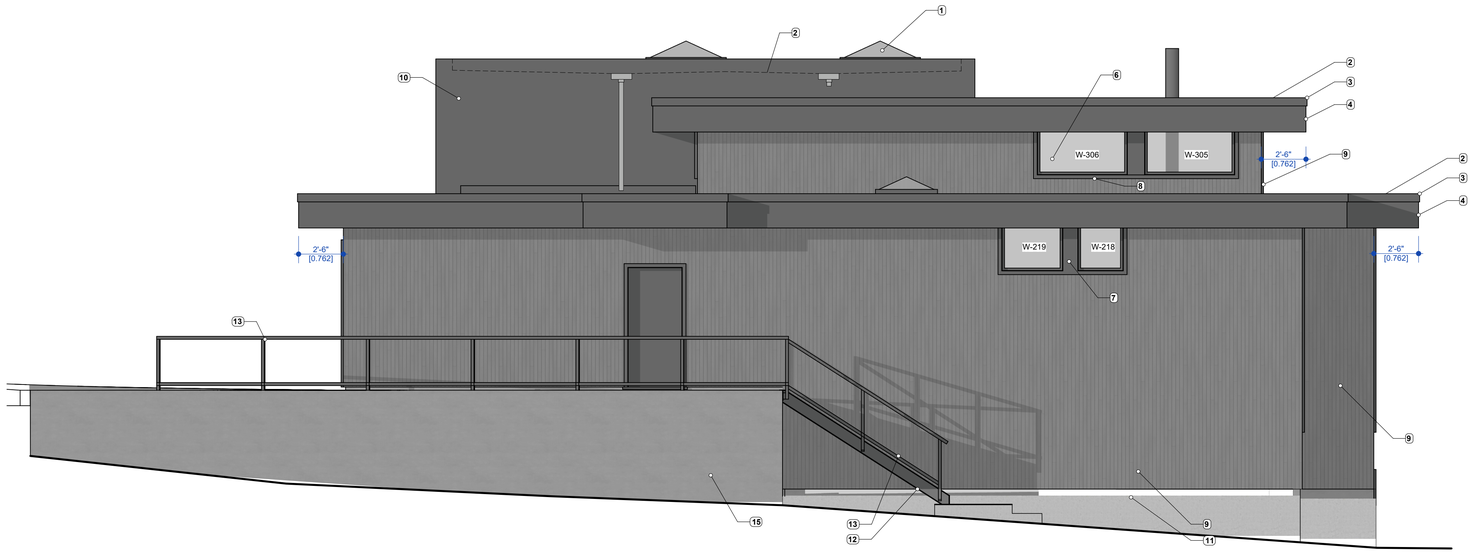
Average Grade
136.960 m datum

Lower Finished Floor
135.220 m datum

Gym Finished Floor
134.878 m datum

EXTERIOR FINISHES

1. **SKYLIGHTS**
   •ON CURB 8" ABOVE ROOF SURFACE
2. **ROOFING MEMBRANE**
   •2-PLY SBS
   •2% SLOPED INSULATION PACKAGE
   •3" POLYISO BASE LAYER
3. **PRE-FINISHED METAL CAP FLASHING**
4. **STUCCO FASCIA**
   •3-COAT ON REINF., PAPER-BACKED LATH
   •POLYMER MODIFIED
   •ON RAINSCREEN STRAPPING
5. **D. FIR, SQUARE EDGE 1X4**
   •SOFFITS & ENTRY CLADDING
6. **LEPAGE ALUMINUM CLAD WINDOWS**
   •6 9/16" FRAME
7. **WINDOW TRIM BANDS**
   •ON VERTICAL JOINERS & CORNERS
   •ON HORIZONTAL BANDS
   •PRE-FINISHED ALUMINUM
   •INTEGRATED WITH WINDOW CLADDING
8. **INTEGRATED WINDOW TRIM**
   •1 3/4" BRICKMOULD ON SIDES
   •HISTORIC SILL, EXTENDED TO CORNERS
9. **VERTICAL FLUTED SIDING**
   •NORTEM DSOAL
10. **STUCCO CLADDING**
    •3-COAT ON REINF., PAPER-BACKED LATH
    •POLYMER MODIFIED
    •ON RAINSCREEN STRAPPING
11. **PARGED BLOCK WALLS**
12. **METAL & GLASS STAIR**
    •RISE/RUN T.B.D. ON-SITE
13. **METAL & GLASS GUARDS**
14. **METAL LANDING**
    •METAL OR FIBREGLASS GRATE
15. **PARGED EXPOSED CONCRETE RETAINING WALLS**
16. **N/A**
17. **POWDER-COATED STEEL POSTS**
    •ON CONCRETE PLINTH



E East Elevation (Right)
Scale: 1/4" = 1'-0"

WALL AREA: 89 SQ. M.

Roof Height
144.312 m datum

Main Finished Floor
138.725 m datum

Primary Suite Finished Floor
138.015 m datum

Average Grade
136.960 m datum

Lower Finished Floor
135.220 m datum

Gym Finished Floor
134.878 m datum

REPRODUCTION NOTE:
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ONE LAMINATED SET & A DIGITAL REFERENCE SET TO BE KEPT ON-SITE.

PROJECT: **JINAPRIYA RESIDENCE - HOUSE**
4508 RED MAPLE LANE, S. FRONTENAC, ONTARIO

SCALE: AS SHOWN
DATE: 2025-08-20

Elevations

KB DESIGN
250.384.1550
info@keithbakerdesign.com
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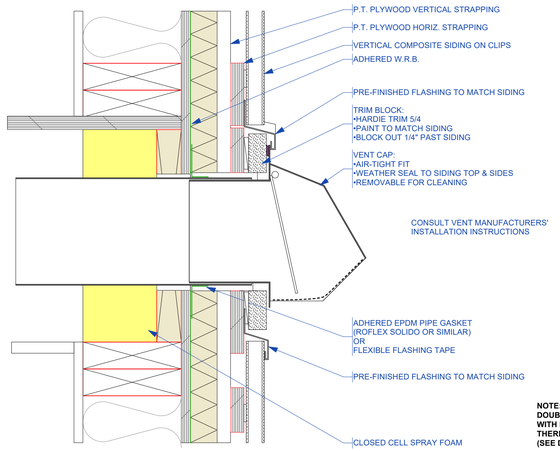
DRAWN BY: R. Poulin
PAGE NO: A 6.1

PENETRATIONS THROUGH AIR BARRIER / RAINSCREEN

NOTE: THESE DETAILS ARE GENERIC IN NATURE AND ARE MEANT TO OUTLINE BEST PRACTICES.
VARIATIONS IN CLADDING & MECHANICAL / ELECTRICAL FIXTURES MAY OCCUR ON-SITE AND ANY QUESTIONS RESULTING FROM THIS SHOULD BE BROUGHT TO THE **DESIGNER** OR **ENVELOPE CONSULTANT**.

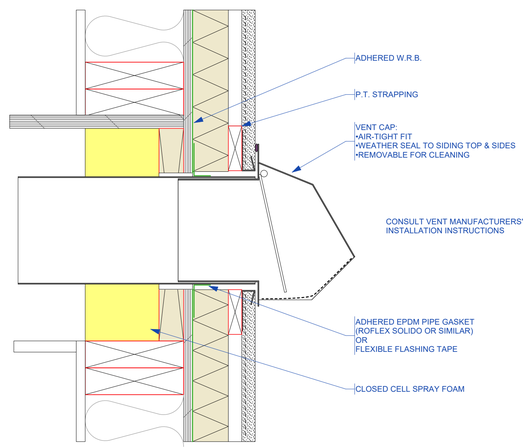
EXHAUST VENTS

DOUBLE STRAPPED VERT. SIDING



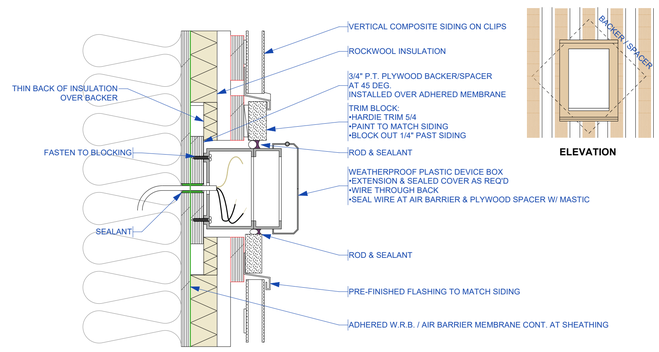
NOTE:
DOUBLE STRAPPING CAN BE REPLACED WITH HORIZONTAL HAT TRACK ON 2" THERMAL CLIPS
(SEE DETAILS ON A5.0 & A5.1)

STUCCO



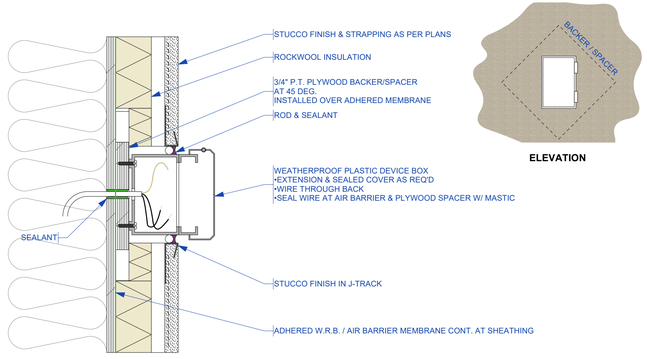
ELECTRICAL FIXTURES

DOUBLE STRAPPED VERT. SIDING



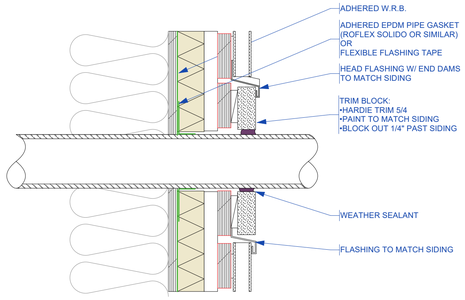
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STUCCO



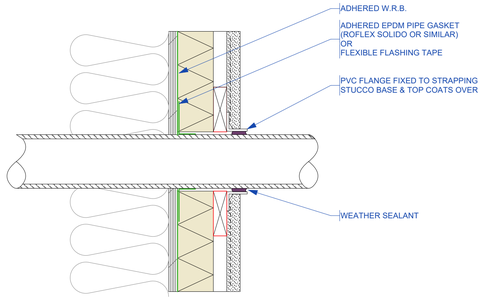
PIPES

DOUBLE STRAPPED VERT. SIDING



NOTE:
DOUBLE STRAPPING CAN BE REPLACED WITH HORIZONTAL HAT TRACK ON 2" THERMAL CLIPS
(SEE DETAILS ON A5.0 & A5.1)

STUCCO



MATERIALS & METHODS*

	MATERIAL	MANUFACTURER	PRODUCT LINK
ENVELOPE	Aluminum-Clad Windows	LePage	LePage Windows
	Paper-Backed Galvanized Stucco Lath	Tree Island Steel	K-Lath
	Air Sealing & W.R.B. Tape	Siga	Siga Wigluv
	Fluid Applied Flashing & Membrane	Henry	Air-Bloc LF
	Self-Adhered Weather/Air Barrier (Vapour Permeable)	Henry	Blueskin VP 160
	Curved Skylights	Velux Canada	Velux Curved Glass Skylight
INSULATION	Rock Wool Insulation (exterior walls)	Rockwool	Rockwool Comfortboard™ 80 Cladding Attachment
	Rock Wool Insulation (thermal for wall cavities)	Rockwool	Rockwool Comfortbatt®
	Rock Wool Insulation (sound attenuation)	Rockwool	Rockwool Safe'N'Sound®
	Tapered Insulation	IKO	IKOTHERM
	XPS Rigid Insulation (below grade walls and under slabs)	Soprema	Sopra-XPS
	PolyIsoCyanurate Rigid Insul. (Roof Base Insulation)	Soprema	Sopra-ISO
FINISHES	Exterior Stains & Finishes	Sansin	Sansin Finishes
	Siding Rainscreen Clips	Cascadia	Cascadia Clips
	Fluted Siding	Nortem	DSOAL Fluted Alum. Panels
	2-Ply SBS Modified Bitumen roofing membrane	Siplast	Siplast Roofing Systems
	2-Ply SBS Modified Bitumen roofing membrane	Soprema	Soprema Roofing Systems

***This product list is provided by KB Design as a convenience to the Owner, General Contractor and Subcontractors, and as an explanation of the building systems used. It is not an exclusive endorsement of the listed products. Equivalent and alternative products can be used if they perform the same function, provide the same performance and can be warrantied by the Contractor.**

While in the PDF version of the drawings, blue underlined items link to product websites, installation videos, etc. For printed plans, use the QR codes provided.

Links provided as per date of drawing issue. Changes to product URLs and product specifications, controlled by the manufacturers, are beyond the control of KB Design.

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ONE LAMINATED SET & A DIGITAL REFERENCE SET TO BE KEPT ON-SITE

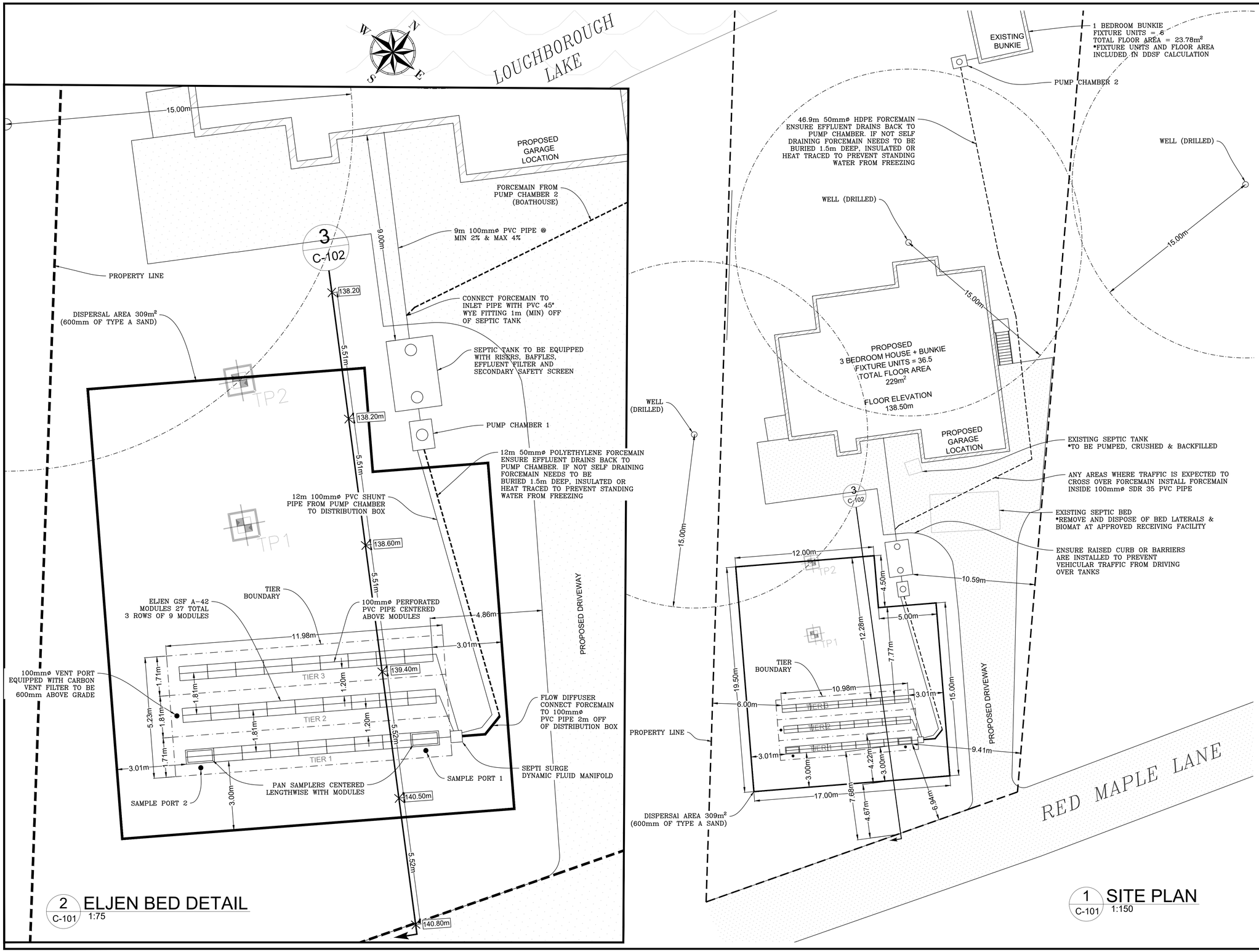
PROJECT: **JINAPRIYA RESIDENCE - HOUSE**
4508 RED MAPLE LANE, S. FRONTENAC, ONTARIO

SCALE: AS SHOWN
DATE: 2025-08-20

Air Barrier Penetration Details

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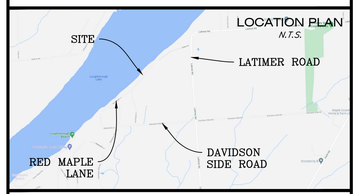
DRAWN BY: R. Poulin
PAGE NO: A 7.0



2 C-101 ELJEN BED DETAIL 1:75

1 C-101 SITE PLAN 1:150

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OFFICE (613) 634-1789
www.groundengineer.ca



CALCULATIONS AS PER ONTARIO BUILDING CODE PART 8
DAILY SEWAGE FLOW DETERMINATION

PROPOSED HOUSE & EXISTING BUNKIE
- 3 BEDROOMS = 1,600 L/D
- FIXTURES NUMBER 36.5 > 20 = 825 L/D
- TOTAL FLOOR AREA 229m² > 200 = 300 L/D
- * *USE LARGER OF 2 NUMBERS FOR FIXTURES/FLOOR AREA*

TOTAL (Q) = 2,425 L/DAY

SEPTIC TANK SIZING
-RESIDENTIAL 2,425 L/DAY X 2 = 4,850 L/DAY

MINIMUM SEPTIC TANK VOLUME = 4,850L

LOADING

EXISTING SOIL:
T-TIME > 50 (CLAY)

DISPERSAL AREA

A = 309m² → $\frac{Q}{200}$ → $\frac{2,425 \times 50}{400}$ = 303m² (REQ'D)

NUMBER OF ELJEN MODULES

= Q/95 → $\frac{2,425}{95}$
= 25.5 → **27 (3 ROWS OF 9 ELJEN GSF MODULES)**

REVISIONS

No.	Description	Date
1	ISSUED FOR REVIEW	FEB 10, 2022
2	UPDATED FLOOR PLANS/SITE PLAN	MAY 23, 2025

BENCHMARK:

No.	DESCRIPTION	ELEVATION
##.	XXX	XXX.XX

LICENSED PROFESSIONAL ENGINEER
23 May 2025
M. H. BURGER
PROVINCE OF ONTARIO

Client / Land Owner:

DELAN JINAPRIYA & ISABELLA IRRCHER

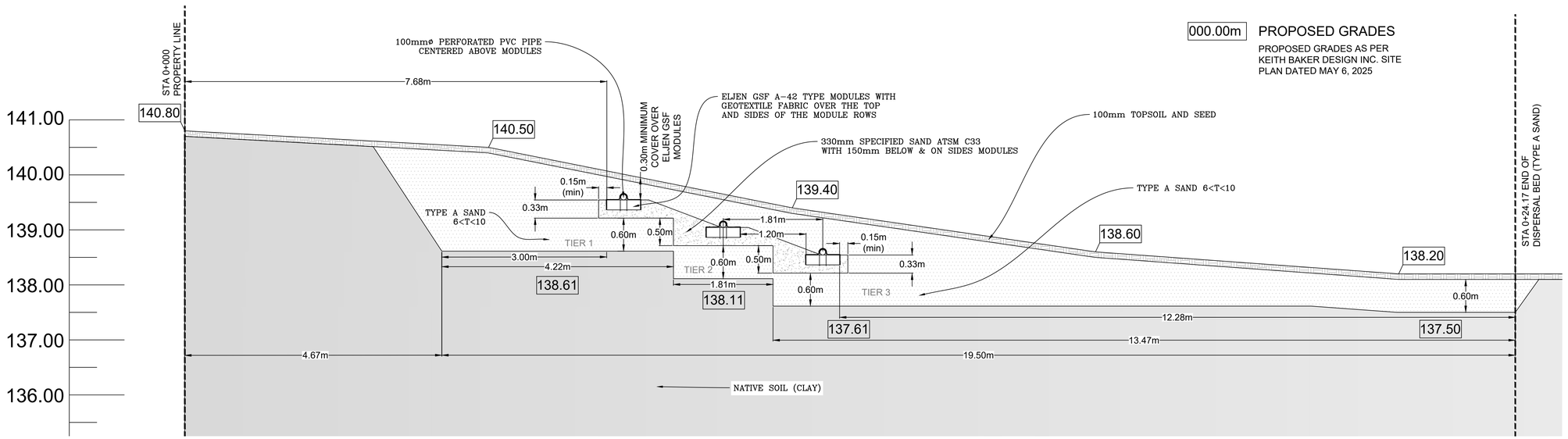
Project:
4508 RED MAPLE LANE
INVERARY ONTARIO

Drawing Title:
SEPTIC DESIGN

Drawn by: JH
Checked By: MB
Scale: 24"x36" AS NOTED
Date: MAY 23, 2025

Project Number: GW-21003-10
Drawing Number: C-101
SHEET 1 of 2

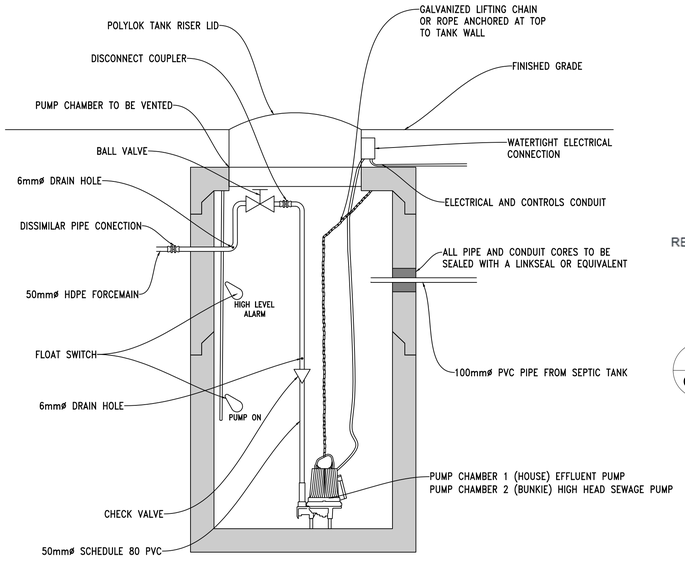
P:\Projects\21000\21003 - Geotechnical Investigations and Inspections\21003-10 - 4508 Red Maple Lane\02 - Design\03 - Drawings\01 - Preliminary Design (Pre-Submission)\GW-21003-10 4508 Red Maple Lane [APR 2025] REV#1 - OPTION 2 (3 TIERS).dwg
5/23/2025 4:59 PM



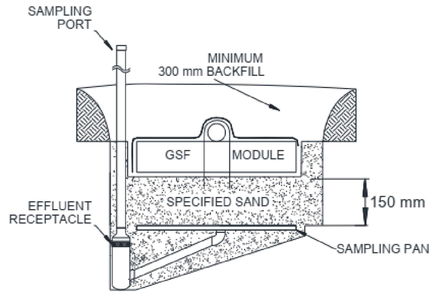
3 C-102 **DISPERSAL BED PROFILE**
NTS

000.00m **PROPOSED GRADES**

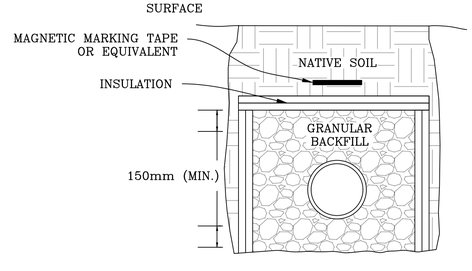
PROPOSED GRADES AS PER KEITH BAKER DESIGN INC. SITE PLAN DATED MAY 6, 2025



4 C-102 **PUMP CHAMBER DETAIL**
NTS



5 C-102 **SAMPLE PORT DETAIL**
NTS



NOTES:
1. INCREMENTS OF THICKNESS SHALL BE 50MM.
2. INSULATION TO BE STYROFOAM SM HI-40 OR EQUIVALENT.
3. TO BE USED WHEN GROUND COVER IS LESS THAN 1.2m FOR STORM SEWER, 1.5m FOR SANITARY SEWER AND 1.7m FOR WATERMAIN.

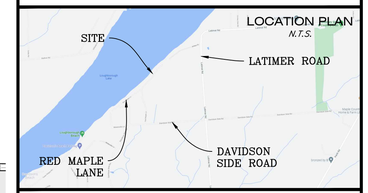
GROUND COVER	INSULATION THICKNESS (mm)
500 to 1500mm	100
1500mm and over	50

6 C-102 **PIPE INSULATION DETAIL**
NTS

NOTES:

1. THIS SYSTEM IS NOT DESIGNED FOR USE WITH GARBORATORS.
2. THIS SYSTEM IS NOT DESIGNED TO RECEIVE BACKWASH FROM A DOMESTIC WATER TREATMENT DEVICE.
3. TOPSOIL LAYER MUST BE REMOVED FROM BED AND SLOPE EXTENSION AREAS PRIOR TO FILL REPLACEMENT. SCARIFY SUBSOIL PRIOR TO FILL PLACEMENT.
4. THIS DESIGN COMPLIES WITH AND MUST BE INSTALLED IN ACCORDANCE WITH CURRENT ELJEN GSF SYSTEM DESIGN AND INSTALLATION MANUAL FOR ONTARIO AND BMEC AUTHORIZATION 20-03-395
5. ANTI-SILTATION FABRIC IS PROVIDED BY ELJEN CORPORATION. TO BE PLACED OVER THE TOP AND SIDES OF MODULE ROWS. ANTI-SILTATION FABRIC SUBSTITUTION IS NOT ALLOWED.
6. EFFLUENT FILTER AS PER OBC 8.6.2.1.(2)
7. EFFLUENT FILTER TO BE POLYLOK MODEL: PL-122 OR EQUIVALENT.
8. SPECIFIED SAND TO BE ASTM C33 SAND WITH A MAXIMUM 5% OF PARTICLES WITH A DIAMETER OF 75µm OR LESS, A MAXIMUM OF 10% OF PARTICLES WITH A DIAMETER OF 150µm OR LESS AND A MAXIMUM OF 20% OF PARTICLES WITH A DIAMETER OF 2.36mm OR GREATER.
9. TYPE A SAND TO BE 6<T<10 WITH A MAXIMUM 5% FINES WITH A DIAMETER OF 75µm OR LESS, PASSING THROUGH A 0.074mm (No.200) SIEVE. AS PER OBC 8.7.7.1.(4)(a).
10. SAMPLE & VENTING PORTS TO BE A 100mm SOLID PVC PIPE.
11. VENT PORT TO BE EQUIPPED WITH CARBON VENT FILTER.
12. CARBON VENT FILTER TO BE SEPTIC SOLUTIONS ACTIVATED CARBON VENT PIPE ODOR ELIMINATOR ITEM#SSVF OR EQUIVALENT.
13. DISTRIBUTION BOX TO BE INSTALLED AND LEVELED ON A COMPACTED BASE.
14. PUMP CHAMBERS TO HAVE A MINIMUM WORKING VOLUME OF 900L AND TO BE VENTED.
15. FORCEMAINS IF NOT SELF DRAINING TO BE INSULATED OR HEAT TRACED TO PREVENT STANDING WATER FROM FREEZING IN AREAS WITH LESS THAN 1.5m OF COVER.
16. HOUSE PUMP CHAMBER 1 - SUBMERSIBLE EFFLUENT PUMP TO BE LIBERTY FL50 SERIES ½ HP, 115V, 2' DISCHARGE OR EQUIVALENT WITH TDH 4.75m
17. HOUSE PUMP CHAMBER 1 - CONTROL PANEL FOR EFFLUENT PUMP TO BE SJE RHOMBUS EZ SERIES TIME DOSE CONTROL PANEL 120V, 15 AMP OR APPROVED EQUIVALENT.
18. HOUSE PUMP CHAMBER 1 - PUMP FLOATS TO BE SET TO DOSE A VOLUME OF 100L EVERY HOUR. DO NOT EXCEED MAXIMUM DOSE VOLUME OF 270L (10L PER ELJEN A-42 MODULE). ADJUST TIME DOSE CONTROL PANEL TO DOSE THE BED EVENLY OVER 24HOURS. IN ALL CASES SET FOR A MINIMUM 7 DOSES PER DAY, AS PER ELJEN DESIGN GUIDE.
19. BUNKIE PUMP CHAMBER 2 - HIGH HEAD SEWAGE PUMP TO BE LIBERTY LEH100-SERIES 1 HP, 230V, 2" DISCHARGE OR EQUIVALENT WITH TDH 13.35m.
20. BUNKIE PUMP CHAMBER 2 - CONTROL PANEL FOR EFFLUENT PUMP TO BE SJE RHOMBUS EZ SERIES DEMAND DOSE CONTROL PANEL 240V, 15 AMP OR APPROVED EQUIVALENT.
21. CONTRACTOR IS RESPONSIBLE FOR COMMISSIONING PUMP SYSTEM.
22. CONTROL PANELS TO BE EQUIPPED WITH AUDIBLE AND VISUAL ALARM AND TO BE INSTALLED ON 100mm X 100mm X 1.5m PRESSURE TREATED WOOD POST ADJACENT TO PUMP CHAMBER OR ON SIDE OF BUILDING FOR EASE OF MAINTENANCE. IF MOUNTED IN MECHANICAL ROOM, SEAL ALL DUCTS ENTERING BULDING WITH EYS FITTING TO PREVENT GAS TRANSFER.
23. DO NOT DRIVE BACKHOE WHEELS OVER GSF MODULES OR ANY PORTION OF THE SPECIFIED SAND AREA. LIGHT-WEIGHT TRACK RIGS MAY CROSS SYSTEM SPARINGLY WITH A MINIMUM OF 300mm COVER OVER THE DISTRIBUTION PIPE. SYSTEM AREA SHOULD ONLY BE CROSSED PERPENDICULARLY.
24. DO NOT DRIVE OVER SYSTEM.
25. SEEDING AND STABILIZING THE SOIL COVER IS REQUIRED TO PROTECT THE SYSTEM FROM SOIL EROSION.
26. IT IS ALSO PERMISSIBLE TO BACK-BLADE THE SOIL TO SET FINAL MINIMUM COVER.
27. ELJEN GSF PRODUCT SHALL BE SUPPLIED BY AN ONTARIO AUTHORIZED ELJEN GSF DISTRIBUTOR.
27. INSTALLATION SHALL BE PERFORMED BY AN AUTHORIZED ELJEN INSTALLER WITH A VALID BCIN.
28. INSTALLER SHALL NOTIFY THE END USER OF THE REQUIREMENTS PERTAINING TO SERVICING AND MAINTAINING THE ELJEN AND REFER THE END USER TO THE AUTHORIZED DISTRIBUTOR OR ONTARIO HOME OWNER'S MANUAL FOR DETAILS.
29. ANNUAL MAINTENANCE AGREEMENT TO BE ESTABLISHED BETWEEN HOMEOWNER & ELJEN DISTRIBUTOR.
30. PROPOSED GRADES AS PER KEITH BAKER DESIGN INC. SITE PLAN DATED MAY 6, 2025

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CALCULATIONS AS PER ONTARIO BUILDING CODE PART 8
DAILY SEWAGE FLOW DETERMINATION
PROPOSED HOUSE & EXISTING BUNKIE
- 3 BEDROOMS = 1,600 L/D
- FIXTURES NUMBER 36.5 > 20 = 825 L/D
- TOTAL FLOOR AREA 229m² > 200 = 300 L/D
- * *USE LARGER OF 2 NUMBERS FOR FIXTURES/FLOOR AREA*

TOTAL (Q) = 2,425 L/DAY

SEPTIC TANK SIZING
-RESIDENTIAL 2,425 L/DAY X 2 = 4,850 L/DAY

MINIMUM SEPTIC TANK VOLUME = 4,850L

LOADING
EXISTING SOIL:
T-TIME > 50 (CLAY)

DISPERSAL AREA
A = 309m² → $\frac{Q}{400}$ → $\frac{2,425 \times 50}{400}$ = 303m² (REQ'D)

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= Q/95 → $\frac{2,425}{95}$
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2	UPDATED FLOOR PLANS/SITE PLAN	MAY 23, 2025

BENCHMARK:

No.	DESCRIPTION	ELEVATION
##.	XXX	XXX.XX

LICENSED PROFESSIONAL ENGINEER — M. H. BURGER — PROVINCE OF ONTARIO — 23 May 2025

Client / Land Owner:

DELAN JINAPRIYA & ISABELLA IRRCHER

Project:
4508 RED MAPLE LANE
INVERARY ONTARIO

Drawing Title:
DETAILS & NOTES

Drawn by: JH
Checked By: MB
Scale: 24"x36" 1:150
Date: MAY 23, 2025

Project Number: GW-21003-10
Drawing Number: C-102
SHEET 2 of 2

P:\Projects\21000\21003 - Geotechnical Investigations and Inspections\21003-10 - 4508 Red Maple Lane\02 - Design\03 - Drawings\01 - Preliminary Design (Pre-Submission)\GW-21003-10 4508 Red Maple Lane [APR 2025] REV#1 - OPTION 2 (3 TIERS).dwg
5/23/2025 4:59 PM

September 26, 2025

File: MV/FRS/216/2025

Sent by E-mail

Christine Woods
Manager of Planning
Township of South Frontenac
P.O. Box 100
Sydenham, Ontario
K0H 2T0

Dear Ms. Woods:

Re: Application PL-ZNA-2025-0092 (Jinapriya / Irrcher)
Part Lot 13, Concession 2; 4508 Red Maple Lane
Loughborough District, Township of South Frontenac
Waterbody: Loughborough Lake (West Basin)

Cataraqui Conservation staff have reviewed the above-noted application and provide the following comments for the Committee of Adjustment's consideration based on our role as commenting agency responsible for natural hazards on *Planning Act* applications, and as administrator of Ontario Regulation 41/24: *Prohibited Activities, Exemptions and Permits*.

Proposal

The proposal involves the construction of a new dwelling on the subject property. A variance was granted in 2022 which included the following relief:

- Reduced setback from the highwater mark from 30 metres, as required by Section 5.8.2.a) and Section 10.3.1 of the South Frontenac Zoning By-law, to 23.7 metres in order to permit the construction of new dwelling.
- Reduced setback from the top of bank from 15 metres, as required by Section 5.8.2.b) of the Zoning By-law to 6 metres.
- Increased lot coverage for the principal building from 8.4% to 9.5%. Section 10.3.1 of the Zoning By-law allows for 5% lot coverage for a principal building.

The applicants have changed their design and as a result are seeking relief for a further increase to the maximum lot coverage.

Site Description

The property is located on the north side of Red Maple Lane on the south shore of the west basin of Loughborough Lake. The topography of the site can be characterized as having a high steep bedrock slope at the shoreline that levels out into a table land area where the new dwelling is

proposed to be constructed. Currently, the property contains a dwelling, a detached garage and a boathouse.

The property is currently designated as 'Rural' in the Official Plan and 'Limited Service Residential – Waterfront Zone' (RLSW) in the Zoning By-law for South Frontenac Township. The west basin of Loughborough Lake is designated as a Highly Sensitive Lake Trout Lake in the Official Plan.

Discussion

Cataraqui Conservation's scope of review for this proposal includes the avoidance of natural hazards (e.g. flooding and erosion) associated with the shoreline of Loughborough Lake.

Natural Hazards / Ontario Regulation 41/24

Flooding: The maximum recorded water level for Loughborough Lake is 125.1 metres geodetic. For Loughborough Lake, the maximum recorded water level is used in lieu of an engineered flood plain. Cataraqui Conservation's Environmental Planning Policy (EPP, 2021) requires all development and site alteration to be setback a minimum of 6 metres from the regulatory flood plain of a waterbody. Based upon elevation mapping data and site observations, the development proposal complies with this policy.

Erosion: Section 5.8.2.b) of the Zoning by-law requires that no building or structure or septic tank installation shall be located within 15 metre horizontal of the top of bank of any embankment, the slope of which is greater than 30% from horizontal. Due to the bedrock shoreline, Cataraqui Conservation defines the extent of potential erosion hazards to be 6 metres from the stable top of bank. Staff note that the proposed development will be located outside of the erosion hazard limit.

To ensure long-term erosion avoidance and slope stability, staff recommend the maintenance and enhancement of a healthy buffer of native vegetation between buildings/structures and the water, to help stabilize soils into the long-term. Runoff from buildings and structures and other hardened surfaces should also be directed away from the shoreline to a naturally vegetated location where infiltration can occur.

Recommendation

Cataraqui Conservation staff have no objections to the approval of application PLZNA 2025-0092 based on our consideration for natural hazard and regulatory policies.

Staff recommend implementation of the above-noted best practice measures (in bold text).

Ontario Regulation 41/24

Please note that portions of the subject lands are subject to Ontario Regulation 41/24: *Prohibited Activities, Exemptions and Permits*, which is administered by the Cataraqui Conservation. The purpose of the regulation is to ensure that proposed changes (e.g. development and site alteration) to a property are not affected by natural hazards, such as flooding and erosion, and that the changes do not put other properties at greater risk from these hazards. **The proposed new dwelling and associated site alteration is subject to Cataraqui Conservation permit approval. Permit approval has been granted for the proposed development as minimum regulatory setbacks were demonstrated to have been met (CRCA Permit F-184/25-Lough Lk).**

If any changes to the building layout result from the minor variance, the applicant is required to contact this office for next steps to amend the permit.

Please inform this office of any decision made by the Committee with regard to these applications. If you have any questions, please contact the undersigned at 613-546-4228 ext. 239, or by e-mail at estucke@crca.ca

Sincerely,

Emma Stucke

Emma Stucke, MCIP, RPP
Resource Planner

Cc: applicant, via email

From: [redacted]
To: Planning Services – South Frontenac
Subject: PLZNA20250092 4508 Red Maple Lane
Date: October 8, 2025 8:46:13 AM

Good morning
This brief email is to record my objection to this application. I own 4496 Red Maple Lane. I am the neighbour of the neighbour of the applicant.
The planned house is out of keeping with the character of the other houses on the Lane.
It seems designed with letting on platforms such as AirBnb in mind.
I note that the applicant also owns the neighbouring property on the other side, and appears not to be normally resident at 4508, further suggesting that letting is planned.
The lots are mostly comparatively small, and this prompts concern both about well water and also overwhelming the septic system, with the possibility of septic run-off into the ground, if the new build is the subject of high occupancy.
Thank you for your attention to this.
Yours faithfully
Dr Martin Feakins

From: [redacted]
To: Planning Services – South Frontenac
Subject: Application for Permission PL-ZNA-2025-0092 4508 Red Maple Lane Storrington District
Date: October 8, 2025 2:27:30 PM

To: Committee of Adjustment Township of South Frontenac

From: Birgit O'Dette & Brian O'Dette
Owners of adjacent property
4502 Red Maple Lane

Dear Sir/Madam

To my knowledge my neighbors to the east 4496 Red Maple Lane 30 metres from subject and to the west 30 metres 4520 Red Maple Lane were not informed of this application.

We object to this project based on the following information provided in the notice of hearing.

1. coloured drawing of existing house with new house over is entirely within the 30 metre setback from the lake with the exception of a portion of the garage.
Bylaw Section: 5.10.2 of the Zoning Bylaw states "no enlargement of gross floor area"
Proposed new building 2835 sq ft existing building 1729.7 sq ft an increase of 64 percent square feet increase.

2) From your Staff Report page 2 Planning Analysis - Clause 1 "whether the proposal is desirable"
The grade between our property (4502) and the proposed new build (4508) is raised 6ft by a retaining wall at the property line topped by a safety barrier or fence,
another 4ft -6ft of height.
This presents a wall 10ft -12ft between our properties'. The existing yards are level.

Clause 2 -"will the proposal have an adverse impact on surrounding properties"

We consider the 6ft raised grade beside our yard to be adverse.

3. as per Section 5.2.7(ii) (3) of the Official Plan 2003
This policy also says that "in no case shall an already encroaching structure be permitted to encroach further on the setback from the high water mark"

From an environmental perspective the sewage flow from this lakefront property will be considerable. We all have drilled wells for our water supply.
The existing house has only 2 bedrooms on the second floor. The house is only a single

storey with finished attic.

How many bathrooms will there be is not indicated. You should also consider that there is currently a bathroom in the boathouse. Where does that sewage go?

The size of this project is not suitable for a ½ acre lot with well and septic.

South Frontenac requires 2 acres for a country lot severance. The reason for this requirement was to accommodate a well and septic system without detriment to your neighbor.

Thank you for your consideration

Birgit & Brian O'Dette
4502 Red Maple Lane

Sent from Outlook

To:	**Committee of Adjustment**
From:	**Development Services Department**
Date of Meeting:	**October 9, 2025**
Subject:	**Application for Permission to Enlarge Legal Non-Conforming Use PL-ZNA-2025-0092, Jinapriya and Irrcher (The Boulevard Group), 4508 Red Maple Lane, Storrington District**

Summary

This report recommends that the Committee of Adjustment grant permission to enlarge a legal non-conforming house under section 45(2) of the Planning Act, subject to conditions.

Background

The Township Official Plan designates the subject property as Rural. Zoning By-law No. 2003-75, as amended, zones the property as Limited Service Residential – Waterfront (RLSW) in.

The property is located on Red Maple Lane, which is off Davidson Road. It has waterfrontage on Loughborough Lake. The property is approximately 0.5 acres in size. There is a house, a boathouse/cabin, a detached garage, and a sewage system on the property. The buildings are from the 1950s and 1970s according to the Land Use Planning Assessment (The Boulevard Group, September 2025) submitted with the subject application.

The land slopes from the lane down to the lake. The detached garage is near the lane. The driveway down to the house is on the west side of the garage. The house is located on a plateau near the top of the high, bedrock cliff along the shoreline. The sewage system is between the house and the garage. The boathouse is on filled land at the shoreline.

The house is setback 20.5 metres from the highwater mark and 2.8 metres from the top of bank. The house is two storeys and has a walkout basement. It is 7.8 metres tall. It has a 161 square metre (1,730 square foot) footprint area. This is equivalent to 8.4% lot coverage. The total floor area of the two storeys and the basement is 441.9 square metres (4756.5 square feet).

The detached garage is setback 51 metres from the highwater mark and 4.8 metres from the rear lot line. The main floor of the detached garage is 50.2 square metres (520 square feet), while the lower storage area is 25.5 square metres (274.4 square feet).

The Committee of Adjustment approved minor variances for a new house through application PL-ZNA-2022-0025 on April 14, 2022. The variances permitted the proposed

house to be setback 23.7 metres from the highwater mark and 6 metres from the top of bank, and to have 9.5% lot coverage. The owners planned to reconstruct the detached garage with a slightly larger footprint. The owners did not go ahead with this proposal due to logistical challenges associated with the required sewage system.

Section 5.10.2 of the Zoning By-law states that existing buildings with less than the minimum 30 metre setback from the highwater mark of a waterbody may be repaired, renovated or strengthened to a safe condition provided there is no enlargement of the gross floor area or increase in height. Section 5.11 has similar language for replacement buildings. These provisions prohibit the enlargement of the existing house on the subject property, without permission from the Committee of Adjustment.

Proposal

The applicants seek permission under section 45(2) of the Planning Act to enlarge the legal non-conforming house. The owners have applied to increase the footprint and the gross floor area of the house. The owners would demolish the existing house, detached garage, and sewage system. They propose to construct a new one storey house with a walkout basement and an attached garage. They would also install a new tertiary treatment sewage system. The new building would be 7.4 metres tall, measured from average grade. The new building would be setback 23.7 metres from the highwater mark of the lake and 6 metres from the top of bank. The new building would have a 263.4 square metre (2,835 square foot) footprint area. The new building would have a 476.5 square metre (5,129 square feet) total floor area including the attached garage and walkout basement.

Related Applications

The lands are not subject to any other applications under the Planning Act.

Department and Agency Comments

Cataraqui Conservation said that they have no objection to the application. They noted that the proposed house would be set back 6 metres from the top of bank, outside the erosion hazard limit. A permit was issued for the proposed house and site alteration under Ontario Regulation 41/24. Cataraqui Conservation recommends the maintenance and enhancement of a healthy buffer of native vegetation between the house and the lake to help stabilize soils and to ensure long-term erosion avoidance and slope stability.

Public Comments

The Township did not receive any public comments at the time staff prepared this report.

Planning Analysis

Through its powers under section 45(2) of the Planning Act, the Committee of Adjustment may grant permission to enlarge the house. The accepted criteria for considering such a request are:

- whether the proposal is desirable for the appropriate development of the subject property, and

- whether the proposal will result in undue adverse impacts on surrounding properties and the neighbourhood.

Section 5.2.7(ii)(3) of the Township Official Plan (2003) says that the Township must evaluate proposals for an addition to an existing house that is less than 30 metres from the highwater mark of a lake on the merits of the proposal and the following considerations:

a) the ultimate total gross floor area, building footprint and lot coverage,
b) the closeness of the existing dwelling to the high watermark, and
c) the capacity of the lot to accommodate new development at a greater setback from the high watermark.

This policy also says that “in no case shall an already encroaching structure be permitted to encroach further on the setback from the highwater mark.”

Council adopted a new Official Plan (dated March 2025) in May 2025. While this document is not yet in effect, it is helpful to refer to section 3.11 which sets out criteria that the Township should use to assess a proposal to change or enlarge a non-conforming building. The submitted Land Use Planning Assessment (The Boulevard Group, September 2025) lists the Official Plan criteria and describes how the proposal meets them. The Site Plan Drawing also shows how the proposal meets the criteria (KB Design, revision 3, 2025-09-15).

The new building would have a 263.4 square metre (2,835 square foot) footprint area, which is larger than the 160.7 square metre (1,729.7 square foot) footprint area of the old house. The increased building footprint accounts for the area of the attached garage. However, the larger footprint helps a reduction in building height. This would help to support functionality and minimize visual impact of the building.

The new building would have a 476.5 square metre (5,129 square feet) total floor area, which is smaller than the 517.5 square metre (5,570.3 square foot) combined total floor area of the old house and detached garage, according to the values provided in the application package.

Staff agree with the agent’s assessment that the proposal meets the Township’s intent for redevelopment of waterfront properties. Specifically,

- The new house would be set back 3.2 metres farther from the highwater mark and from the top of bank than the existing house,
- It would be difficult to shift the building farther from the lake without interfering with the area needed for the new sewage system,
- The building height of the new house is 0.4 metres less than the existing house, which helps to minimize the visual impact of the house as seen from the water, the adjacent properties, and the lane,
- The building design makes use of the existing flat limestone shelf instead of a deck to provide access to the waterside of the building and an amenity area,
- There will be no vegetation removal between the house and the shoreline because the footprint of the new house will extend to the rear and sides of the existing building footprint,

- There will be tree removal behind the house to accommodate the new sewage system, as noted on the Site Plan,
- The new sewage system will be set back more than 30 metres from the highwater mark,
- The new sewage system will include a tertiary level of treatment that will result in cleaner water discharging to groundwater and eventually to Loughborough Lake, and
- There are minimal windows on the west and east sides of the house, closest to the neighbouring houses, to keep privacy.

Staff note that there is a development agreement registered on the title of the property that requires the owners to maintain the natural soil and vegetation between the house and shoreline.

The owners will move the driveway to the east side of the property where the land is less steep. A retaining wall near the property line will hold the fill needed to control the grade of the driveway. The retaining wall would be 2 metres high near the house. The owners intend to screen the retaining wall by keeping the existing tall evergreen trees along the property line. Staff recommend that a lot grading and drainage plan be required at the building permit stage to prove that the proposed change in site grading and drainage will not affect neighbouring properties.

Conclusion

It is the opinion of staff that it is appropriate for the Committee of Adjustment to grant permission to expand the legal non-conforming house on the property, as described in this report.

Notice/Consultation

The Township gave Notice of the Statutory Public Hearing per the requirements of the Planning Act, at least 10 days in advance of the Public Hearing. This included notice given:

- by mail to every owner of land within 60 metres of the subject lands
- by posting notice signs on the subject lands
- by e-mail to prescribed persons and public bodies

The Township also provided notice on the Township's website because the Canada Post strike began shortly after notices were mailed. The notice was also hand delivered to the landowner to the east, otherwise they would not necessarily see the notice signs because they do not live at their Red Maple Lane property.

Recommendation

Staff recommend that the Committee of Adjustment receive comments from the public and, pending comments received, approve application PL-ZNA-2025-0092 for 4508 Red Maple Lane to permit the owner to replace the legal non-conforming dwelling with a larger dwelling with an attached garage. The new dwelling shall have a maximum 264 square metre footprint area and a maximum 476.5 square metre total floor area (including the basement and the garage).

Approval should be subject to the following conditions:

1. The property shall be developed to be generally consistent with the submitted Site Plan & Original Survey (KB Design, Page No. A1.1, dated 2025-09-15) and the Building Elevation and Floor Plans (KB Design, Page A1.0, revision date 2025-08-21 and Pages A2.0 to A7.0, dated 2025-08-20.

2. The owner shall provide a lot grading and drainage plan at the building permit stage, to the satisfaction of the Township's Chief Building Official or their designate.

3. At the building permit stage and prior to construction of the house footings, the owner shall have the location of the building pinned and its setbacks from the interior side yards confirmed to be compliant with Zoning By-law No. 2003-75, as amended, and its setback from the top of bank confirmed to be compliant with the permission granted by the Committee of Adjustment, through the submission of a letter of verification by an Ontario Land Surveyor, to the satisfaction of the Township's Chief Building Official or their designate.

4. At the building permit stage and prior to construction of the retaining wall footings, the owner shall have the location of the retaining wall confirmed to be entirely on the subject property through the submission of a letter of verification by an Ontario Land Surveyor, to the satisfaction of the Township's Chief Building Official or their designate.

Report Prepared By:

Christine Woods RPP, MCIP, Manager of Planning

TOWNSHIP OF SOUTH FRONTENAC APPLICATION FOR MINOR VARIANCE
***Planning Act*, R.S.O. 1990, c. P.13 as amended**

Date Received: 18. Sep. 2025. File No: _____

Pre-Consultation for this application ☐ Yes ☐ No

Planner: Colin Herrewyn Date of pre-consultation: 03/09/2025

1. Name of Owner(s): Timothy Adam Boyce

Full Mailing Address of Owner(s): 4378 Milburn Rd
Battersea ON K0H 1H0

Phone number of Owner(s): [redacted]

Email Address of Owner(s): [redacted]

2. If the applicant is **NOT** the owner of the subject land, the written authorization of the owner that the applicant is authorized to make the application, must accompany the application.

Name of Authorized Agent: _____

Full Mailing Address of Authorized Agent: _____

_____

Phone number of Authorized Agent: _____

Email Address of Authorized Agent: _____

Agent as named above is hereby authorized to act on behalf of the owners for purposes of processing this application for Minor Variance.

_____
Signature(s) of Owner(s)

3. The description of the subject land:

District: ☐ Bedford ☐ Portland ☐ Loughborough ☑ Storrington

Concession Number: 8 Lot Number: 8

Street Number: 4378 Name of Road/Street: Milburn Rd

Reference Plan Number: 13R20088 Part Number(s): 1

Roll Number: 1029060040107 20

4. The frontage(s), depth and area of the subject land.

Frontage (on water): _____ Frontage (on road/lane): 382.32 FT

Depth: 402.33 Ft Area: 3.54 Acre

5. The current zoning of the subject land:

Agricultural

6. The nature and extent of the relief from the Zoning By-law:

Storage building to house monster trucks & Equipment, Clean Yard, make safe. Seeking Extra ~~105'~~ ~~123~~ 5EM. Floor Space to build 40Ft x 80Ft storage Bilding.

7. The reason why the proposed use cannot comply with the provisions of the Zoning By-law:

Section 5.24.1 accessory building and structures on a lot cant exceed the lot Coverage of the existing Principal building.

8. Does the subject property front on a municipally maintained road? ☑ Yes ☐ No

OR a privately maintained road? ☐ Yes ☑ No

Name of Road/Lane:

9. **If access to the subject property is by water only**, please indicate the parking and docking facilities used or to be used and the approximate distance of these facilities from the subject land and the nearest public road.

10. What are the existing uses of the subject land?

Residential

11. Please indicate whether there are any **EXISTING** buildings or structures on the subject land. (I.e. residence, garage, shed, etc.)

☑ Yes ☐ No

Residence, two Seacans

12. If the answer to item 11 is yes, **for EACH building or structure** indicate:

Type of Structure (E.g. residence)	(1) residence	(2) seacan 1	(3) Secan 2	(4)
Setback from Front Lot Line	~~52.2 Yd~~ 51.35 Yd	64.4 Yd	52.2 Yd	
Setback from Rear Lot Line	~~55.5 Yd~~ 64.63 Yd	67.92 Yd	55.5 Yd	
Setback from Side Lot Line	76.82 Yd	44.33 Yd	44.33 Yd	
Height of Building (Also indicate if it is one story or two story)	7 Yd	2.66 Yd	2.66 Yd	
Dimensions of Floor Area	250.34 Yd2	35.46 Yd	35.46 Yd.	
Setback from High Water Mark (If applicable)	/	/	-	

13. The proposed uses of the subject land:

Residential, Personal Storage

14. Are any building(s) or structure(s), or additions to existing building(s) or structure(s), **PROPOSED** to be built on the subject land?

☑ Yes ☐ No

15. If the answer to item 14 is yes, for each proposed addition, building or structure indicate:

	(1)	(2)	(3)	(4)
Type of Structure (E.g. residence)	Accesory Building			
Setback from Front Lot Line	63.4 m			
Setback from Rear Lot Line	34 m			
Setback from Side Lot Line	39 m			
Height of Building (Also indicate if it is one story or two story)	9.33 m			
Outside Dimensions of Building/Structure	40ft x 80ft			
Setback from High Water Mark (If applicable)				

NOTES: 1) If the subject property is on waterfront, and on a private lane, the setback from the front lot line and the setback from the high water mark will be the same.
2) The dimensions required in this question relate to the **NEW CONSTRUCTION ONLY**, and **NOT** to the total size of the completed building.

16. Do your plans include any **DEMOLITION** of existing structures? ☐ Yes ☑ No

If yes, please provide details:

_____

17. Do your plans include the **RAISING** of an existing structure? ☐ Yes ☑ No

If yes, please provide details:

18. What are the uses of the proposed development?

(a)	Increase in number of bedrooms	☐ Yes	☑ No
(b)	Increase in plumbing fixtures	☐ Yes	☑ No
(c)	Increase in living space	☐ Yes	☑ No
(d)	Will the addition or structure encroach on the existing septic system?	☐ Yes	☑ No

19. The date the subject land was acquired by the current owner:

Oct 7, 2016

20. The date the existing buildings and structures were constructed on the subject lands:

Oct 7, 2016

21. The length of time that the existing uses of the subject land have continued:

Oct 7 - present

22. Indicate whether water is provided to the subject land by a publicly owned and operated piped water system, a privately owned and operated individual or communal well, a lake, or other water body, or other means:

Private Well

23. Indicate whether sewage disposal is provided to the subject land by a publicly owned and operated sewage system, a privately owned and operated individual or communal septic system, a privy, or other means:

Private Septic

24. Is storm drainage provided by sewers, ditches, swales or by other means?

No

25. Please indicate whether the subject land is subject of an application under the Planning Act for approval of a Plan of Subdivision or Consent.

☐ Yes ☑ No

26. If the answer to question 25 is yes, please give the file number of the application and the status of the application.

---

27. If known, please indicate whether the subject land has ever been the subject of an application under Section 43 of the Planning Act (Minor Variance).

☐ Yes ☑ No

28. If the answer to item 27 is yes, please give the file number of the application and the status of the application.

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29. A **SKETCH** must be submitted showing the following:

i) THE SKETCH **MUST** HAVE A NORTH ARROW AT THE TOP OF THE PAGE.

ii) The boundaries and dimensions of the subject land including the location of any existing and proposed buildings.

iii) The location of a reference point……i.e. distance between the subject land and the nearest township lot line or landmark such as a bridge or railway crossing.

iv) The location of all abutting (neighbours') lands.

v) The approximate location of all natural and artificial features on the subject land and on the land that is adjacent to the subject land. Examples include buildings, railways, roads, watercourses, drainage ditches, river or stream banks, barns, wetlands, wooded areas, wells and septic tanks. Show distance of these features from the applicant's property lines.

****Note:** ** The distances to on-site and abutting owners' wells, septic fields and barns, from the property to be varied, **IS REQUIRED** to be shown. The **SKETCH** is of significant importance and should be prepared as carefully, neatly and accurately as possible.

TOWNSHIP OF SOUTH FRONTENAC APPLICATION FOR MINOR VARIANCE
***Planning Act*, R.S.O. 1990, c. P.13 as amended**

AGREEMENT TO INDEMNIFY

Attached to this application is a cheque payable to the Township of South Frontenac representing payment of the application fee.

The Owner/Applicant/Agent agrees that the information recorded in this Minor Variance Application Form is accurate. The Owner/Applicant/Agent agrees that representatives of the Township and, where applicable, the appropriate Conservation Authority, may enter onto the subject property for the purpose of determining the appropriateness of the site for the proposed development.

The Owner/Applicant/Agent agrees to reimburse and indemnify the municipality for all fees and expenses incurred by the municipality to process the application, including any fees and expenses attributable to proceedings before the Ontario Municipal Board or any court or other administrative tribunal if necessary to defend Council's decision to support the application.

Without limiting the foregoing, such fees and expenses shall include the fees and expenses of consultants, planners, engineers, lawyers and such other professional and technical advisors as the municipality may, in its absolute discretion acting reasonably, consider necessary or advisable to more properly process and support the application.

The Owner/Applicant/Agent further agrees to provide the municipality, upon request and in cases where an application has been appealed to the Ontario Land Tribunal, with a deposit (over and above the normal application fee), from which the municipality may, from time to time charge any fees and expenses incurred by the municipality in order to process the application. If such appeal expenses exceed the deposit, the Owner/Applicant shall pay the difference forthwith upon being billed by the municipality, with interest at the rate of 1.25% per month (15% per annum) on accounts overdue more than 30 days,

The Owner/Applicant/Agent further agrees that, until such requests have been complied with, the municipality will have no continuing obligation to process the application or attend or be represented at the Ontario Municipal Board or any court or other administrative proceeding in connection with the application:

DATED AT THE TOWNSHIP OF SOUTH FRONTENAC

THIS 18 DAY OF September, 2025

I, Timothy Adam Boyce OF Battersea
solemnly declare that all the statements contained in this application are true and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of the Canada Evidence Act.

[redacted]
Signature of Applicant or Authorized Agent

Signature of Applicant or Authorized Agent

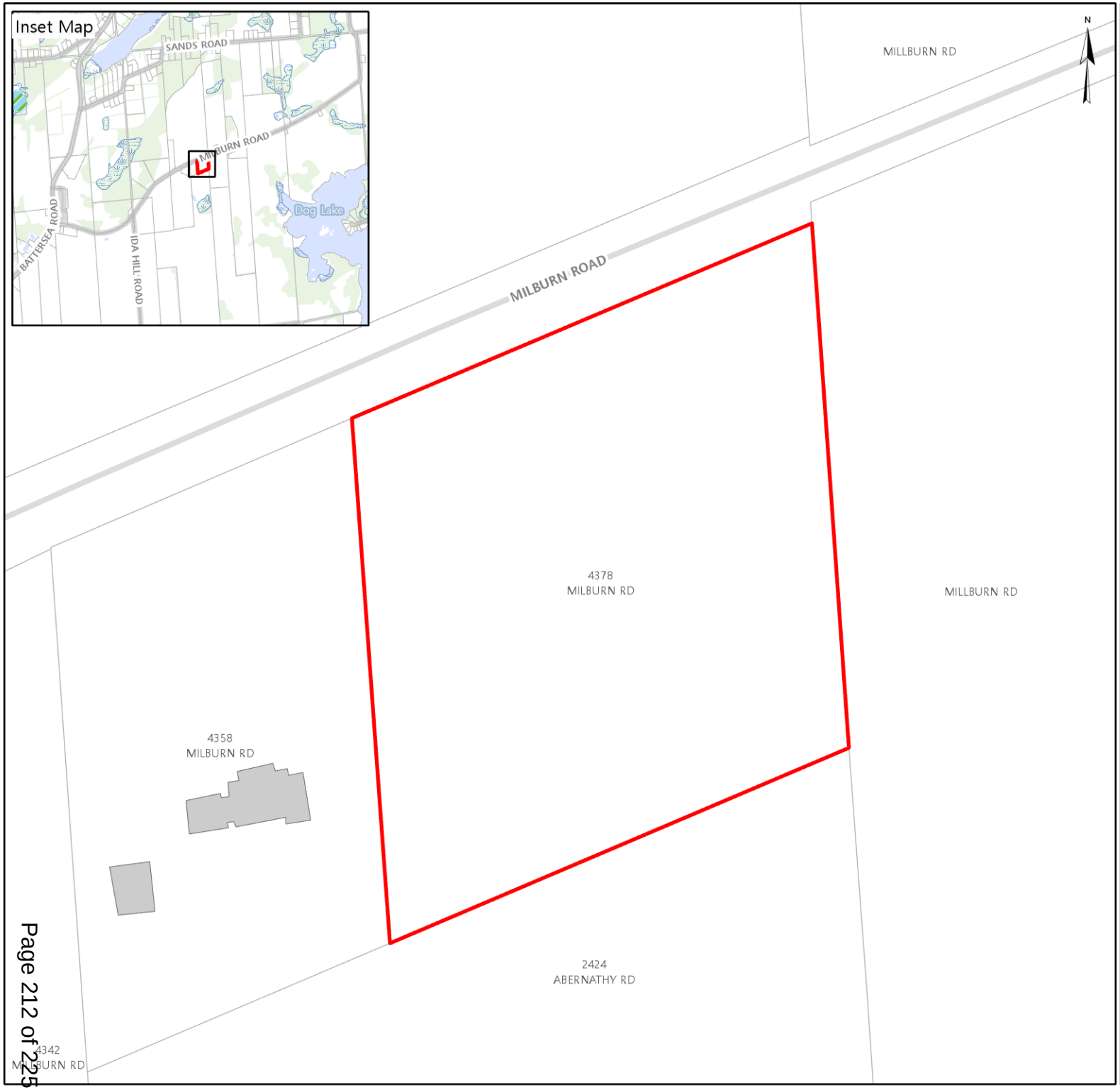
DECLARED before me at the TOWNSHIP OF SOUTH FRONTENAC (IN THE COUNTY OF FRONTENAC)

THIS 18th DAY OF September, 2025

A Commissioner, etc.

Katie Susan Kaestner, a Commissioner, etc.,
Province of Ontario, for the Corporation of
the Township of South Frontenac.
Expires August 14, 2027.

9



SOUTH FRONTENAC

PL-ZNA-2025-0094

(BOYCE)
4378 MILBURN ROAD

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: 1:1,250

0 15 30 60 m

UTM Zone 18 NAD 83

Date: 18/09/2025



General Notes

1. ALL DIMENSIONS ON THIS PLAN ARE IN METERS UNLESS OTHERWISE NOTED.
2. THIS IS NOT A PLAN OF SURVEY, THE INFORMATION FOR PROPERTY BOUNDARY AND SITE FEATURES HAS BEEN COMPILED FROM AERIAL IMAGERY AND TOPOGRAPHIC MAPPING.

EXISTING LOT LINE
EXISTING WELL (W)

No.	Revision/Issue	Date
1.	Issued for Review	July.04

4378 MILBURN RD.
BATTERSEA, ON
K0H 1H0

Project:3576-S	Sheet:
Date:07/04/25	PLOT-PLAN
Scale:1:750	

DRAWING LIST:

A–001: COVER SHEET & NOTES
A–101,102: BUILDING ELEVATIONS
A–201: FOUNDATION & FRAMING DETAILS

STRUCTURAL NOTES

FOUNDATION

1. THE ASSUMED NET ALLOWABLE SOIL BEARING CAPACITY IS 2000 PSF UNLESS NOTED OTHERWISE.
2. FOUNDATION DESIGN IS BASED ON REMOVAL OF ALL ORGANIC MATERIAL AND/OR MATERIAL SUBJECT TO ROT OF CORROSION. BOTTOM OF FOOTING SUBGRADE IS TO BE BEARING ON SUITABLE NATURAL SOILS AND/OR COMPACTED ENGINEERED FILL.
3. MAINTAIN PROPER SITE DRAINAGE DURING CONSTRUCTION TO ENSURE SURFACE RUNOFF AWAY FROM STRUCTURES AND TO PREVENT PONDING OF SURFACE RUNOFF NEAR THE SURFACES.

CONCRETE

1. CONCRETE COMPRESSIVE STRENGTH AT 28 DAYS SHALL BE 20 Mpa FOR ALL FOUNDATIONS, 25 Mpa FOR ALL FOOTINGS AND PIERS AND 32 Mpa FOR ALL SLABS.
2. ALL CONCRETE EXPOSED TO THE EXTERIOR SHALL BE AIR–ENTRAINED (6 ± 1%).
1. DO NOT PLACE CONCRETE AGAINST SUBGRADE CONTAINING FREE WATER, FROST, OR ICE.
2. REINFORCING BARS SHALL BE ASTM A615, GRADE 60 DEFORMED BARS. LAP ALL BARS MIN. 12" UNLESS NOTED OTHERWISE.
3. WELDED WIRE FABRIC SHALL MIN. GRADE 40. IT SHALL BE PROVIDED IN FLAT SHEETS AND LAPPED A MIN. OF 6 INCHES.

TRUSSES

1. ALL TRUSSES SHALL BE ERECTED AND INSTALLED PER THE MANUFACTURER'S SPECIFICATIONS.
2. ROOF TRUSS LAYOUT SHOWN IS CONCEPTUAL AND SHALL BE VERIFIED BY THE TRUSS MANUFACTURER. SHOP DRAWINGS SHALL BE PROVIDED TO THE CONTRACTOR FOR VERIFICATION AND APPROVAL.
3. TRUSS MANUFACTURER TO PROVIDE ALL NECESSARY TRUSS TO TRUSS CONNECTORS.
4. BRACING, BRIDGING, BLOCKING, REINFORCEMENTS, FASTENERS AND ACCESSORIES SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

FRAMING NOTES

1. DESIGN LOADS: (LL) FLOOR LOAD = 40 PSF, STAIR = 40 PSF, ROOF = 20 PSF, DECK = 40 PSF.
2. ALL EXTERIOR WALLS SHALL BE 2 x 6 STUD S.P.F. GRADE 1 OR 2.
3. ALL EXTERIOR HEADERS TO S.P.F. GRADE 1 OR 2, SHALL BE AS FOLLOWS:

OPENING	HEADER
UP TO 4'–0"	(2) 2 x 6
4'–0" TO 6'–0"	(2) 2 x 8
6'–0" TO 9'–0"	(2) 2 x 10

4. ALL POINT LOADS FROM BEAMS INCLUDING RIDGE, HIP, VALLEY BEAMS AND GIRDER TRUSSES SHALL BE SUPPORTED BY MIN., (3) 2 x 4 OR SOLID COLUMNS.
5. ALL WOOD FRAMING MATERIAL IN DIRECT CONTACT W/ MASONRY WALLS AND/OR CONCRETE FLOOR SLABS SHALL BE PRESSURE TREATED MATERIAL AND ALL FASTENERS USED SHALL BE COMPATIBLE WITH TREATMENT.
6. ALL DIMENSIONS ARE FROM/TO FACE OF FRAMING AND FOUNDATION WALLS, UNLESS NOTED OTHERWISE.

GENERAL NOTES

1. THIS STRUCTURE SHALL BE BUILT IN ACCORDANCE WITH ALL APPLICABLE CODES SET FORTH BY THE JURISDICTION. THIS PROJECT WAS DESIGNED IN ACCORDANCE WITH OBC.
2. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS,TECHNIQUES, SEQUENCES, AND PROCEDURES REQUIRED FOR SAFE EXECUTION AND COMPLETION OF WORK, AND FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK.
3. ONLY MOST RECENT PLANS SHALL BE USED FOR BIDDING CONSTRUCTION PURPOSES
4. ANY ERRORS, OMISSIONS OR INCONSISTENCIES ON THESE DRAWINGS OR ANY VARIATIONS OR AMBIGUITIES BETWEEN THESE DRAWINGS AND ACTUAL SITE AND CONSTRUCTION CONDITIONS AND/OR REQUIREMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER IMMEDIATELY.
5. THE CONTRACTOR SHALL REVIEW AND BECOME FAMILIAR WITH ALL CONTRACT DOCUMENTS IN THEIR ENTIRETY, SURVEY THE PROJECT AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND SCOPE OF WORK. ANY DISCREPANCY AND/OR UNCERTAINTY AS TO WHAT MATERIAL OR PRODUCT IS TO BE USED SHOULD BE VERIFIED WITH THE OWNER.
6. THERE SHALL BE NO DEVIATION FROM CONSTRUCTION DOCUMENTS WITHOUT THE WRITTEN APPROVAL OF THE OWNER AND DESIGNER. ANY DEVIATION FROM THIS SET OF PLANS, CONTRACTOR WILL INDEMNIFY THE DESIGNER.
7. THE CONTRACTOR SHALL KEEP THE CONSTRUCTION SITE CLEAN AND FREE OF DEBRIS DURING CONSTRUCTION. THIS INCLUDES, BUT IS NOT LIMITED TO ALL GLAZING (BOTH SIDES) AND ALL HORIZONTAL AND VERTICAL SURFACES.
8. PROVIDE ALL O & M MANUALS FOR ALL INSTALLED EQUIPMENT, FIXTURES, AND SYSTEMS TO OWNER.

SYMBOLS

SECTION CUT – INDICATES SECTION OR DETAIL NUMBER/SHEET NUMBER

X'–XX" A.F.F. <LOCATION> — ELEVATION HEIGHT MARKER – INDICATES HEIGHT ABOVE FINISH FLOOR & OBJECT

DRAWING BREAK LINE

℄ CENTERLINE

ROOM NAME ### — ROOM LABEL

NORTH ARROW

(X) XXXX (TRANSOM)
(X) WINDOW (LOWER)

(No. OF UNITS) X'–X" x X'–X" (SIZE) ABR. (TYPE)
(No. OF UNITS) X'–X" x X'–X" (SIZE) ABR. (TYPE)
EX. 3046 CSMT = 3'–0" WIDE X 4'–6" TALL CASEMENT

CSMT – CASEMENT
AWNG – AWNING
PICT – PICTURE
DH – DOUBLE HUNG

DOOR CALL OUT:

(X) XXXX (TRANSOM)
(X) XXXX DOOR

(No. OF UNITS) X'–X" x X'–X" (SIZE) ABR. (TYPE)
(No. OF UNITS) X'–X" x X'–X" (SIZE) ABR. (TYPE)
EX. 3068 FR = 3'–0" WIDE X 6'–8" TALL FRENCH DOOR
FR: FRENCH DOOR
PKT: POCKET DOOR
SLDR: SLIDING DOOR

PERMITTING AND APPROVALS

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED BUILDING PERMITS, LICENSES, AND INSPECTIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH THE OWNER'S REVIEW REQUIREMENTS AND SPECIFICATIONS. CONTRACTOR SHALL MEET WITH THE OWNER PRIOR TO START OF CONSTRUCTION ACTIVITIES.

PLAN NOTES

1. ALL GUARDRAILS TO BE 42" A.F.F., BALUSTERS AT ALL OPEN RAILS TO BE SPACED SO NOT TO ALLOW AN OBJECT 4" IN DIA. TO PASS THROUGH.
2. ALL WINDOWS WITHIN 5'–0" OF THE BOTTOM STEP OF A STAIR, WITHIN 3'–0" OF STAIR LANDING, WITHIN 5'–0" OF TUB DRAIN, OR WITHIN 2'–0" OF DOOR SWING SHALL HAVE SAFETY GLAZING.

BUILDING CODE ANALYSIS DATA

APPLICABLE CODES:	OBC 2020
BUILDING/CONSTRUCTION TYPE:	(ACCESSORY/GARAGE)
ZONING:	AS APPLICABLE
BUILDING HEIGHT (FROM GRADE):	+/– 25'–2"
ADDITION SQUARE FOOTAGE:	3,200 SQ. FT.

PLAN STATUS

REV.	DATE	CHANGE	BY
1.	07–02–2025	ISSUED FOR REVIEW	DP
			DP
			DP

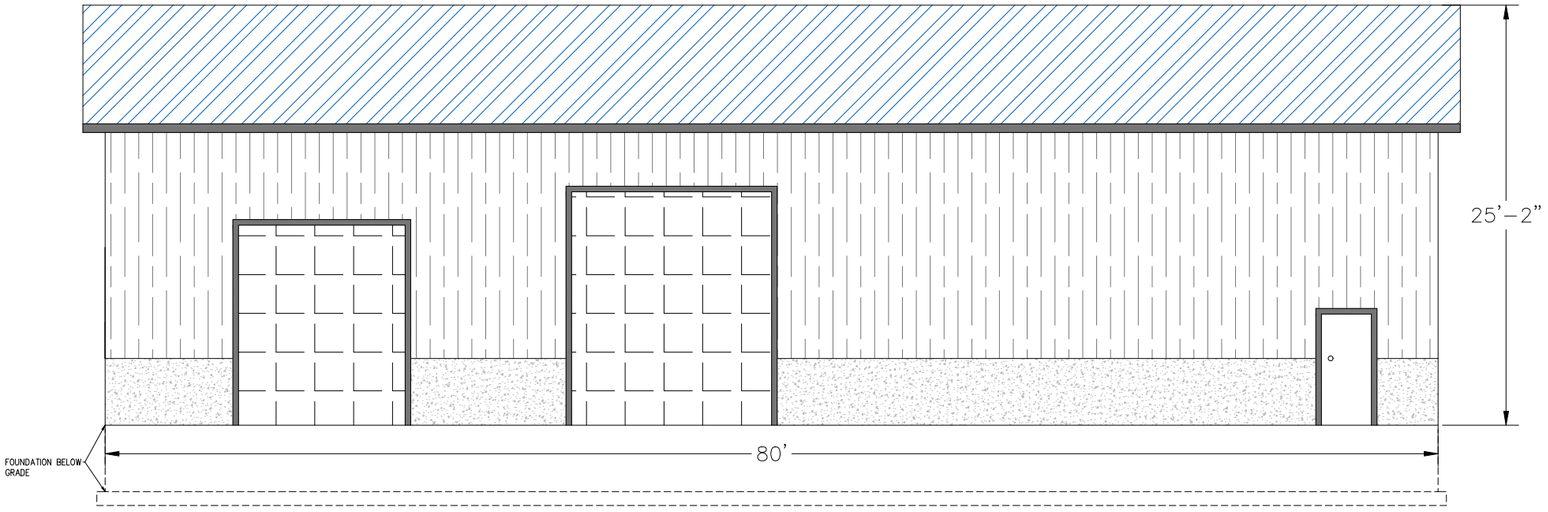
DETACHED ACCESSORY
4378 MILBURN ROAD
BATTERSEA, ONTARIO

DRP Engineering and Design
drp.engdesign@gmail.com (e)
613.331.1029 (c)

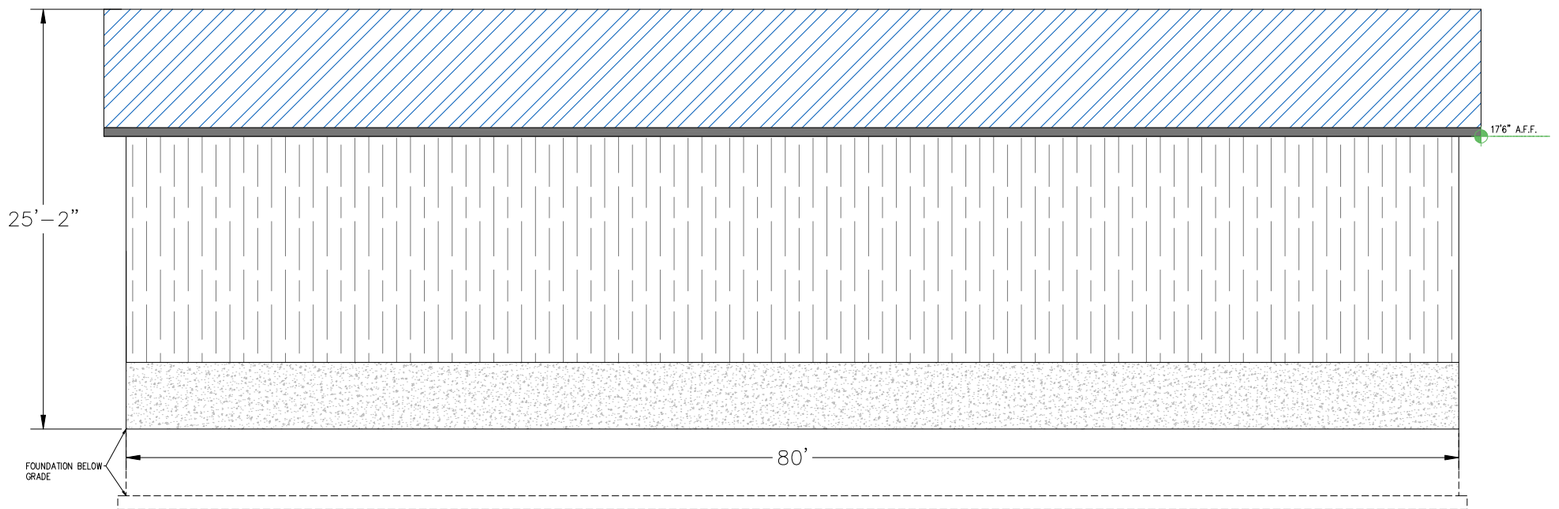
LICENSED PROFESSIONAL ENGINEER
07/08/2025
D. POTTS
100518400
PROVINCE OF ONTARIO

DSN	DRW	CHKD
ATS	DP	DP

SCALE: N.T.S.
JOB No. 3576–S
DATE: 07.02.2025
FILE No. GAR–006
A–001



NORTH ELEVATION



SOUTH ELEVATION

PLAN STATUS			
REV.	DATE	CHANGE	BY
1.	07-02-2025	ISSUED FOR REVIEW	DP

DETACHED ACCESSORY
4378 MILBURN ROAD
BATTERSEA, ONTARIO

DRP Engineering and Design
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613.331.1029 (c)

LICENSED PROFESSIONAL ENGINEER
07/08/2025
D. POTTS
100518400
PROVINCE OF ONTARIO

DSN	DRW	CHKD
ATS	DP	DP

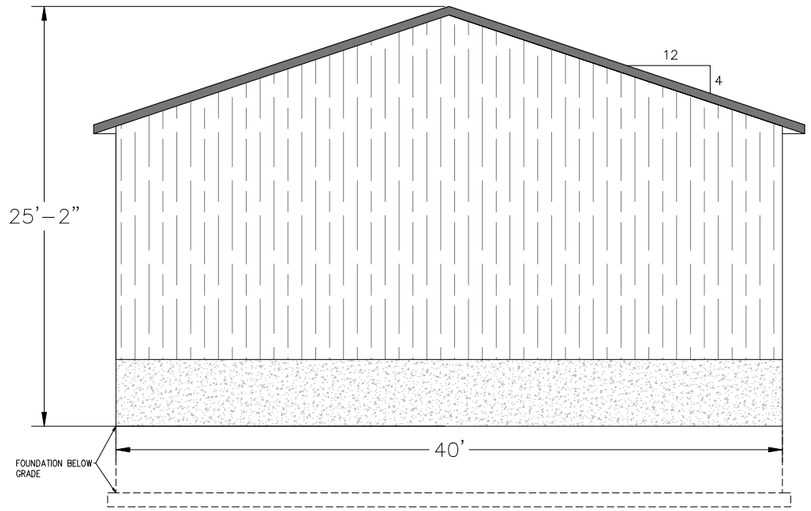
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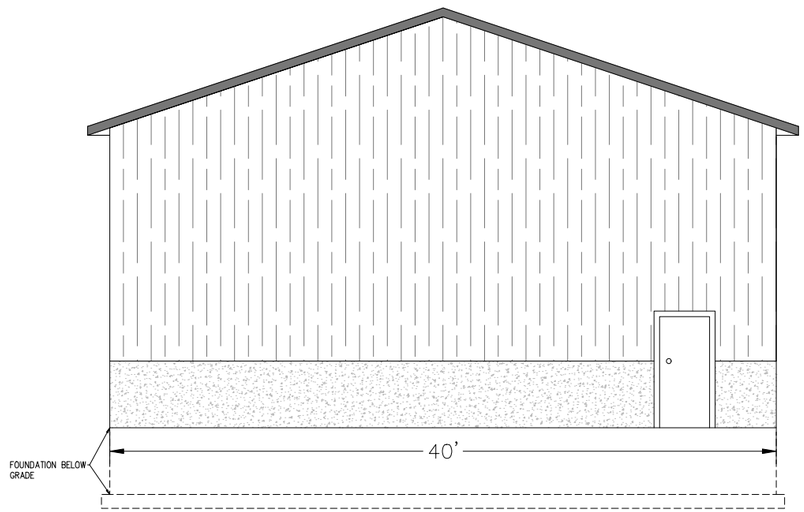
DATE: 07.02.2025

FILE No. GAR–006

A–101



EAST ELEVATION



WEST ELEVATION

PLAN STATUS			
REV.	DATE	CHANGE	BY
1.	07-02-2025	ISSUED FOR REVIEW	DP
			DP
			DP

DETACHED ACCESSORY
4378 MILBURN ROAD
BATTERSEA, ONTARIO

DRP Engineer and Design
drp.engdesign@gmail.com (e)
613.551.1029 (c)

LICENSED PROFESSIONAL ENGINEER
07/02/2025
D. POTTS
100518400
PROVINCE OF ONTARIO

DSN	DRW	CHKD
ATS	DP	DP

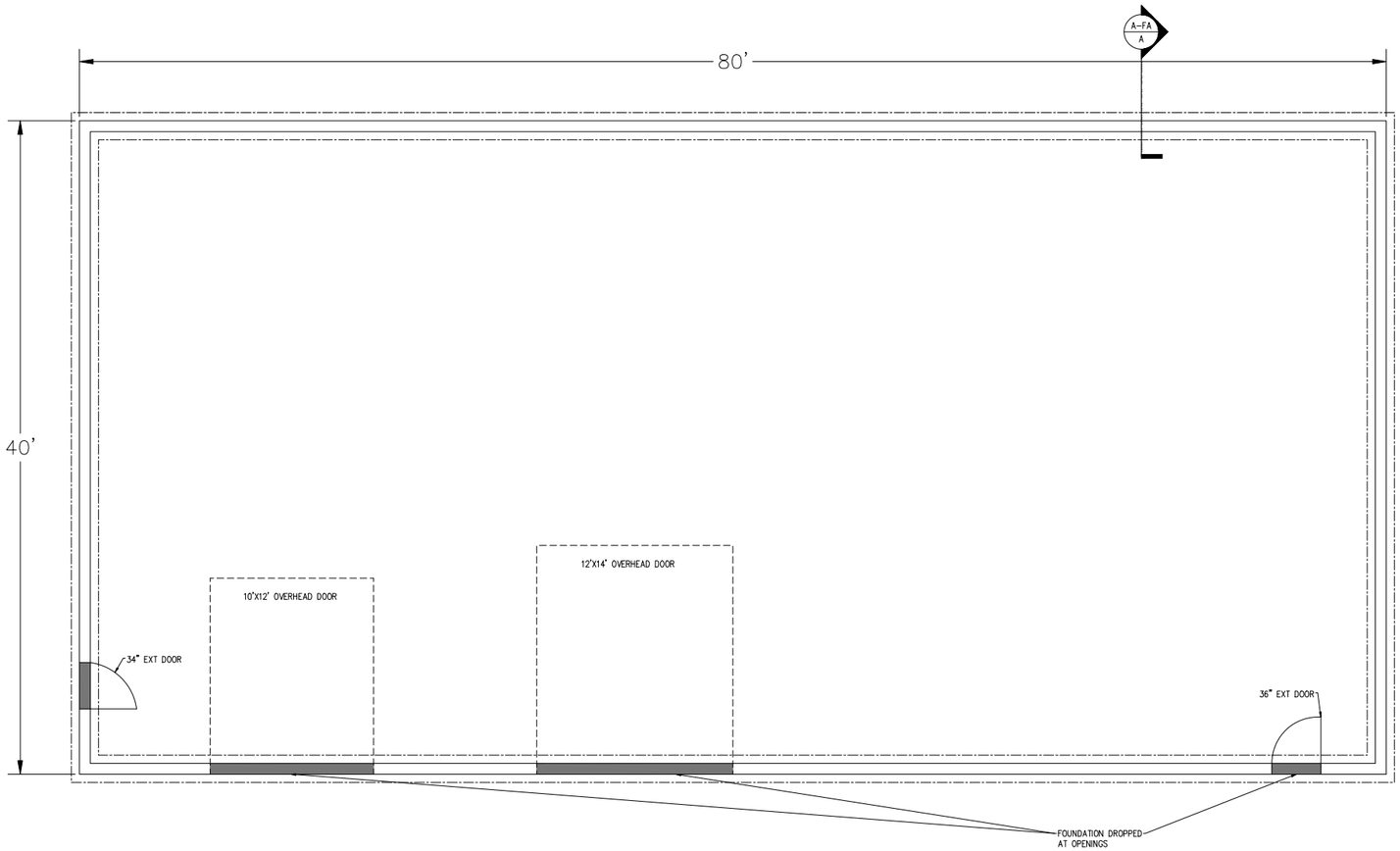
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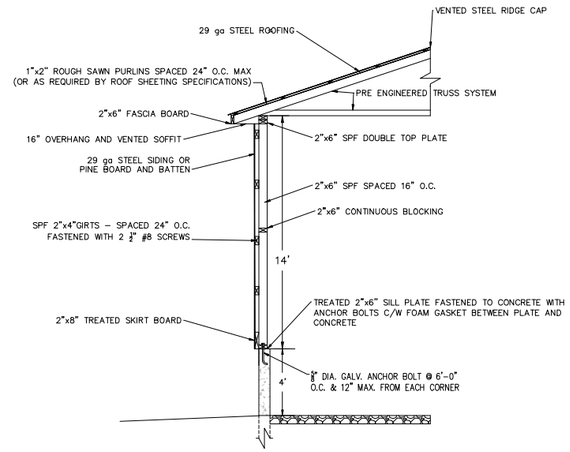
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DATE: 07.02.2025

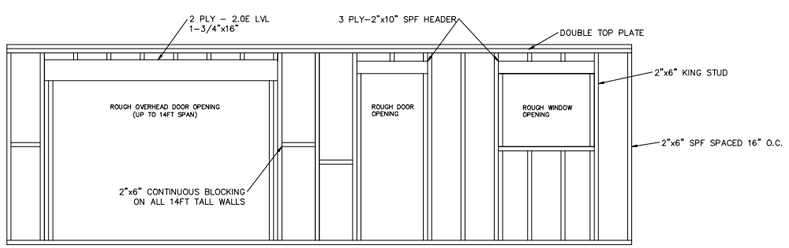
FILE No. GAR-006

A-102

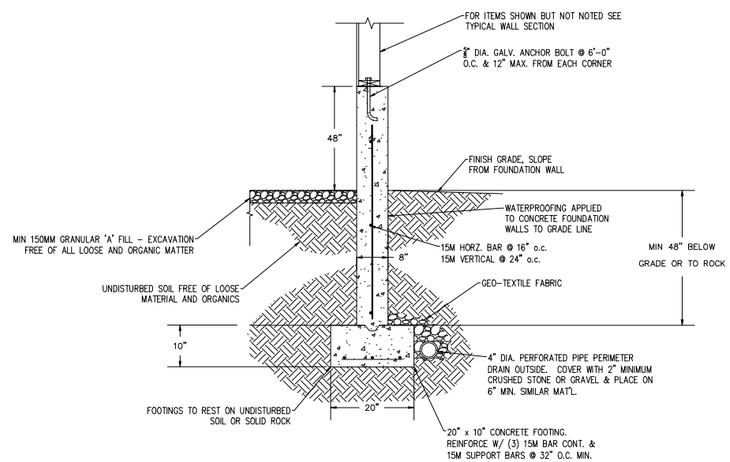




D2 – TYPICAL WALL SECTION



D1 – TYPICAL WALL FRAMING DETAIL



SECTION A–FA TYPICAL FOUNDATION (EXTERIOR WALLS)

PLAN STATUS	REV.	DATE	CHANGE	BY
	1.	07–02–2025	ISSUED FOR REVIEW	DP
				DP
				DP

DETACHED ACCESSORY
4378 MILBURN ROAD
BATTERSEA, ONTARIO

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LICENSED PROFESSIONAL ENGINEER
07/06/2025
D. POTTS
100518400
PROVINCE OF ONTARIO

DSN	DRW	CHKD
ATS	DP	DP
SCALE: N.T.S.		
JOB No. 3576–S		
DATE: 07.02.2025		
FILE No. GAR–006		
A–201		

To:	**Committee of Adjustment**
From:	**Development Services Department**
Date of Meeting:	**October 9, 2025**
Subject:	**Minor Variance Application PL-ZNA-2025-0094, Boyce, 4378 Milburn Road, Storrington District**

Summary

This report recommends that the Committee of Adjustment grant approval of the subject application for zoning relief for a detached garage/storage building, subject to conditions, as this application meets the four tests of a minor variance outlined in section 45(1) of the Planning Act.

Background

The subject property is designated Agricultural in the Township Official Plan. The property is zoned Agricultural (A) in Zoning By-law No. 2003-75, as amended.

The subject property is approximately 3.5 acres in area, located along the south side of Milburn Road. There is a dwelling (209m2), and two accessory structures (shipping containers, 30m2 each) on the property. Most of the property is maintained as lawn, with a portion of the south and west parts utilized for agriculture. The property is topographically flat. There is an existing residential lot located directly to the west, with agricultural properties located north, south, and east of the property. The other surrounding land uses are agricultural, rural and residential.

Proposal

The applicant proposes to construct a new detached garage/storage building with a footprint of 297m2. The proposed garage would be located behind and west of the dwelling. The applicant advised that the new building would house monster truck vehicles and other equipment for personal use. They also stated that the existing accessory structures will be kept and relocated behind the proposed detached garage.

Zoning Relief Requested

Section 5.24.1 – To permit the total lot coverage of accessory buildings and structures (2.5%) on the property to exceed the lot coverage of the existing principal building (1.4%).

Related Applications

The lands are not subject to any additional applications under the Planning Act.

Department and Agency Comments

Building Services and Public Services were not circulated this application, given the nature of the proposal and its location.

Cataraqui Conservation were contacted and advised of no comments.

Public Comments

The Township did not receive any public comments at the time staff prepared this report.

Planning Analysis

The proposal needs to be assessed against the four tests of a minor variance outlined in Section 45(1) of the Planning Act. It is the opinion of Planning staff that the proposal meets the four tests as explained below.

Does the variance maintain the general intent and purpose of the Official Plan?

The variance would facilitate the construction of a detached garage/storage building on the existing non-farm related residential lot. The lands are designated Agricultural on Schedule A of the Official Plan. In the Agricultural area, non-farm related residences are permitted. Development on agricultural lands must be compatible with agricultural uses, enhance the township's agricultural industry, and should fit within the rural character of the Township.

The garage is proposed to be accessory to the existing non-farm related residential use. It would not detract from the area's agricultural uses, not limit agricultural operations in the area, and it is not anticipated to have a negative impact on the neighbouring non-farm related residential lots. It would fit into the character of the agricultural area since some of the other properties also have large accessory buildings along Milburn Road. It is the opinion of Township staff that the proposed variance maintains the general intent and purpose of the Official Plan.

Does the variance maintain the general intent and purpose of the Zoning By-law?

An accessory structure to the single detached dwelling is a permitted use in the Agricultural zone. The proposed garage/storage building would comply with all requirements of the Zoning By-law, except it results in the lot coverage of all accessory structures exceeding that of the principal building (i.e., the existing dwelling).

Section 5.24.1 indicates that the total lot coverage of accessory buildings and structures including detached private garages shall not exceed 5% of the lot area. Further, this section of the By-law states that in no case shall the lot coverage of all accessory buildings and structures on a lot exceed the lot coverage of the principal building. This provision is used to control the number of accessory structures on a property and reduce an overdeveloped appearance. The total lot coverage of the existing accessory structures and the proposed

garage/storage building, at 2.5%, would not exceed the 5% maximum. However, it would exceed the lot coverage of the existing dwelling (1.4%). The 1.1% difference in lot coverage is interpreted as minimal. Further, the location of the proposed garage/storage building is appropriate, being setback approximately 50 metres from the Milburn Road, and approximately 39 metres from the westerly lot line. As such, the proposal is not anticipated to greatly impact the surrounding area or alter the agricultural and residential uses around it.

Section 6.3.1 states that the total lot coverage maximum for residential properties in the Agricultural Zone is 30%. Taking into account the existing principal building (1.4%), and the proposed garage/storage (2.5%), the total lot coverage is only 3.9% for the whole property which is well below the permitted maximum of 30%.

It is the opinion of Township Planning Staff that the proposed variance maintains the general intent and purpose of the Zoning By-law.

Is the requested variance desirable for the appropriate development or use of the land, building or structure in question?

The requested variance is desirable for the appropriate development or use of the land. The building footprint and lot coverage of the existing dwelling and proposed garage/storage building would be comparable. The large setback distances to surrounding development and Milburn Road would result in the proposed structure having minimal visual impact. Finally, the proposed structure would not conflict with the agricultural function of the area and enable the owner to store all their vehicles and equipment adequately.

Is the variance minor?

The requested variance is minor as it maintains the general intent and purpose of the Official Plan and Zoning By-law. Further, the requested variance is desirable for the appropriate development of the land. There are no anticipated negative impacts as a result of the lot coverage of all accessory structures exceeding the lot coverage of the dwelling on the subject property.

Notice/Consultation

Notice of the Statutory Public Hearing was given pursuant to the requirements of the Planning Act, at least 10 days in advance of the Public Hearing. This included notice given:

- by mail to every owner of land within 60 metres of the subject lands
- by posting notice signs on the subject lands
- by e-mail to prescribed persons and public bodies

The Township also provided notice on the Township's website because the Canada Post strike began shortly after notices were mailed.

Recommendation

It is recommended that the Committee of Adjustment receive comments from the public and, pending comments received, approve minor variance application PL-ZNA-2025-0094 for 4378 Milburn Road, such that the lot coverage of all accessory structures (2.5%) is permitted

to exceed the lot coverage of the existing principal building (1.4%) by 1.1%. The proposal must be generally consistent with the application sketch and plan submitted.

Report Prepared By:

Colin Herrewynen, RPP, MCIP, Planner

Report Reviewed By:

Christine Woods, RPP, MCIP, Manager of Planning

Township of South Frontenac

Staff Report

To: **Committee of Adjustment**

From: **Kate Kaestner, Planning Clerk**

Report Date: **October 9, 2025**

Subject: **Decisions on Delegated Consents, September to October 2025**

Summary

This report summarizes the Consent applications that have been approved by Brad Wright, Director of Development Services, between September 12, 2025, and October 9, 2025.

Background

The authority to grant undisputed consents is delegated to the Director of Development Services under By-law 2020-27. This report lists the applications for which the Director has granted provisional approval.

Discussion

a) PL-BDJ-2025-0077 – Bedford District

Approved on September 23, 2025

The application is for the creation of one rural residential lot from unaddressed lands with frontage on Hanna Road and Westport Road. The severed parcel will be 2 acres in area with 76 metres frontage on Hanna Road. The retained parcel will be 26.5 hectares in area with approximately 507 metres frontage on Hanna Road and 363 metres frontage on Westport Road.

b) PL-BDJ-2025-0078 & PL-BDJ-2025-0079 – Bedford District

Approved on September 23, 2025

The applications are for the creation of two rural residential lots from unaddressed lands fronting on both Hanna Road and Wolfe Lake Road. Each of the severed parcels would be approximately 3 hectares in area and would have approximately 153 metres of frontage on Hanna Road. The retained parcel would be 26 hectares in area with approximately 105 metres of frontage on Hanna Road and 734 metres of frontage on Wolf Lake Road.

c) PL-BDJ-2025-0086 & PL-BDJ-2025-0087 – Portland District

Approved on September 24, 2025

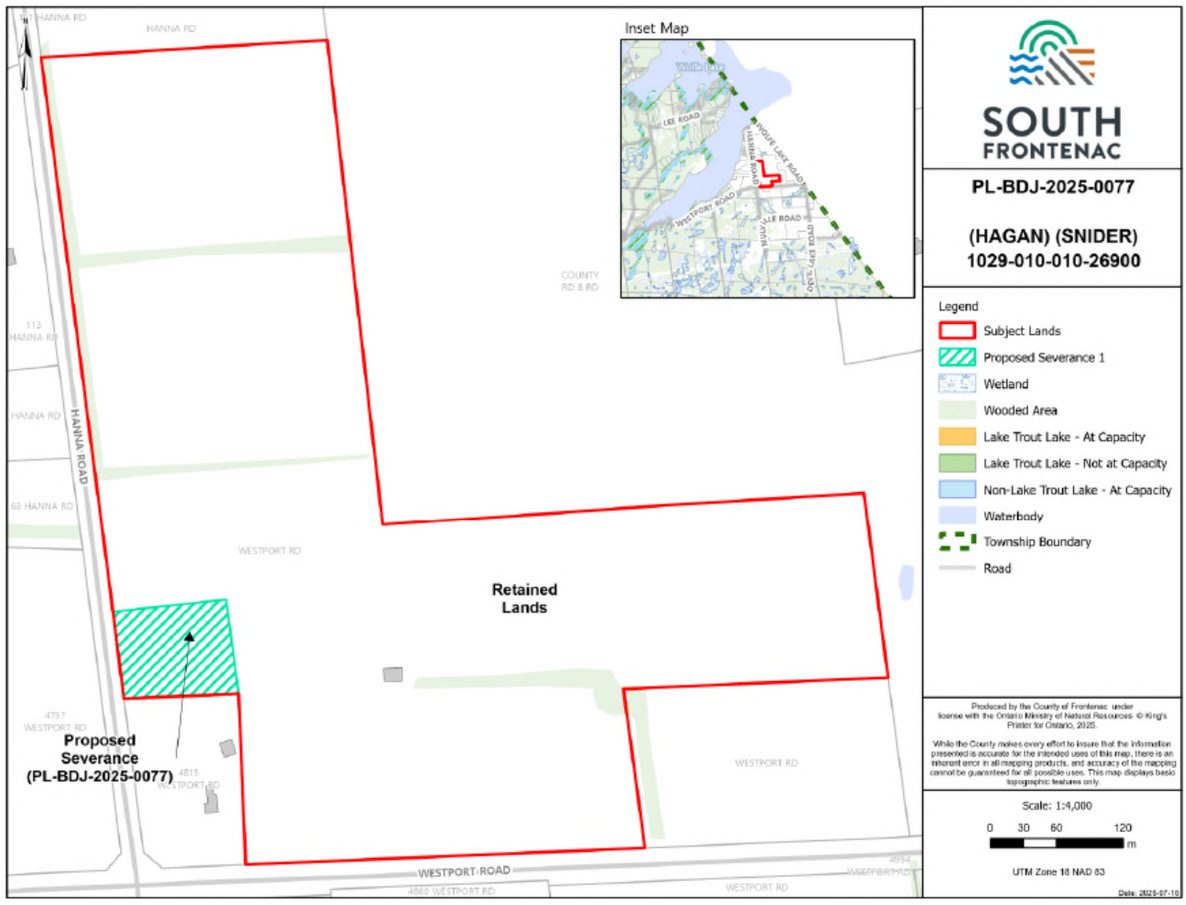
The applications are for the creation of two waterfront residential lots, from lands municipally addressed as 1125, 1127 and 1137 Willy's Lane. Lot A will be 2.0 hectares with 91 metres water frontage. It will contain 2 existing cottages, 3 sleeping cabins and several accessory structures. Lot B will be 0.4 hectares in area with 30 metres water frontage. It will contain an existing cottage and sleeping cabin. The retained lands will be approximately 69 hectares and contain 3 existing cottages, a sleeping cabin and several small accessory structures.

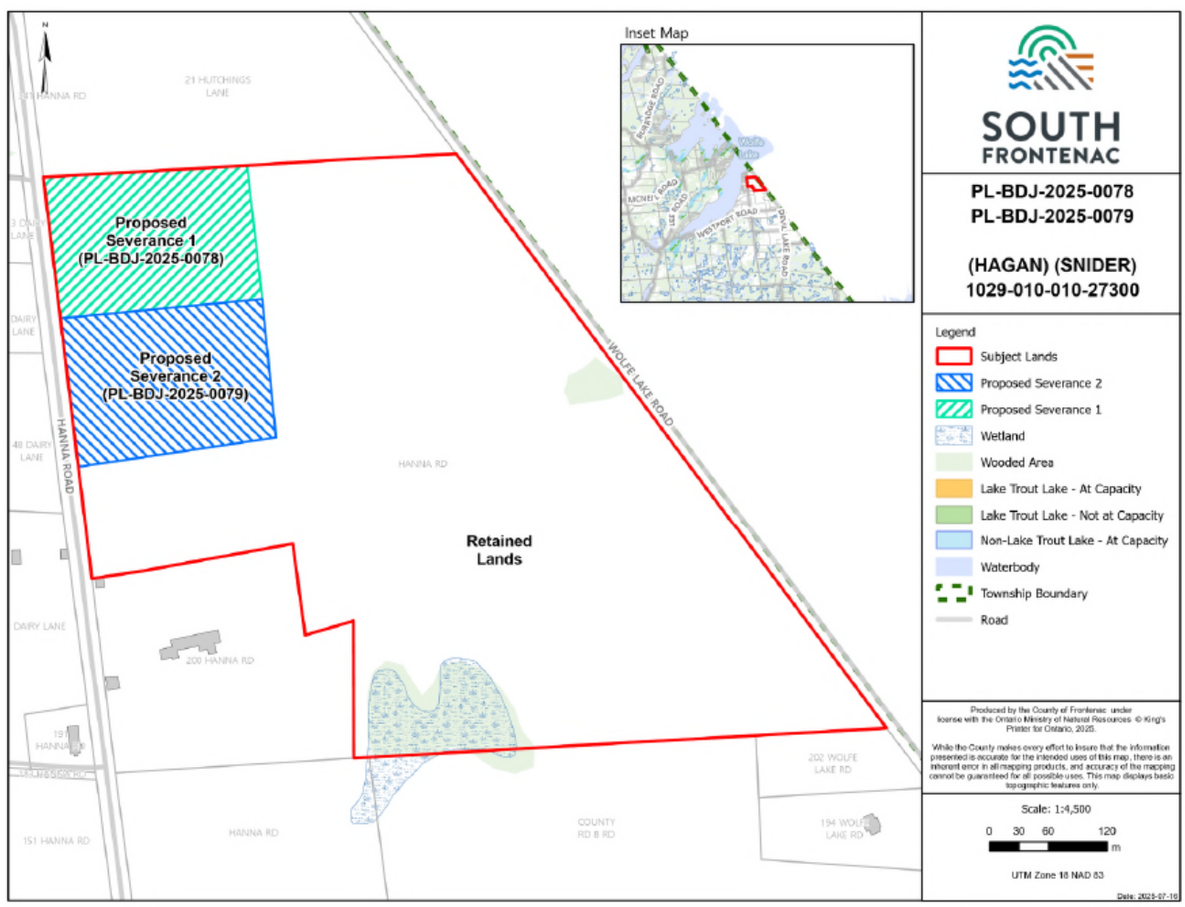
Appendix A – Application maps

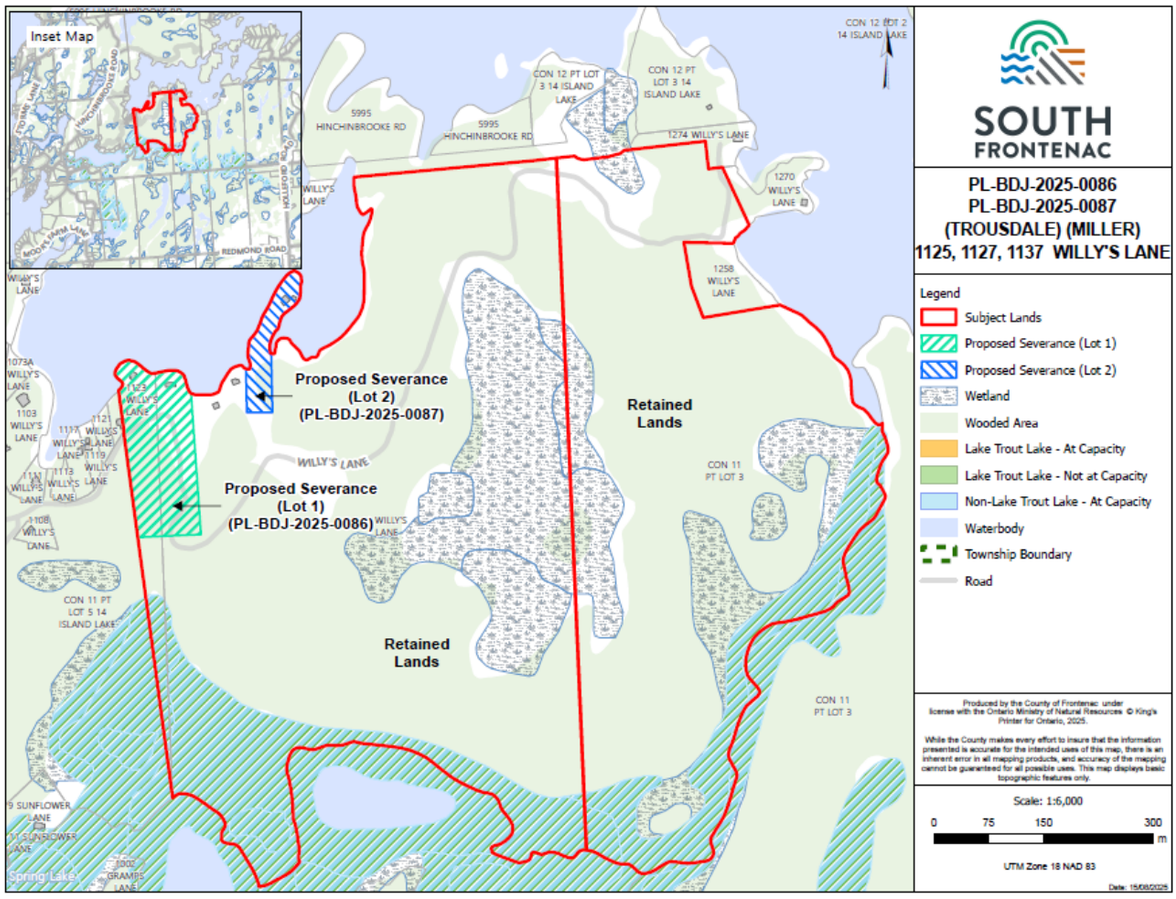
Report Prepared By: Kate Kaestner, Planning Clerk

Report Approved By: Christine Woods, Manager of Planning

APPENDIX A. Application Maps






Inset Map
SOUTH FRONTENAC
PL-BDJ-2025-0086
PL-BDJ-2025-0087
(TROUSDALE) (MILLER)
1125, 1127, 1137 WILLY'S LANE
Legend
Subject Lands
Proposed Severance (Lot 1)
Proposed Severance (Lot 2)
Wetland
Wooded Area
Lake Trout Lake - At Capacity
Lake Trout Lake - Not at Capacity
Non-Lake Trout Lake - At Capacity
Waterbody
Township Boundary
Road
Proposed Severance (Lot 2) (PL-BDJ-2025-0087)
Proposed Severance (Lot 1) (PL-BDJ-2025-0086)
Retained Lands
Retained Lands
WILLY'S LANE
5995 HINCHINBROOKE RD
1274 WILLY'S LANE
1270 WILLY'S LANE
1258 WILLY'S LANE
CON 12 PT LOT 3 14 ISLAND LAKE
CON 12 PT LOT 3 14 ISLAND LAKE
CON 11 PT LOT 3
CON 11 PT LOT 5 14 ISLAND LAKE
CON 11 PT LOT 3
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: 1:6,000
0 75 150 300 m
UTM Zone 18 NAD 83