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## **Notice of Hearing on Legal Non-Conforming Use Permission Application PLZNA20250092**

to be held by the Committee of Adjustment of the Township of South Frontenac

You are receiving this Notice because a property owner has applied for permission to enlarge a legal non-conforming use on land located within 60 metres of a property that you own. Please share this notice with all other owners of your property, and any tenants.

### **Hearing Details**

Date: October 09, 2025

Time: 7:00 p.m.

Location: 4432 George Street, Sydenham and on Zoom

### **Application Details**

Property Address: 4508 RED MAPLE LANE

Applicant: Delan Jinapriya & Isabella Irrcher

Agent: Boulevard Group

### **Purpose and 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.

**For more information on this matter**, contact Kate Kaestner, Secretary-Treasurer of the Committee of Adjustment, at the telephone number or e-mail at the top of this notice.

The staff report will be available online at <https://southfrontenac.civicweb.net/Portal/> by the Friday before the hearing.

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

**How to Get Involved:** The purpose of hearing is for the Committee of Adjustment to review the proposal, and to hear the applicant and every other person who desires to be heard in favour of or against the application, prior to making their decision.

You are invited to make an oral submission to the Committee of Adjustment. If you want to participate through the Zoom webinar, you must register through the Events Calendar at [www.southfrontenac.net](http://www.southfrontenac.net).

If you prefer to comment in writing, please send your written comments to the Secretary-Treasurer no later than 4:30pm the day before the hearing. Send written comments by mail or email to the address at the top of this notice. Include your name and address in any correspondence.

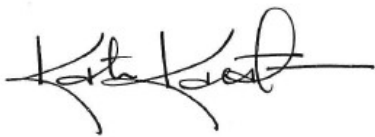
**How to Stay Informed:** If you wish to be notified of the Committee of Adjustment's decision on the application, you must make a written request to Development Services.

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

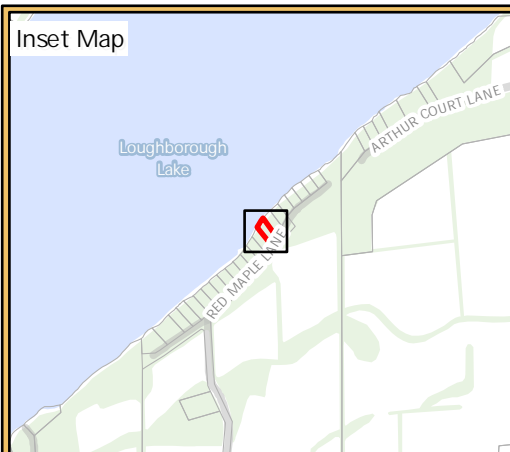
**Collection of Personal Information:** Personal information is collected in order to gather feedback and communicate with interested parties regarding this development proposal. This information is collected under the authority of the *Planning Act* and in accordance with the *Municipal Freedom of Information and Protection of Privacy Act*. With the exception of e-mail addresses and telephone numbers, all information and comments will become part of the public record and will appear on the Township's website.

Council and committee meetings are broadcast live over the internet. If you speak at the meeting your voice will be heard in the broadcast. Broadcasts are archived and continue to be publicly available. Direct any questions on this to the Clerk by email at [jthompson@southfrontenac.net](mailto:jthompson@southfrontenac.net) or by calling 613-376-3027.

Dated at Sydenham, Ontario on September 26, 2025.

A handwritten signature in black ink, appearing to read 'Kate Kaestner', with a long horizontal stroke extending to the right.

Kate Kaestner  
Secretary-Treasurer, Committee of Adjustment













**SOUTH  
FRONTENAC**

**PL-ZNA-2025-0092**

**(IRRCER)  
4508 RED MAPLE LANE**

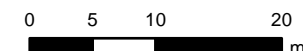
**Legend**

-  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.

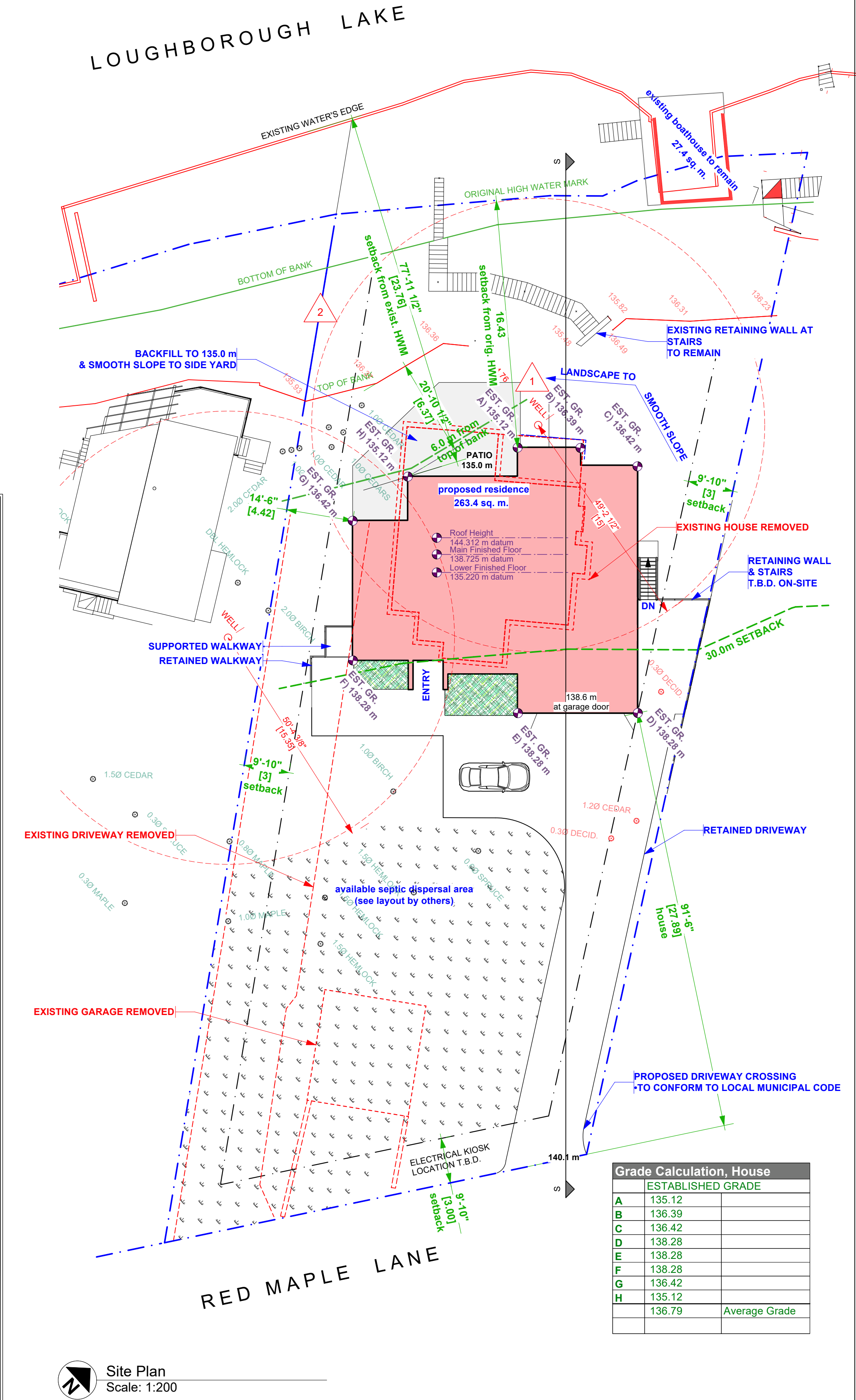
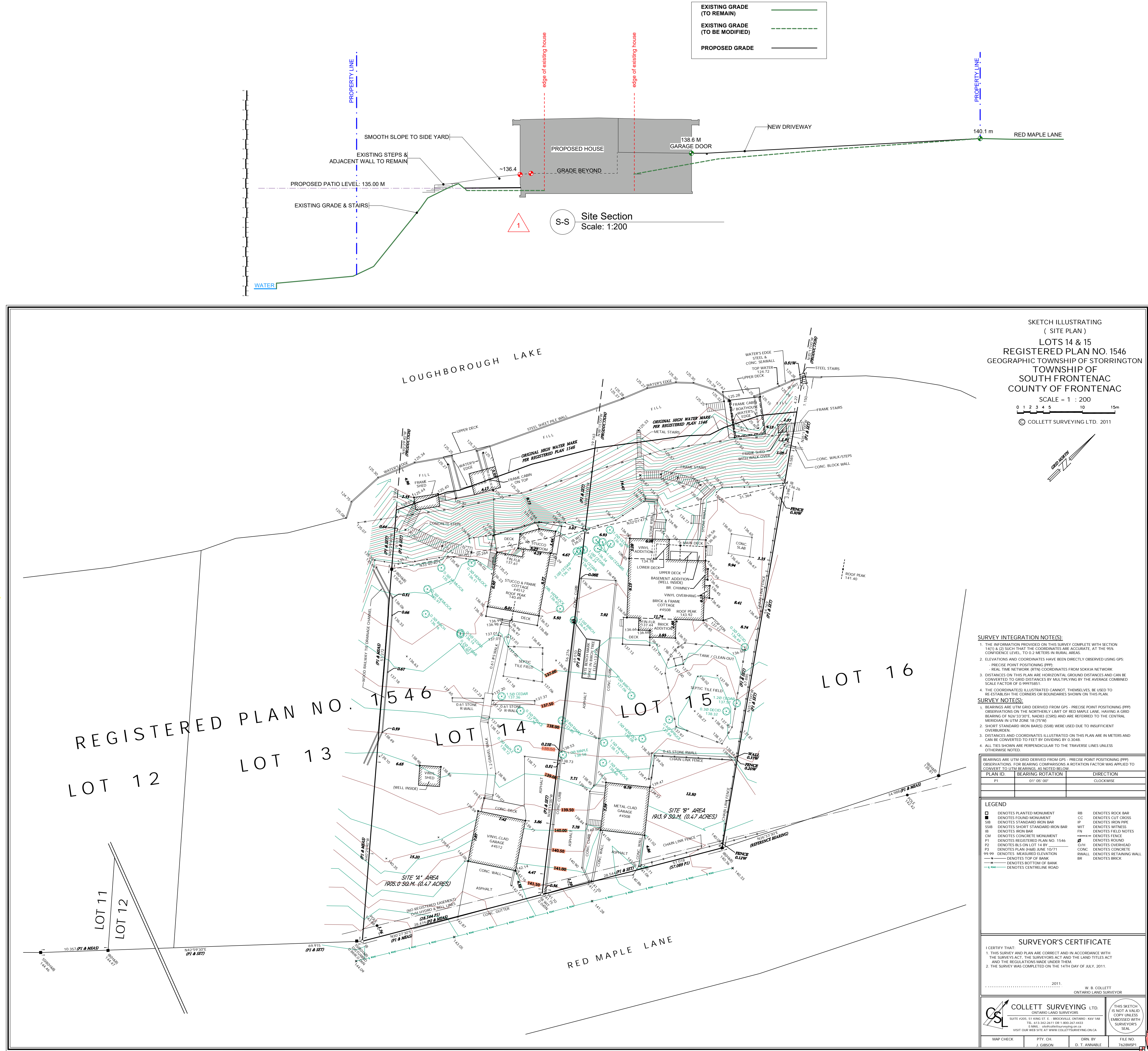
Scale: 1:600



UTM Zone 18 NAD 83

Date: 12/09/2025





- REVISIONS:
- 1 2025-07-16 SITE SECTION ADDED, REAR PATIO GRADING REV'D
- 2 2025-08-20 SETBACK DIMENSION AMENDED TO PRESENT HWL

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

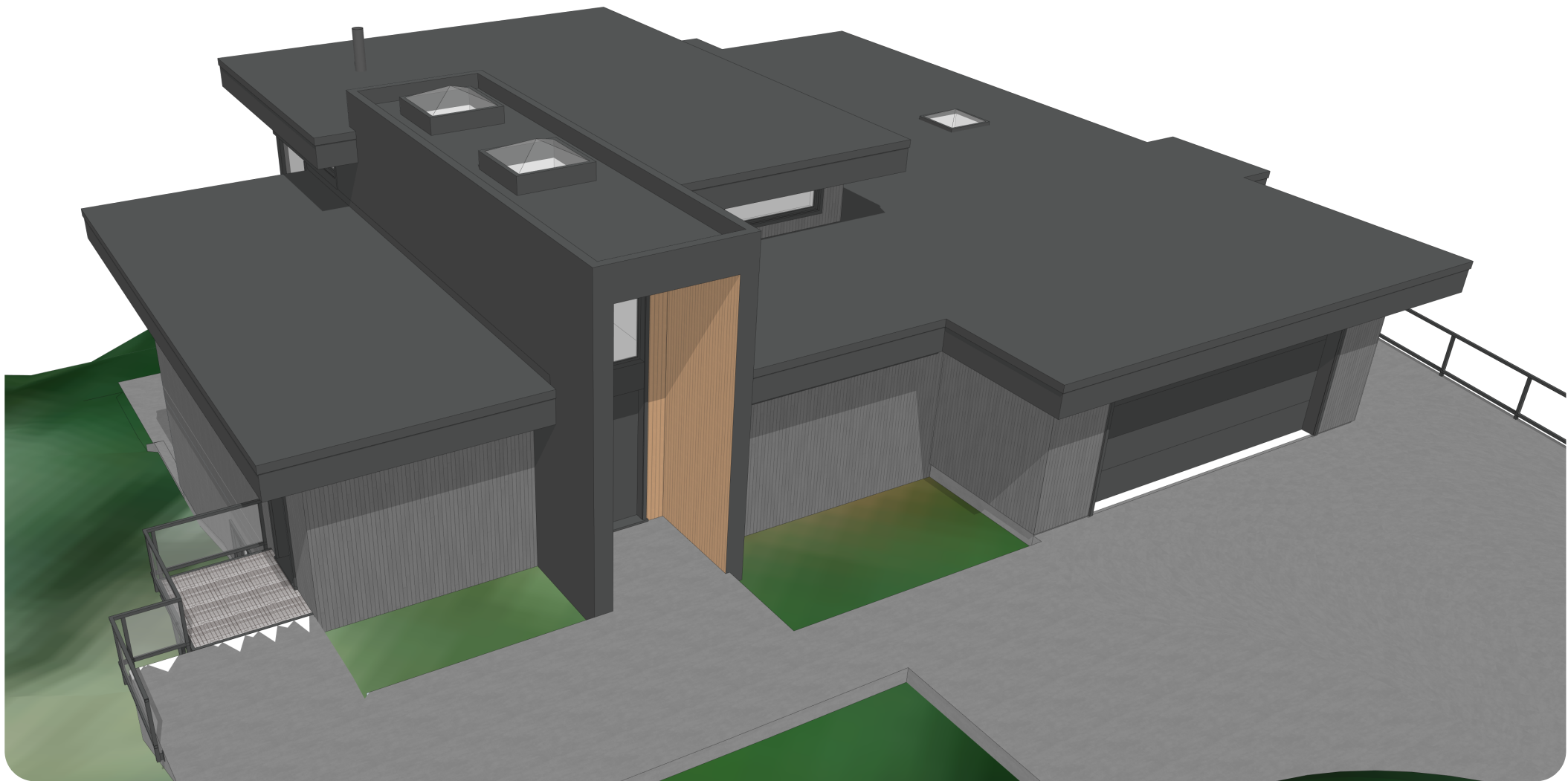
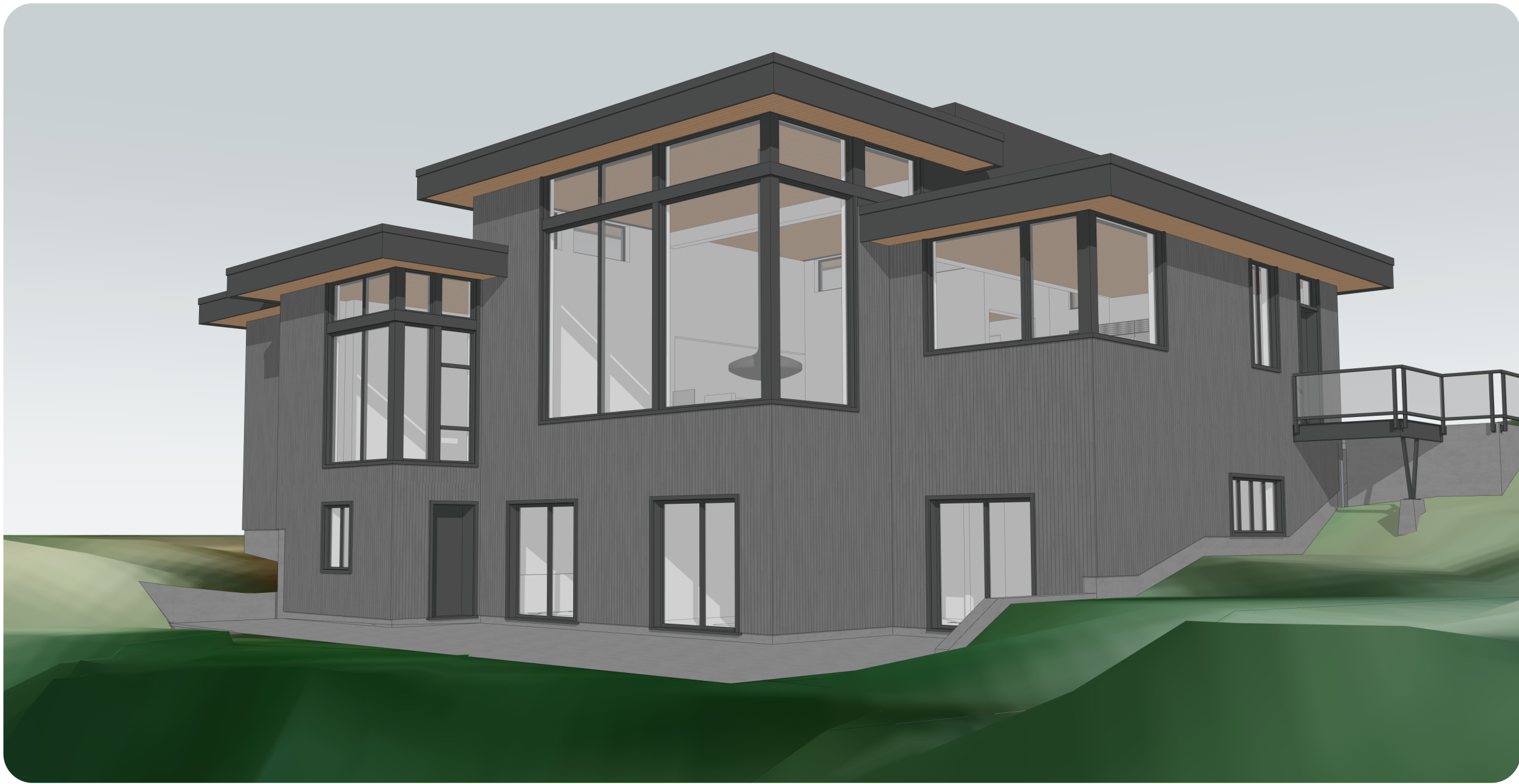
SCALE: AS SHOWN  
DATE: 2025-08-20

SITE PLAN & ORIGINAL SURVEY

DRAWN BY: R. Poulin  
PAGE NO: A 1.1

KB DESIGN  
250.384.1550  
info@keithbakerdesign.com  
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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 allowable	7.35 m (24.1 ft) 11.00 m (36.1 ft)

Setbacks	
Proposed Residence	
proposed required	Rear (SE) 27.89 m 30.00 m Front (NW) 23.76 m 30.00 m
proposed required	Int. Side (NE) 3.00 m 3.00 m Int. Side (SW) 4.42 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:  
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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	COVER
DATE: 2025-08-20	DRAWN BY: R. Poulin	
DESIGN	PAGE NO: A 1.0	
	250.384.1550 info@keithbakerdesign.com ©KEITH BAKER DESIGN INC.	

# JINAPRIYA RESIDENCE - Loughborough Lake, Ont.