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## **Notice of Hearing on Minor Variance Application PLZNA20260041**

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

You are receiving this Notice because a property owner has applied for a minor variance from a provision of Zoning By-law 2003-75, as amended, 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: May 14, 2026

Time: 7:00 p.m.

Location: 4432 George Street, Sydenham and on Zoom

### **Application Details**

Property Location: Between 5758 and 5768 ROAD 38

Applicant: GRANT TERRY LAWRENCE

Agent: Tyler Hamilton - FOTENN Planning & Design

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

The Owner proposed a single detached dwelling with two additional dwelling units on the property. However, the final building design is for a three-unit townhouse. A minor variance is being requested to allow a townhouse because the Rural zone only allows a single detached dwelling.

**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.

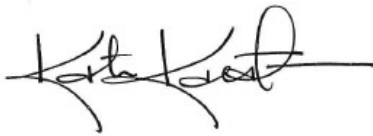
**How to Stay Informed:** If you wish to be notified of the Committee of Adjustment's decision on the application, you must make a written request to Development Services.

**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.

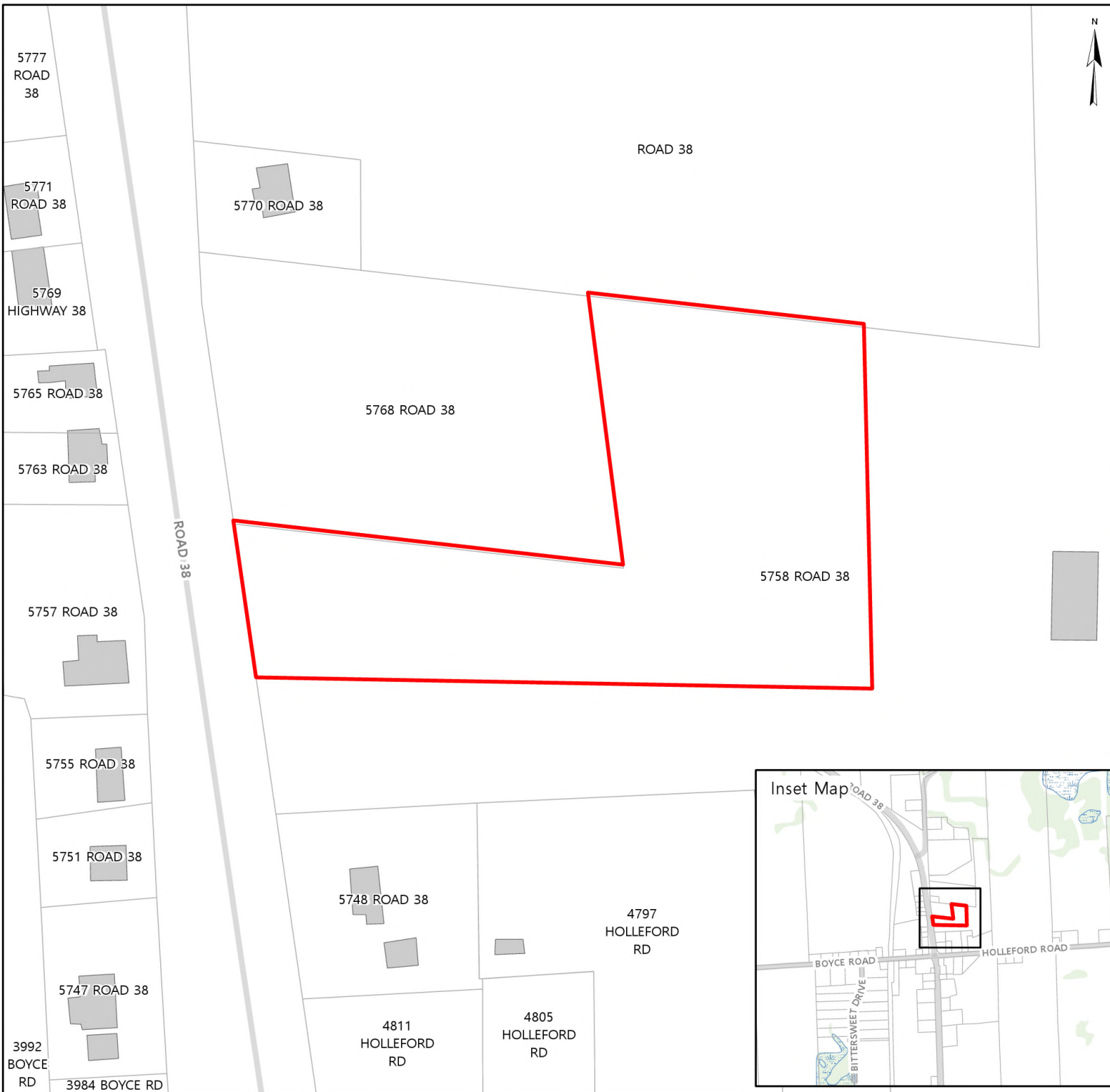
**Collection of Personal Information:** Personal information is collected in order to gather feedback and communicate with interested parties regarding this development proposal. This information is collected under the authority of the *Planning Act* and in accordance with the *Municipal Freedom of Information 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 May 01, 2026.

A handwritten signature in black ink, appearing to read "Kate Kaestner". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Kate Kaestner  
Secretary-Treasurer, Committee of Adjustment












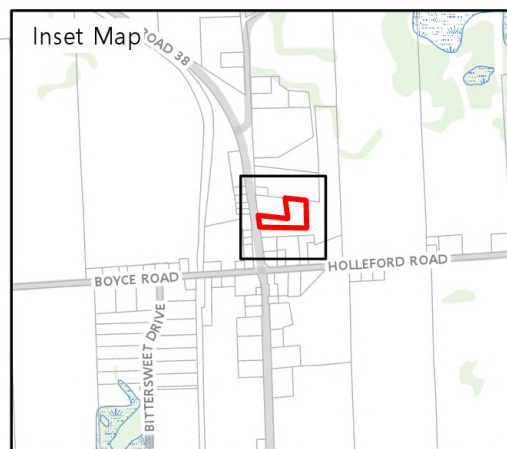
# SOUTH FRONTENAC

**PL-ZNA-2026-0041**

**(GRANT)  
5758 ROAD 38**

**Legend**

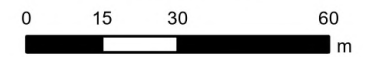
-  Subject Lands
-  Wetland
-  Wooded Area
-  Lake Trout Lake - At Capacity
-  Lake Trout Lake - Not at Capacity
-  Non-Lake Trout Lake - At Capacity
-  Waterbody
-  Township Boundary
-  Road



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

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



UTM Zone 18 NAD 83

**GENERAL:**

- All works to be installed in accordance with current South Frontenac Township Site Plan Control Guidelines, Township Utilities Standards, Ontario Building Code and, Ontario Provincial Standard Specifications and Drawings unless specified otherwise.
- Any existing non-commissioned wells found within the site are to be abandoned as per R.R.O 1990 Regulation 903 Amended to O.Reg. 128/03.
- Aggregates - Granular A and B as per OPSS MUNI 1010.
- Septic system to be designed by others and installed as per Ontario Building Code Requirements.
- The Contractor shall acquire all permits as required for all works within the Municipal Right of Way. Cut permits are required for all offsite works.
- Prior to construction, Contractor to verify all dimensions, sewer inverts and utility locates and identify possible conflicts.
- It is assumed that culvert installation will occur during dry conditions.

**GRADING:**

- Positive drainage away from the building shall be achieved. finished surfaces shall be at a minimum grade of 2% unless otherwise noted.
- 150mm Granular 'A' shall be supplied and installed under steps, decks, and porches unless otherwise specified.
- Side slopes shall be a maximum slope of 3:1 unless otherwise noted.
- All existing grades are to be verified by the contractor prior to grading.
- Utilities are to be located prior to construction.
- All ground surfaces shall be graded to prevent ponding and without low areas except where approved swale are provided.
- Maximum hard surface grades are to be 8.0%.
- Staked straw bale flow checks to be installed as per OPSD 219.180
- Conflicts between the building design drawings and grading shall be brought to the attention of the contract administrator.
- The contractor is responsible for reviewing proposed grades with conflicts regarding the proposed structures.
- Sub-drain and outlet elevations are to be confirmed prior to the construction of any structures.
- Sub-grades shall be graded at a minimum of 2%, until a lower ditch is encountered or the existing surface drains away from the sloped sub-grade.
- Grades are to match the adjacent properties unless otherwise noted.
- Gravel areas and shoulders inside all rounding required to maintain the proposed gravel edge.
- T.O.F. shall mean Top of Foundation.
- F.F.E. shall mean Finished Floor Elevation.
- U.S.F. shall mean Underside of Foundation.
- Driveway shall have a minimum crossfall of 2.0% with or without a crown.
- Sideslope's at culvert requires shot rock type fill.

**SITE WORKS:**

- Where in earth subgrade granular depths provide 3% crossfall on subgrade.
- Existing pavement thickness to be matched.
- Hot mix, hot laid asphalt concrete as per OPSS 1150.
- Concrete shall be Class C2, 32 Mpa 28 day strength, 19mm coarse aggregate nominal maximum size, 6.0% to 8.0% air content, Normal portland cement type as per OPSS 1301.
- Concrete materials and production as per OPSS 350, 351, 352, 353, 1301, 1302 and 1300.
- Boulevards and grass areas to be finished with 100mm of topsoil and nursery sod.
- Existing elevations as per August, 2025 field survey by Hopkins Chubb Land Surveyors Inc.
- All ground surface grades shall be graded to prevent ponding and without low areas.

**SEDIMENT AND EROSION CONTROL:**

- All erosion and sediment controls shall be installed prior to construction and monitored and maintained by the Contractor throughout the construction process, until all disturbed areas have been revegetated, then the temporary sediment and erosion control measures must be removed once the site has been stabilized and/or the site works are complete.
- Staked straw bale flow checks to be installed as per 219.180.
- All erosion and sediment control measures shall be inspected after each rainfall to the satisfaction of Township of South Frontenac and CRCA.
- Any disturbed area not scheduled for further construction within forty-five (45) days will be provided with a suitable temporary mulch and seed cover within seven (7) days of completion of that particular phase of construction.
- Regardless of site specific items detailed on the plans, the Contractor shall install erosion control measures to suit the proposed work methods controlling sediment runoff from discharging offsite prior to any disturbance.
- Following construction, disturbed areas, as well as proposed grassed and vegetated surfaces, shall be reinstated as soon as practical.
- The placement of surplus fill to be placed and/or temporarily stored in accordance with O.Reg. 148/06 where applicable. Temporary fill sites will require the approval of the Township. Fill locations, side slopes, elevations as per the Approved Drawings. Restoration to be completed during the final phase of construction.
- All roads used to access the site shall be kept clean to the satisfaction of the Director of Engineering Services.

**SUMP PUMP & WATERPROOFING:**

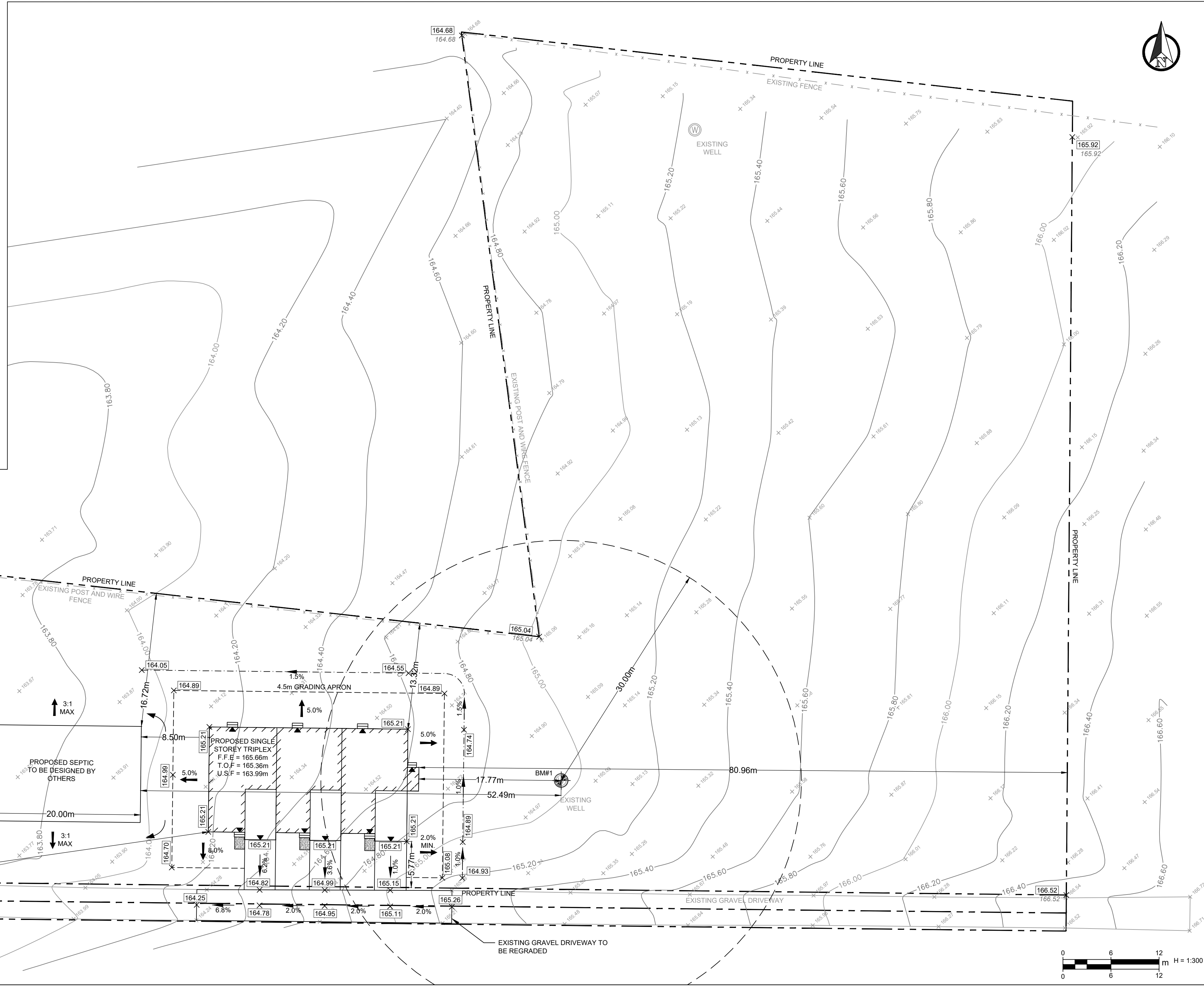
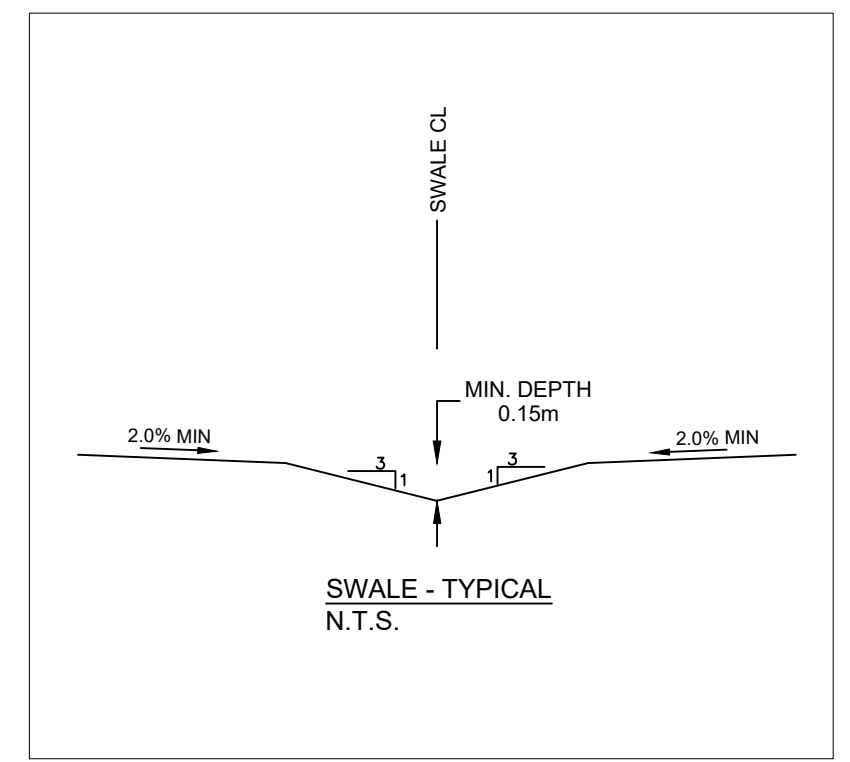
- Groundwater conditions have not been reviewed. Contractor is to review groundwater conditions onsite prior to construction and notify the Engineer.
- Foundation walls and slab shall be waterproofed as per Ontario Building Code and encountered conditions.
- Provide sump pump for foundation drain as per Ontario Building Code.

**SEWERS:**

- All pipe material to be CSA certified.
- All culverts supplied shall carry CSA certification to the appropriate CSA standard. The following culverts shall be used:
  - Corrugated steel pipe with a minimum wall thickness of 1.6mm, galvanized at a rate of 0.10g/m<sup>2</sup> or greater.
- Pipe bedding, surround and cover shall conform to OPSD 802 series. Pipe bedding shall be 200mm thick Granular 'A' compact to 98% SPD.

**SEPTIC:**

- Septic system to be designed by others and installed as per Ontario Building Code Requirements.
- Required Stone as per O.B.C. 8.7.3.3. The stone shall be washed and free of fine material.
- Topsoil and grass will be established and maintained following construction of the sewage system.
- No structures of any kind are to be built over the tank or the sewage system.
- Design shall maintain below clearances.



**LEGEND**

|          |                         |
|----------|-------------------------|
| [Symbol] | LIGHT DUTY ASPHALT      |
| [Symbol] | CONCRETE                |
| [Symbol] | PROPOSED STORMWATER     |
| [Symbol] | PROPOSED SANITARY       |
| [Symbol] | PROPOSED WATERMAIN      |
| [Symbol] | PROPOSED SWALE          |
| [Symbol] | EXISTING SANITARY       |
| [Symbol] | EXISTING STORM          |
| [Symbol] | EXISTING WATER          |
| [Symbol] | EXISTING GAS            |
| [Symbol] | EXISTING BELL CABLE     |
| [Symbol] | EXISTING UNGD. HYDRO    |
| [Symbol] | EXISTING FENCE          |
| [Symbol] | EXISTING CB, DCB        |
| [Symbol] | EXISTING STORM MH, CBMH |
| [Symbol] | EXISTING SANITARY MH    |
| [Symbol] | EXISTING HYDRANT, VALVE |
| [Symbol] | EXISTING TREE           |
| [Symbol] | EXISTING LIGHT STANDARD |
| [Symbol] | BENCHMARK               |
| [Symbol] | EXISTING GRADE          |
| [Symbol] | PROPOSED GRADE          |
| [Symbol] | SLOPE ARROW             |

Benchmark  
 LOCAL BENCHMARK #1: TOP OF WELL LOCATED ONSITE.  
 ELEVATION = 165.66m

**Table 8.2.1.6.A**

| Object        | Minimum Clearance (m) | Measured Distance (m) |
|---------------|-----------------------|-----------------------|
| Structure     | 1.5                   | 8.50                  |
| Well          | 15                    | 52.49                 |
| Lake          | 15                    | -                     |
| Pond          | 15                    | -                     |
| Reservoir     | 15                    | -                     |
| River         | 15                    | -                     |
| Spring        | 15                    | -                     |
| Stream        | 15                    | -                     |
| Property Line | 3                     | 7.75                  |

**Table 8.2.1.6.B**

| Object   | Minimum Clearance (m) |
|--|-----------------------|
| Structure  | 5                     |
| Well with a watertight casing to a depth of at least 6 m | 15                    |
| Any other well   | 30                    |
| Lake   | 15                    |
| Pond   | 15                    |
| Reservoir  | 15                    |
| River  | 15                    |
| Stream   | 15                    |
| Property Line  | 3                     |

**Table 8.2.1.6.C**

| Object   | Minimum Clearance (m) |
|--|-----------------------|
| Structure  | 1.5                   |
| Well with a watertight casing to a depth of at least 6 m | 15                    |
| Any other well   | 15                    |
| Spring   | 15                    |
| Property Line  | 3                     |

**SITE STATISTICS**

| DESCRIPTION                | ZONING BY-LAW          | PROPOSED USES/ ZONING COMPLIANCE | REMARKS |
|----------------------------|------------------------|----------------------------------|---------|
| <b>Setbacks</b>            |                        |                                  |         |
| FRONT YARD                 | 20.0m                  | 60.99m                           |         |
| INTERIOR SIDE YARD (North) | 3.0m                   | 13.32m                           |         |
| INTERIOR SIDE YARD (South) | 3.0m                   | 5.77m                            |         |
| REAR YARD                  | 10.0m                  | 80.96m                           |         |
| <b>BUILDING HEIGHT</b>     | 11m MAX                | 6.00m                            |         |
| <b>LOT AREA</b>            | 8000m <sup>2</sup> MIN | 11784.02m <sup>2</sup>           |         |
| <b>LOT FRONTAGE</b>        | 76m                    | 43.05m                           |         |
| <b>GROSS FLOOR AREA</b>    | 59 m <sup>2</sup>      | 339.79m <sup>2</sup>             |         |
| <b>LOT COVERAGE</b>        | 20% MAX                | 2.88%                            |         |



1329 Gardiners Road, Suite 210  
 Kingston, ON, Canada K7P 0L8  
 613.634.9009 tel.  
 1.888.884.9392 fax.

Client  
**TERRY GRANT**

Project  
**5758 HIGHWAY 38**

Drawing  
**GRADING PLAN**

|                       |                       |              |
|-----------------------|-----------------------|--------------|
| Drawn by:<br>CB       | Checked by:<br>KMN    | Project No.: |
| Designed by:<br>KMN   | Approved by:<br>KMN   | Drawing No.: |
| Date:<br>AUGUST, 2025 | Scale:<br>1:300 ANS I |              |

**C1**

**NOTES**

1. "These plans were prepared in accordance with the Ontario Building Code"
2. All work to be performed in accordance with the Ontario Building Code and or any authority having jurisdiction.
3. Contractor to verify and be responsible for all dimensions and shall report any discrepancy to Pelow Engineering before proceeding with any work.
5. DRAWINGS MUST NOT BE SCALED.
6. These plans form the basis of permit issuance and any deviations from these plans and details, including the ventilation system, heating system, woodstove, fireplace, decks, balconies and finished basements, will require a revised drawing and clearance by the local Building Inspection Department.
7. These plans shall be considered to be "Not for Construction" unless they are approved and signed by the engineer.

I have reviewed and take responsibility for the design activities which bears this declaration and have met the requirements of the O.B.C as a registered designer. These drawings shall be considered as NOT FOR CONSTRUCTION unless authorized by the designers signature for Permit Application and must be submitted for permit within 30 days.

John Pelow, P.Eng. BCIN # 24813  
 JUN 16, 2025  
 Date \_\_\_\_\_ Signature \_\_\_\_\_

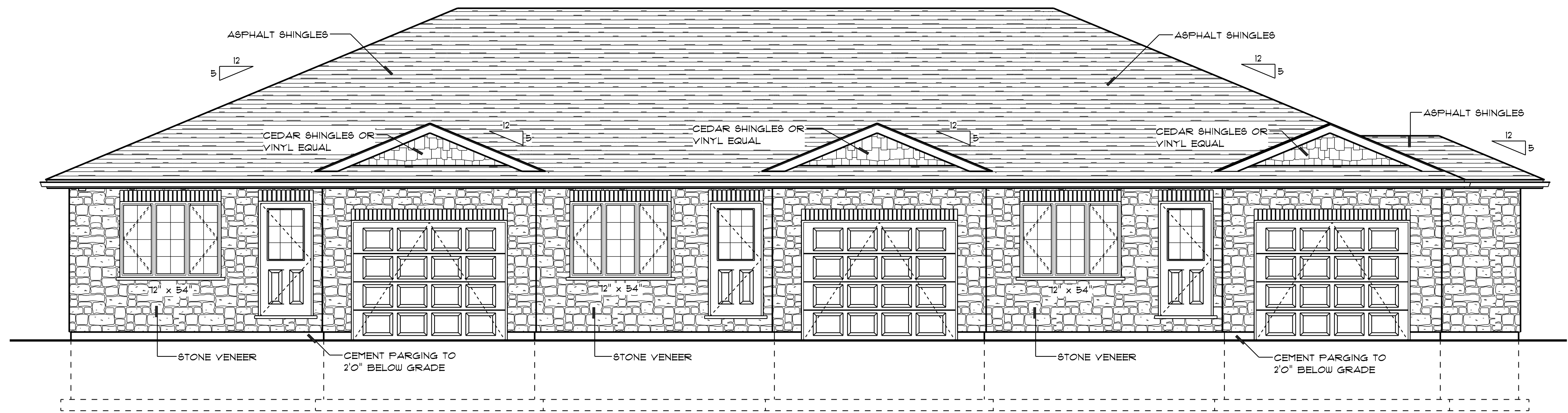
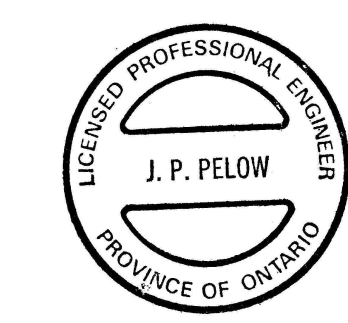
**PELOW ENGINEERING**  
 1089 DUNHAM STREET  
 KINGSTON, ONTARIO, K7P 2K2  
 Tel: (613) 541-9003  
 Email: john.pelow@sympatico.ca

Client:  
**T. GRANT CONST. LTD.**

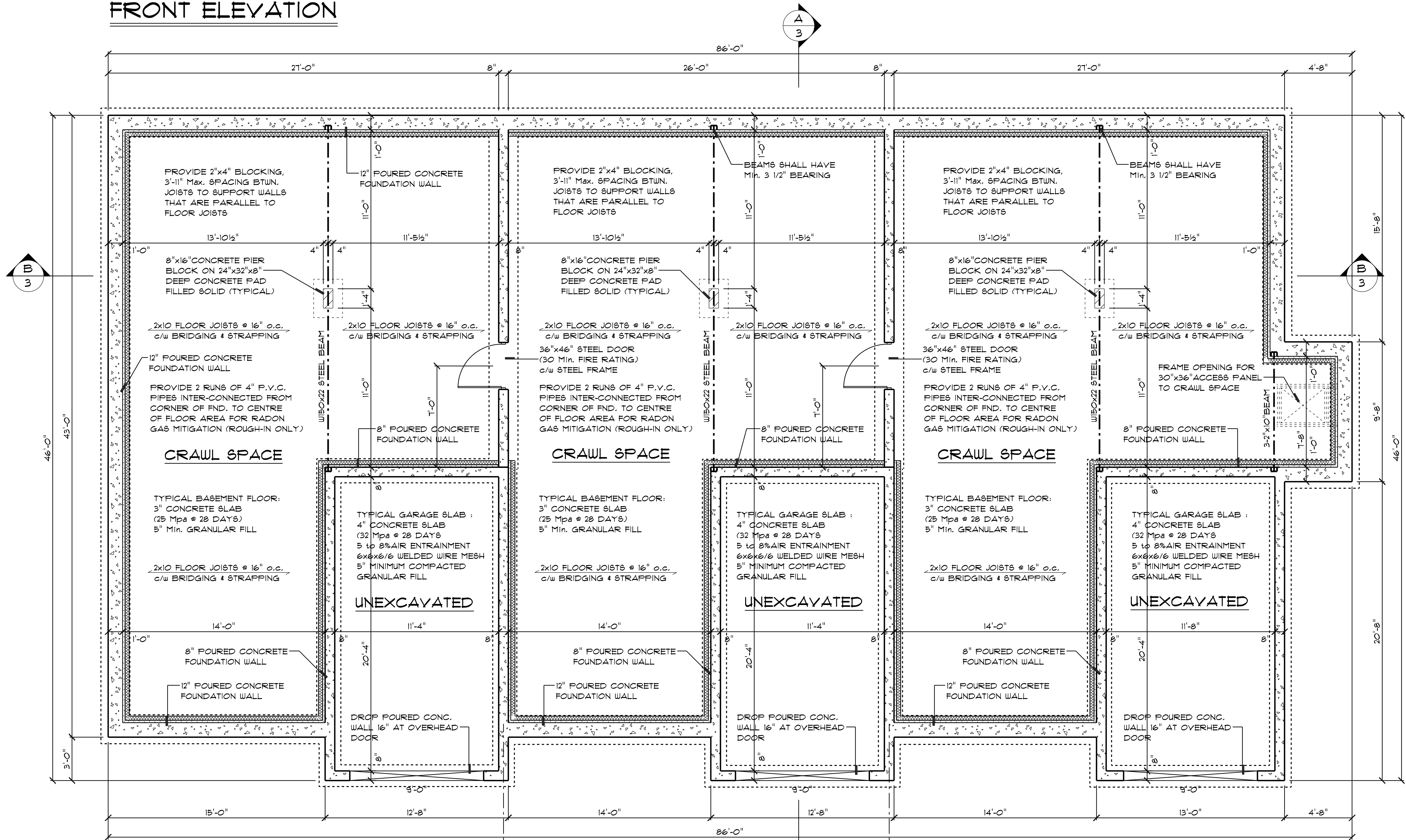
Project:  
**HARROWSMITH TRI-PLEX'S  
 BUILDING "A"  
 HARROWSMITH**

Draw. Title:  
**FND. PLAN & FRONT ELEV.**

Scale: 1/4" = 1'-0"  
 Drawn By: J.N.J.  
 Date: JUN 16, 2025  
 Project No: **A1**



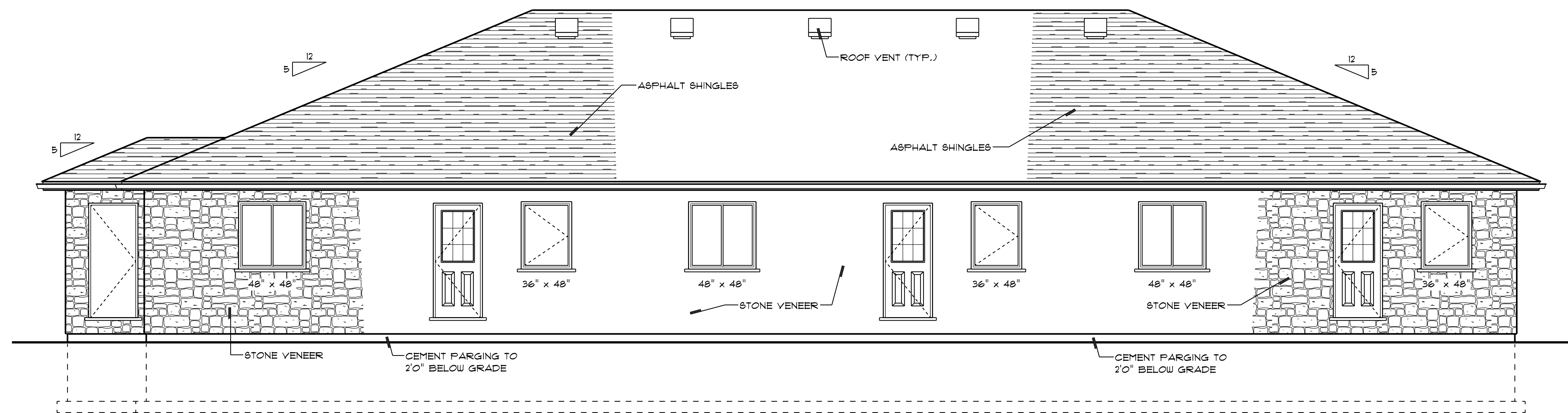
**FRONT ELEVATION**



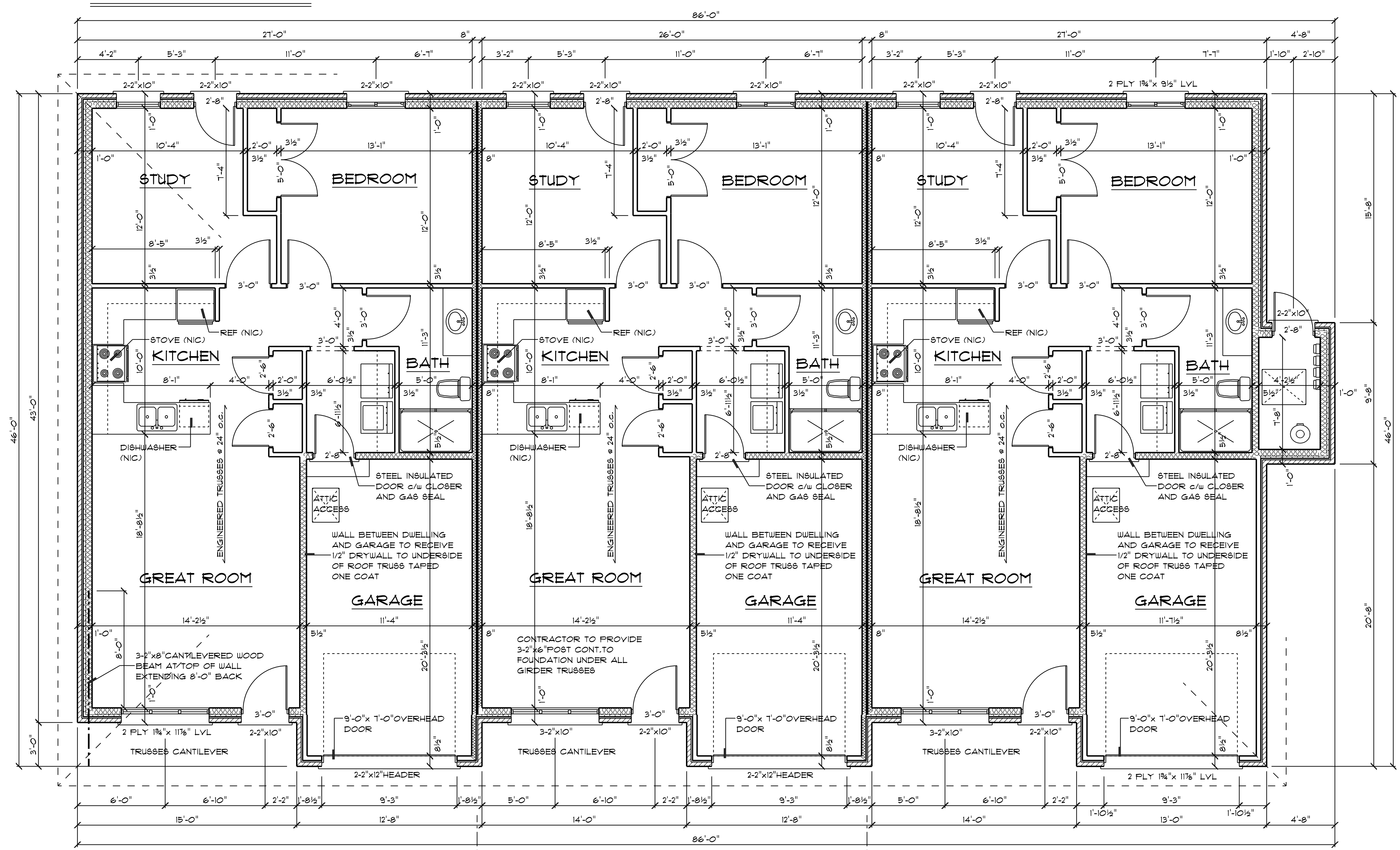
**FOUNDATION PLAN**

**NOTES**

1. These plans were prepared in accordance with the Ontario Building Code.
2. All work to be performed in accordance with the Ontario Building Code and/or any authority having jurisdiction.
3. Contractor to verify and be responsible for all dimensions and shall report any discrepancy to Pelow Engineering before proceeding with any work.
5. DRAWINGS MUST NOT BE SCALED.
6. These plans form the basis of permit issuance and any deviations from these plans and details, including the ventilation system, heating system, woodstove, fireplace, decks, balconies and finished basements, will require a revised drawing and clearance by the local Building Inspection Department.
7. These plans shall be considered to be "Not for Construction" unless they are approved and signed by the engineer.



**REAR ELEVATION**



**GROUND FLOOR PLAN**

**STEEL LINTEL SPAN TABLE**

| VERT. LEG | HORIZ. LEG | THICKNESS | SPAN        |
|-----------|------------|-----------|-------------|
| 3 1/2"    | 3 1/2"     | 1/4"      | 7'-1" Max.  |
| 4"        | 3 1/2"     | 1/4"      | 8'-2" Max.  |
| 4 7/8"    | 3 1/2"     | 5/16"     | 10'-1" Max. |
| 4 7/8"    | 3 1/2"     | 3/8"      | 10'-8" Max. |

I have reviewed and take responsibility for the design activities which bears this declaration and have met the requirements of the O.B.C as a registered designer. These drawings shall be considered as NOT FOR CONSTRUCTION unless authorized by the designers signature for Permit Application and must be submitted for permit within 30 days.

John Pelow, P.Eng. BCIN # 24813  
 JUNE 16, 2025  
 Date \_\_\_\_\_ Signature \_\_\_\_\_

**PELOW ENGINEERING**  
 1089 DUNHAM STREET  
 KINGSTON, ONTARIO, K7P 2K2  
 Tel: (613) 541-9003  
 Email: john.pelow@sympatico.ca

Client:  
**T. GRANT CONST. LTD.**

Project:  
**HARROWSMITH TRI-PLEX'S  
 BUILDING "A"  
 HARROWSMITH**

Dwg. Title:  
**GRD. FLOOR & REAR ELEV.**

Scale: 1/4" = 1'-0"  
 Dwg. By: J.N.J.  
 Date: JUNE 16, 2025

