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## **Notice of Hearing on Legal Non-Conforming Use Permission Application PL-ZNA-2026-0058**

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

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

### **Hearing Details**

**Date:** Thursday, August 13, 2026

**Time:** 7:00 p.m.

**Location:** 4432 George Street (Council Chambers) and Zoom

### **Application Details**

**Property Address:** 31B Payne Lane

**Applicant:** Avidity Designs (Steven Roach)

**Owners:** David and Andrea Rogers

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

Requesting permission under Section 45(2) of the *Planning Act* to expand a legal non-conforming 1.5-storey dwelling located within 30 metres of the highwater mark of Buck Lake. The proposal includes the construction of a combined 13.5 m<sup>2</sup> (145 ft<sup>2</sup>) addition to the main floor of the existing dwelling, a 9 m<sup>2</sup> (97 ft<sup>2</sup>) water-facing uncovered deck and a 6 m<sup>2</sup> (65 ft<sup>2</sup>) covering over an existing deck. No reduction to the existing highwater mark setback is proposed.

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

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

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

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

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

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

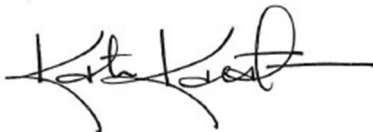
**How to Stay Informed:** If you wish to be notified of the Committee of Adjustment's decision on the application, you must make a written request to Development Services.

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

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

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

Dated at Sydenham, Ontario on July 09, 2026.

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

Kate Kaestner  
Secretary-Treasurer, Committee of Adjustment












**SOUTH FRONTENAC**

**PL-ZNA-2026-0058**

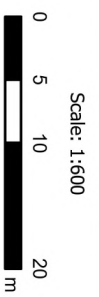
**(ROGERS) (ROACH)  
31B PAYNE LANE**

**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

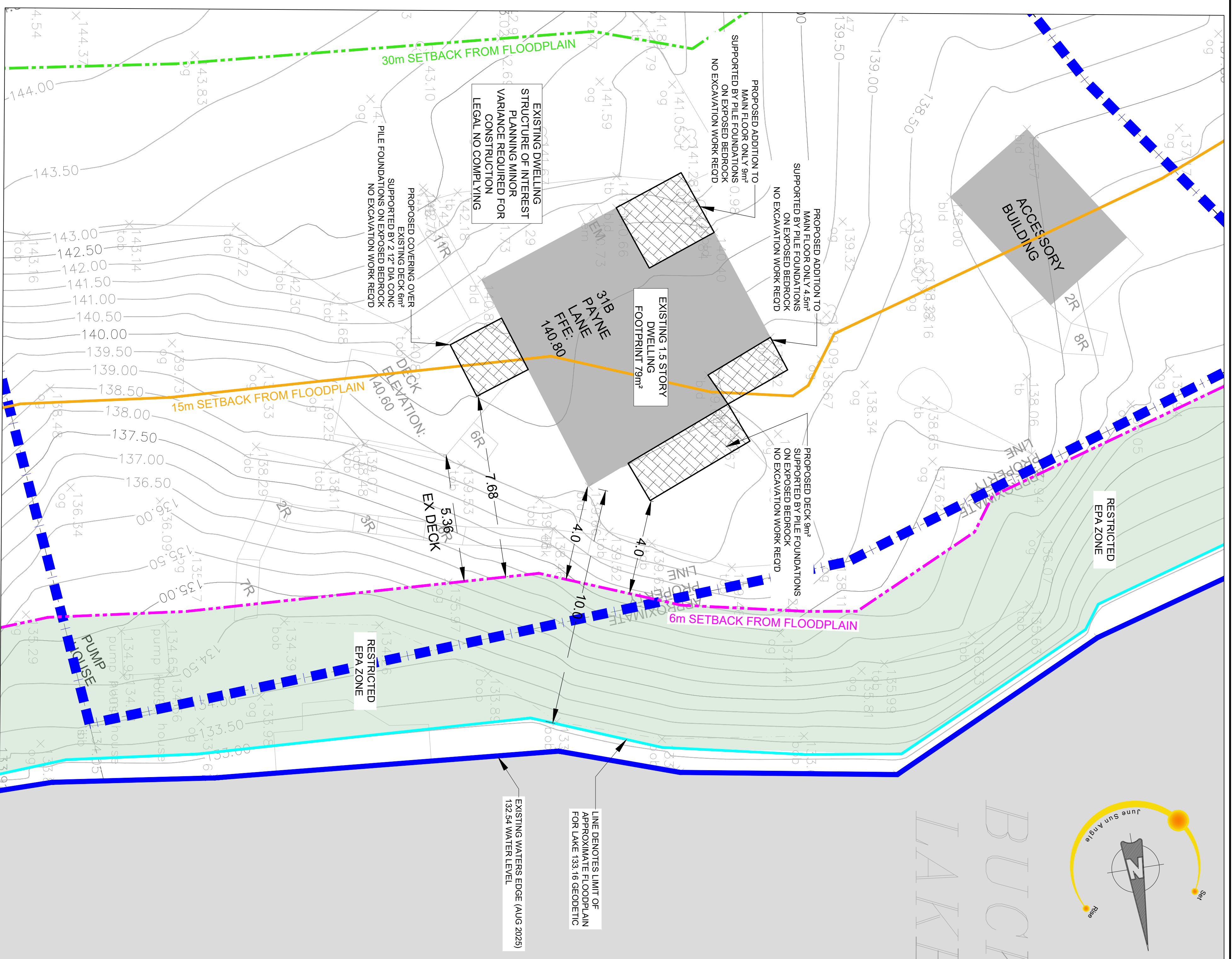
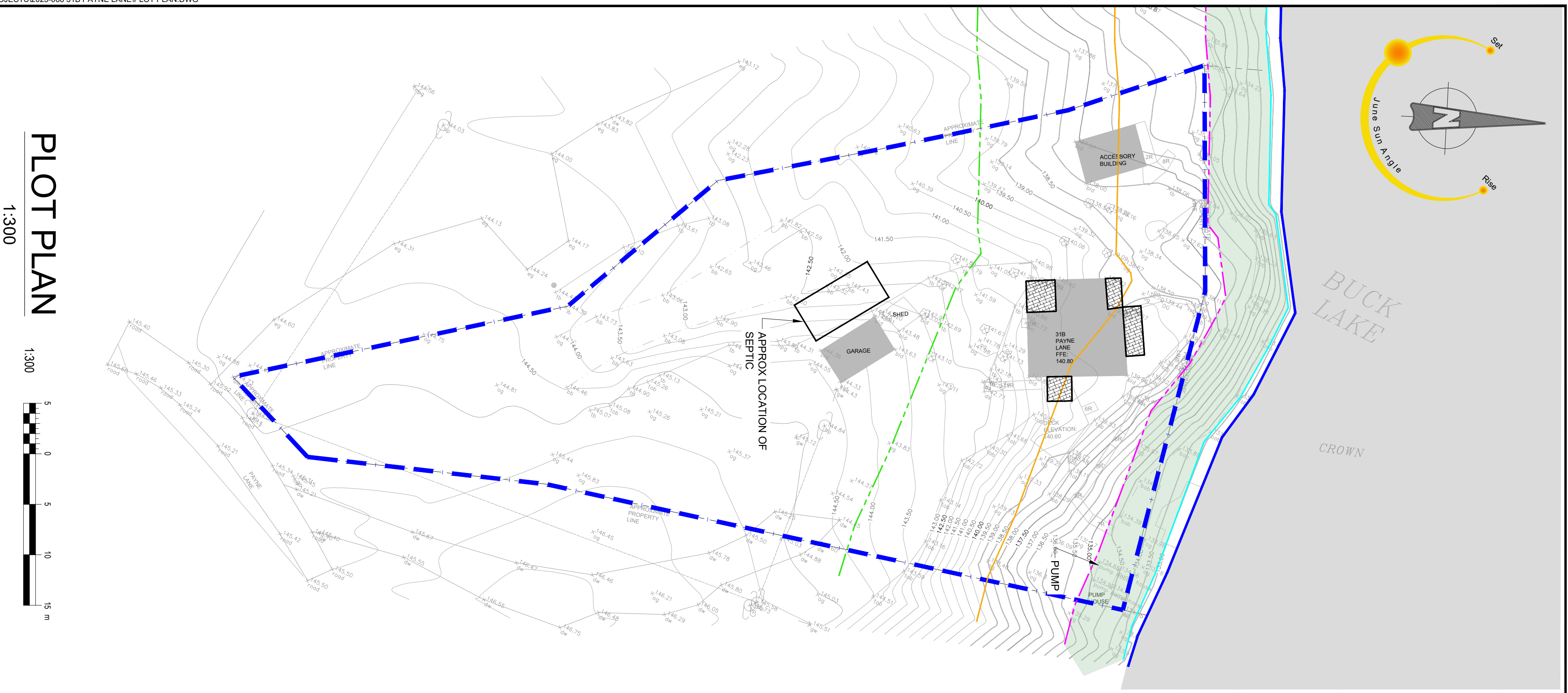
Produced by the County of Frontenac, under license with the Ontario Ministry of Natural Resources © King's Printer for Ontario, 2026.

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



UTM Zone 18 NAD 83

Date: 29/09/2026

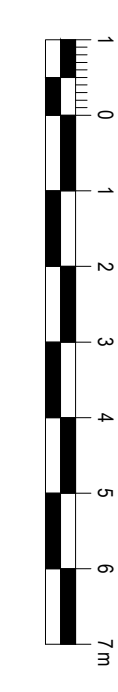


**LOT COVERAGE SUMMARY**

STRUCTURE	AREA
DWELLING FOOTPRINT	90 m <sup>2</sup>
ACCESSORY STRUCTURE	26.5 m <sup>2</sup>
GARAGE	24 m <sup>2</sup>
<b>LOT COVERAGE RATIO</b>	<b>2.6%</b>

**SITE PLAN**

1:100



**PLAN LEGEND**

- PROPERTY LIMIT (LEGAL)
- EXISTING STRUCTURE(S)
- PROPOSED STRUCTURE(S)
- PROPOSED DRIVEWAY
- RESTRICTED ZONING
- RESTRICTED EPA AREA
- PROPOSED WATER SERVICE
- PROPOSED HYDRO SERVICE
- PROPOSED OVERHEAD AND DRAINAGE PATH/DIRECTION
- WELL WITH 15m AND 30m SETBACKS
- OVERHEAD HYDRO POLE UTILITY
- EXISTING ELEVATION
- EXISTING CONTOURING
- PROPOSED ELEVATION
- PROPOSED GRADE
- LEACHING BED
- SANITARY
- MINIMUM CLEARANCE DISTANCES

**LEACHING BED**

- ALL SEPTIC SYSTEM CONSTRUCTION TO BE CARRIED OUT IN ACCORDANCE WITH PART 8 OF THE MOST CURRENT VERSION OF THE ONTARIO BUILDING CODE (OBC).
- THE TOPSOIL TO BE STRIPPED AND SUBGRADE TO BE SCARIFIED IN BED AREA PERPENDICULAR TO THE DIRECTION OF FLOW.
- PROVIDE A 25mm THICK CLAY SEAL IF RAISED LEACHING BED IS TO BE INSTALLED ON BEDROCK.
- GUARD TO THE FILTER BED, INSTALLED VERTICALLY TO PROTECT AGAINST TREE ROOTS FROM LARGE ADJACENT TREES TO THE FILTER BED WHERE NECESSARY.
- WASHED SEPTIC STONE TO BE IN ACCORDANCE WITH OBC 8.7.5.3 (9).
- FILTER MEDIA TO BE IN ACCORDANCE WITH OBC 8.7.5.3 (3).
- DISTRIBUTION PIPING TO HAVE A SLOPE OF 0.3% MIN TO 0.5% MAX.
- DISTRIBUTION HEADERS AND PIPING WITHIN THE LEACHING BED TO BE LOCATABLE BY MEANS DESCRIBED IN OBC 8.7.2.2 (2).

**SANITARY**

- SEWER TRENCHING AND BEDDING SHALL CONFORM TO OPSD 802.010 AND 802.013 UNLESS NOTED OTHERWISE.
- ALL SEWER FEED PIPING TO HAVE A MINIMUM SLOPE OF 2%.
- EFFLUENT FILTERS TO BE POLYLOK PL-122 OR EQUIVALENT.
- SEWER AND CONNECTIONS SHALL BE PVC SOLVENT WELD PIPE AND FITTINGS TO CSA B182.1
- INSULATE ALL SEWER SERVICE PIPE WITH LESS THAN 12m OF COVER.

**MINIMUM CLEARANCE DISTANCES**

**OBC TABLE 8.2.1.6 A & B**

FROM STRUCTURE	SEPTIC TANK	DIST. PIPING
FROM CASSED WELL	1.5m	5.0m
FROM ALL OTHER WELLS	15.0m	15.0m
FROM SURFACE WATER	15.0m	30.0m
FROM PROPERTY LINE	3.0m	3.0m

**TOWNSHIP OF SOUTH FRONTENAC**

**ZONING BY-LAW NO. 2003-75**

**LIMITED RESIDENTIAL RESIDENTIAL**

**WATERFRONT ZONE (RLSW)**

**SINGLE DETACHED DWELLING**

PARAMETER	ZONING	PROPOSED
LOT AREA (MIN)	10000 m <sup>2</sup>	2780 m <sup>2</sup>
LOT FRONTAGE (MIN)	76 m	55 m
SETBACK FROM HWY (MIN)	30 m	10 m
FRONT YARD (MIN)	30 m	10 m
REAR YARD (MIN)	10 m	75 m
EXTERIOR SIDE (MIN)	10 m	-
INTERIOR SIDE (MIN)	3 m	16 m
DWELLING UNIT AREA (MIN)	99 m <sup>2</sup>	90 m <sup>2</sup>
LOT COVERAGE (MAX)	5%	5.1%
BUILDING HEIGHT (MAX)	11 m	8 m

**GENERAL NOTES:**

- THE ORIGINAL TOPOGRAPHY AND GROUND ELEVATIONS, SERVICES AND UTILITIES SHOWN ON THIS PLAN ARE FOR INFORMATION ONLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE ACCURACY OF ALL INFORMATION OBTAINED FROM THESE PLANS. ALL DIMENSIONS AND INVERTS MUST BE VERIFIED PRIOR TO CONSTRUCTION. IF THERE IS ANY DISCREPANCY THE CONTRACTOR IS TO NOTIFY THE ENGINEER.
- POSTIVE DRAINAGE TO BE ENSURED FOR FINAL GRADE AND DURING CONSTRUCTION. IN NO CASE SHOULD GRADE BE DIRECTED TOWARDS THE FOUNDATION OF THE DWELLING.
- THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXACT LOCATION SIZE, MATERIAL AND ELEVATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION. PROTECT AND ASSUME ALL UTILITIES OR NOT SHOWN ON THE DRAWINGS. IF THERE ARE ANY DISCREPANCIES THE CONTRACTOR IS TO NOTIFY THE ENGINEER. ANY UTILITIES THAT MAY EXIST ON SITE MUST BE LOCATED AND VERIFIED BY ITS OWNER.
- ALL UNDERGROUND SERVICES, MATERIALS, AND INSTALLATIONS TO BE IN ACCORDANCE WITH ONTARIO PROVINCIAL STANDARDS AND SPECIFICATIONS (OPSS) UNLESS OTHERWISE NOTED.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL LAYOUT FOR CONSTRUCTION PURPOSES.
- THE CONTRACTOR IS TO OBTAIN ALL NECESSARY PERMITS FROM THE COUNTY, MUNICIPALITY AND ALL JURISDICTIONS PRIOR TO COMMENCING CONSTRUCTION.
- EXCAVATE AND DISPOSE OF ALL EXCESS EXCAVATED MATERIAL, SUCH AS ASPHALT, CURBING AND DEBRIS, OFF SITE TO THE SATISFACTION OF THE ENGINEER AND THE COUNTY, MUNICIPALITY OR CONSERVATION AUTHORITY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL AND SAFETY MEASURES DURING THE INSTALLATION AND REMOVAL OF ALL NECESSARY SIGNAGE.
- ALL DIMENSIONS AND INVERTS MUST BE VERIFIED BEFORE CONSTRUCTION. IF THERE IS ANY DISCREPANCY THE CONTRACTOR MUST NOTIFY THE ENGINEER.
- GRANULAR 'A' AND GRANULAR 'B' TO BE COMPACTED TO 98% SPD UNLESS NOTED OTHERWISE.

**ENVIRONMENTAL:**

- EROSION AND SEDIMENT CONTROL SHALL BE INSTALLED PRIOR TO CONSTRUCTION AND MONITORED AND MAINTAINED BY THE CONTRACTOR UNTIL CONTROLLED TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES MUST BE REMOVED ONCE THE SITE HAS BEEN STABILIZED AND SITE WORKS COMPLETED.
- IN THE EVENT THAT HUMAN REMAINS ARE ENCOUNTERED DURING CONSTRUCTION, THE MINISTRY OF CITIZENSHIP, CULTURE AND RECREATION SHALL BE NOTIFIED IMMEDIATELY AND THE REGISTRAR OR DEPUTY REGISTRAR OF THE CEMETERIES REGULATION UNIT OF THE MINISTRY OF CONSUMER AND COMMERCIAL RELATIONS (416) 362-8992, SHALL BE NOTIFIED IMMEDIATELY.
- IN THE EVENT THAT BURIED ARCHAEOLOGICAL REMAINS ARE FOUND DURING CONSTRUCTION ACTIVITIES, THE MINISTRY OF CITIZENSHIP, CULTURE AND RECREATION SHALL BE NOTIFIED IMMEDIATELY.

NO.	DATE	BY	DESIGN	SR
1	MAY 2026	S.R.	DRAFT	
			REVISION	

**AVIDITY DESIGNS**  
TECHNICAL CREATIVE EMPOWERED

SCALE: AS SHOWN

THIS DRAWING IS THE PROPERTY OF AVIDITY DESIGNS. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY REUSE OR MODIFICATION OF THIS DRAWING WITHOUT THE WRITTEN PERMISSION OF AVIDITY DESIGNS IS STRICTLY PROHIBITED.

31B PAYNE LANE  
TOWNSHIP OF SOUTH FRONTENAC  
PROPOSED PLOT AND SITE PLAN

DRAWING NO. SHEET 01 OF 01