



**SOUTH
FRONTENAC**

Development Services
4432 George St, Box 100
Sydenham ON, K0H 2T0
613-376-3027
planning@southfrontenac.net

Notice of Hearing on Legal Non-Conforming Use Permission Application PL-ZNA-2026-0070

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, Sydenham and on Zoom

Application Details

Property Address: 1870 RUTLEDGE ROAD

Applicant: NIGEL GREENHAM

Owner: NIGEL GREENHAM

Purpose and Effect of the Application:

The applicant is requesting permission under Section 45(2) of the *Planning Act* to enlarge a legal non-complying building through the construction of a 12-square metre (130 sq. ft.) covered entry porch, as the proposal would result in a further reduction (1.8 metres / 6 ft.) to the existing, legal non-complying front yard setback (7.5 metres / 25 ft.)

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.

www.southfrontenac.net

South Frontenac is a welcoming and thriving rural community.

You are invited to make an oral submission to the Committee of Adjustment. If you want to participate through the Zoom webinar, you must register through the Events Calendar at **www.southfrontenac.net**.

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

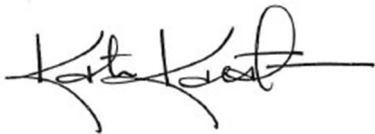
How to Stay Informed: If you wish to be notified of the Committee of Adjustment's decision on the application, you must make a written request to Development Services.

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

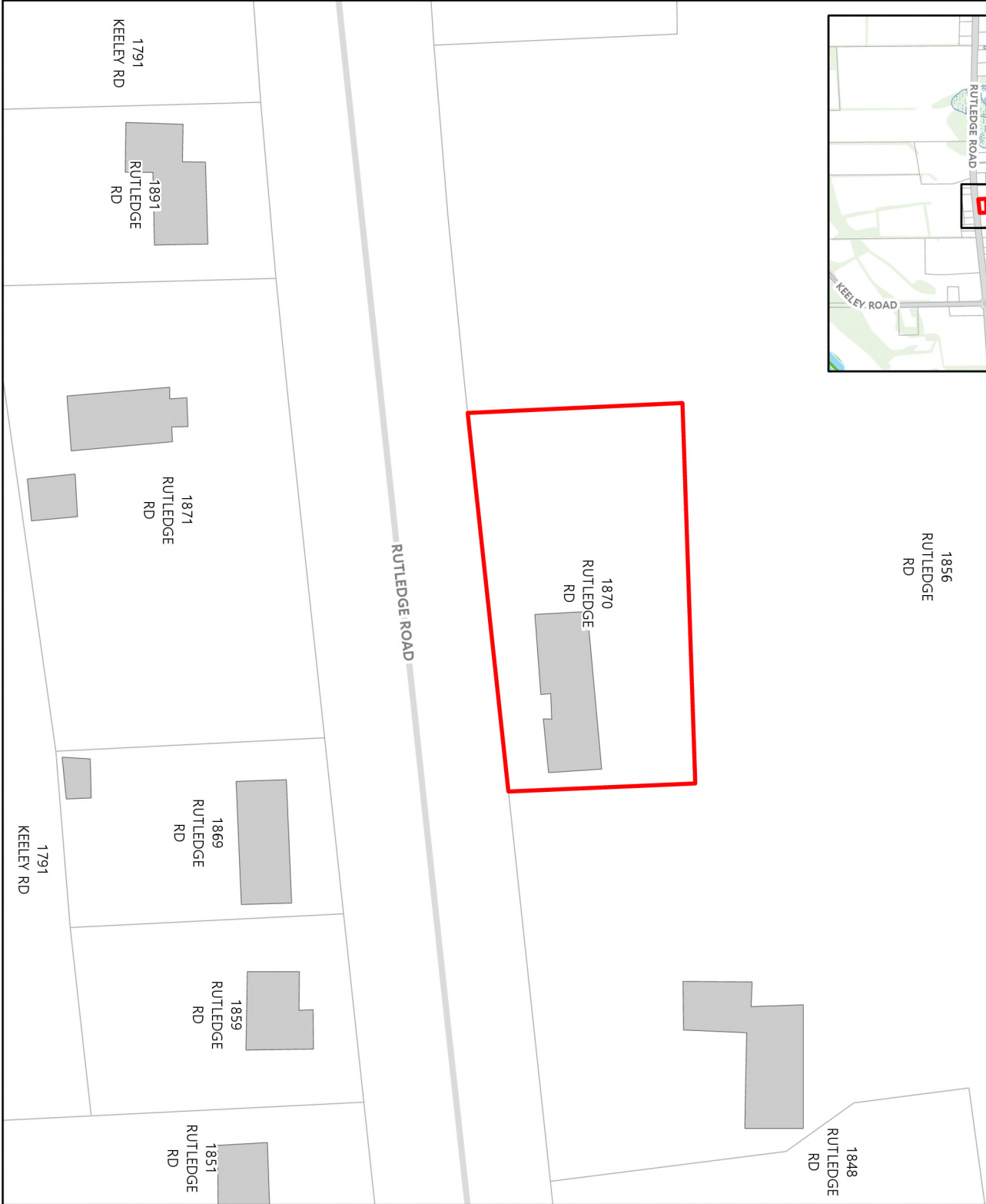
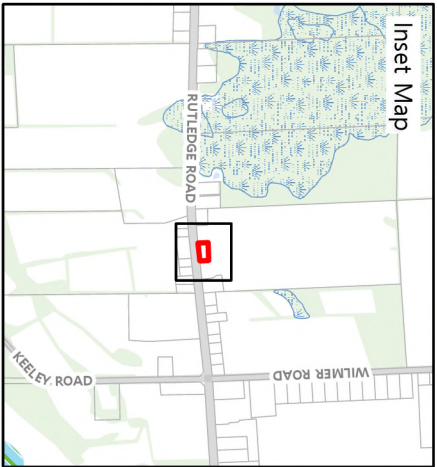
Collection of Personal Information: Personal information is collected in order to gather feedback and communicate with interested parties regarding this development proposal. This information is collected under the authority of the *Planning Act* and in accordance with the *Municipal Freedom of Information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

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

Dated at Sydenham, Ontario on July 16, 2026.

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
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PL-ZNA-2026-0070

**(GREENHAM)
1870 RUTLEDGE ROAD**

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

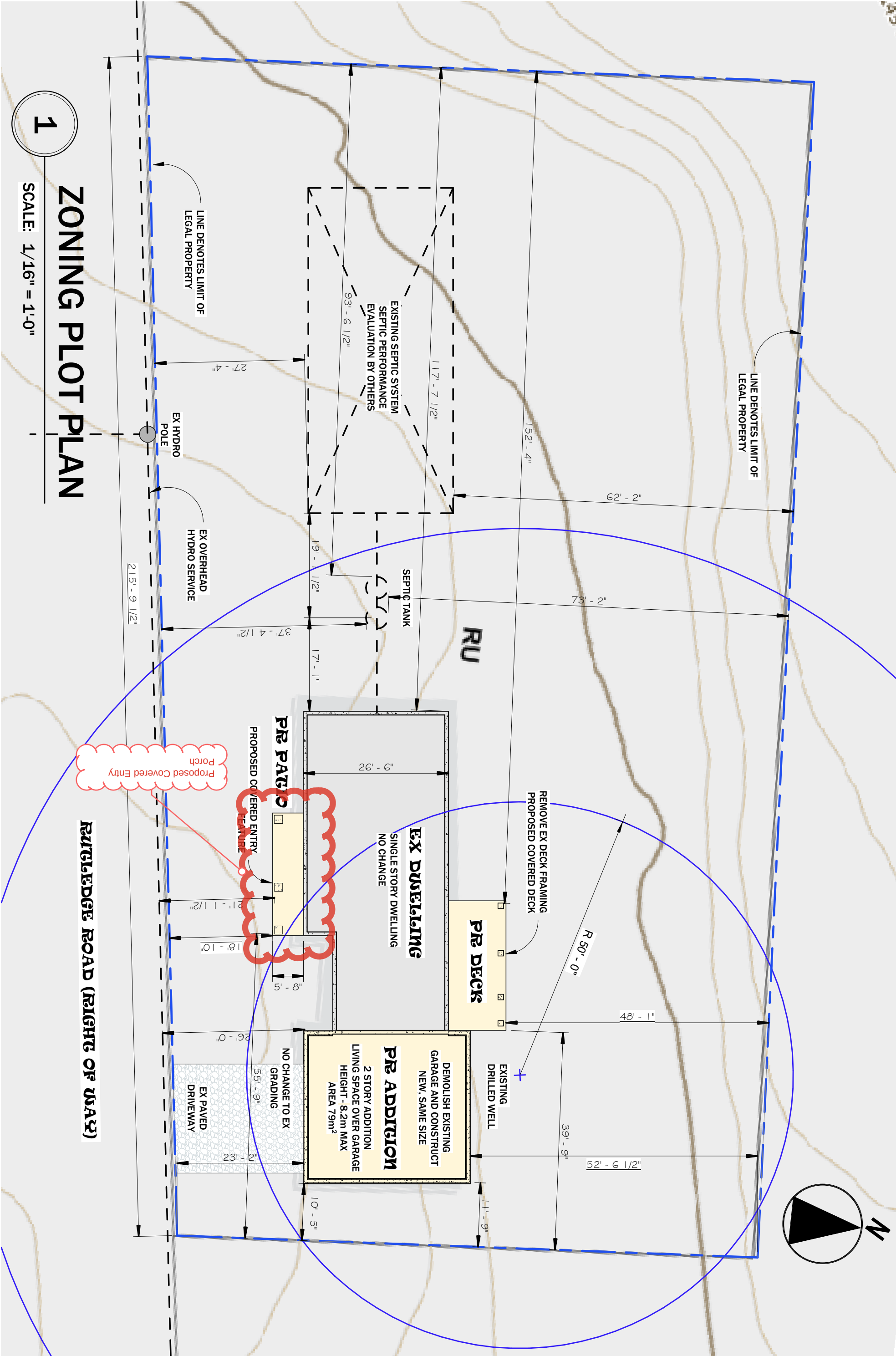
Produced by the County of Frontenac under
license with the Ontario Ministry of Natural Resources © King's
Printer for Ontario, 2026.

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: 1:1,000



UTM Zone 18 NAD 83



APPLICABLE ZONING "RU"

7.3.2 For Single Detached Residential Uses:

- Lot Area (Minimum) 8000 sq. Metres (86,114.1 sq. ft.)
- Lot Frontage (Minimum) 76 Metres (250 ft.)
- Front Yard (Minimum) 20 Metres (65.6 ft.)
- Rear Yard (Minimum) 10 Metres (32.8 ft.)
- Interior Side Yard (Minimum) 3 Metres (9.8 ft.)
- Exterior Side Yard (Minimum) 10 Metres (32.8 ft.)
- Gross Floor Area (Minimum) 59 sq. Metres (635.1 sq. ft.)
- Lot Coverage (Maximum) 20 percent
- Building Height (Maximum) 11 Metres (36.1 ft.)
- Off-street parking shall be provided in accordance with Section 5.30.
- Front Yard (Minimum) 20 Metres (65.6 ft.)
- for Accessory Buildings
- Rear Yard (Minimum) 3 Metres (9.8 ft.)
- for Accessory Buildings
- Interior Side Yard (Minimum) 3 Metres (9.8 ft.)
- for Accessory Buildings
- Exterior Side Yard (Minimum) 20 Metres (65.6 ft.)
- Building Height for Accessory Buildings 8 Metres (26.2 ft.)
- Setback from Highwater Mark (Minimum) 30 Metres (98.4 ft.)

ZONING COMPLIANCE TABLE

LOT AREA	EXISTING 2283 m ² (24580 ft ²)
MINIMUM LOT FRONTAGE	EXISTING 65m +/-
MAXIMUM BLDG HEIGHT	PROPOSED 8.2m
MIN FRONT SETBACK	EXISTING 7.0m
MIN REAR SETBACK	EXISTING 16.0m
MIN INTERIOR SIDEYARD	PROPOSED 3.2m
MIN EXTERIOR SIDEYARD	NA
MAX LOT COVERAGE	20% ALLOWABLE 9.5% PROPOSED

LOT COVERAGE SUMMARY

EXISTING PROPERTY LOT SIZE -	2283 m ²
FOOTPRINT OF DWELLING FOUNDATIONS -	214 m ²
LOT COVERAGE PROPOSED -	9.5%

GENERAL NOTES

THE ORIGINAL TOPOGRAPHY AND GROUND ELEVATIONS, SERVING AND SURVEY DATA SHOWN ON THIS PLAN DRAWING IS PROVIDED FOR INFORMATION PURPOSES 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.

POSITIVE 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 RESPONSIBILITY FOR EXISTING UTILITIES WHETHER 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, CONSERVATION AUTHORITY, HEALTH UNIT AND ALL OTHER APPLICABLE REGULATORY AUTHORITIES HAVING JURISDICTION 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 CONSTRUCTION PERIOD, INCLUDING THE SUPPLY, 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 (IF APPLICABLE):

EROSION AND SEDIMENT CONTROLS SHALL BE INSTALLED PRIOR TO CONSTRUCTION AND MONITORED AND MAINTAINED BY THE CONTRACTOR UNTIL COMPLETION. THE 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) 362-8392, SHALL BE NOTIFIED IMMEDIATELY.

IN THE EVENT THAT BURIED ARCHEOLOGICAL REMAINS ARE FOUND DURING CONSTRUCTION ACTIVITIES, THE MINISTRY OF CITIZENSHIP, CULTURE AND RECREATION SHALL BE NOTIFIED IMMEDIATELY.



AVIDITY

HOME ADDITION(S)

1870 RUTLEDGE ROAD, S.F.

Project No.
2025-113

Design by: SR Drawn by: SR

Revisions & Releases

2026.01.09	ISSUED FOR PERMIT
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Notes

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ZONING

P1.1

Sheet No.