



**SOUTH
FRONTENAC**

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

Notice of Consent Applications PL-BDJ-2026-0077 & PL-BDJ-2026-0078 and Minor Variance Application PL-ZNA-2026-0079

You are receiving this Notice because a property owner has applied for a consent and minor variance from a provision of Zoning By-law No. 2003-75, as amended, on lands 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 (Council Chambers) and via Zoom.

Application Details

Property Addresses: 5758 ROAD 38 and Unaddressed Lot (Roll No. 102908004009053)

Owner: 1278804 ONTARIO INC (Terry Grant)

Applicant: FOTENN PLANNING & DESIGN (Tyler Hamilton)

Purpose and Effect of the Applications

Requesting to vary Section 7.3.2. of Zoning By-law No. 2003-75, as amended, to reduce the minimum lot frontage requirements of the Rural (RU) Zone from 76 metres (250 ft.) to 30 metres (100 ft.) for proposed Lot A and 46 metres (150 ft.) for proposed Lot B. The proposed variances will permit the creation of: (1) a 3.4-hectare (8.3-acre) retained lot, to be enlarged through a lot addition; (2) a 1.6-hectare (4.1-acre) retained lot, to be reduced through a lot addition; and, (3) a 2.2-hectare severed lot, all with reduced frontage along Road 38 under Consent Applications PL-BDJ-2026-0077 & PL-BDJ-2026-0078. Proposed Lot A will contain the existing detached dwelling on 5758 Road 38 while proposed Lot C will contain the existing commercial business (kennel) and two accessory buildings.

For more information on this matter, contact Kate Kaestner, Planning Clerk & 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 noted above.

Additional Applications: The lands are subject to Zoning By-law Amendment Application PL-ZBA-2026-0080 under the *Planning Act*.

How to Get Involved: The purpose of the hearing is for the Committee of Adjustment to review the proposal, and to hear the applicant and any persons who desire to be heard in favour or against these applications, 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.southfrontenc.net.

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

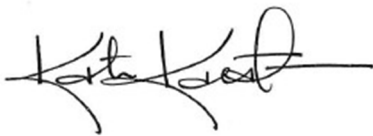
How to Stay Informed: If you wish to be notified of the decision of the Committee of Adjustment in respect of the proposed consent, you must make a written request to Development Services.

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

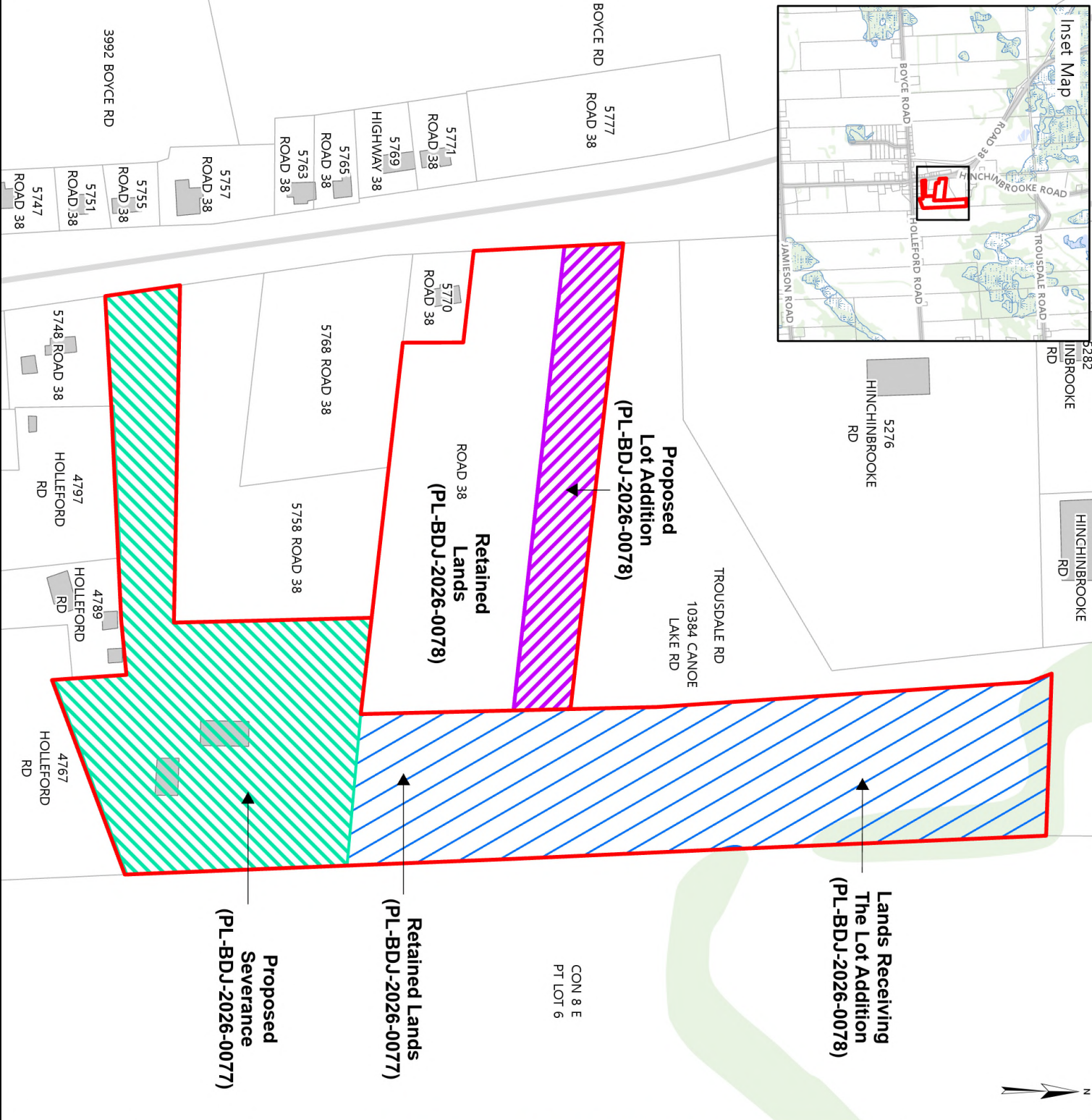
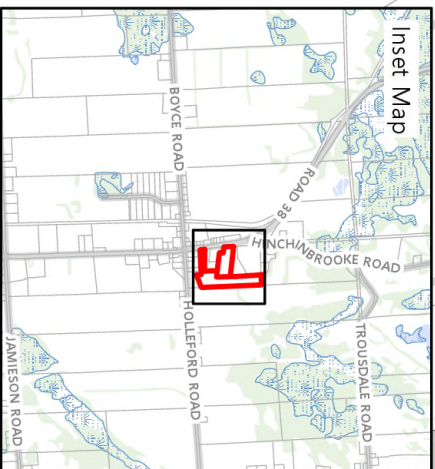
Collection of Personal Information: Personal information is collected in order to gather feedback and communicate with interested parties regarding this development proposal. This information is collected under the authority of the *Planning Act* and in accordance with the *Municipal Freedom of Information 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 on Facebook. 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 28, 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 FRONTENAC

PL-BDJ-2026-0077,
PL-BDJ-2026-0078,
PL-ZNA-2026-0079
(GRANT) (FOTENN)
5758 ROAD 38

Legend

- Subject Lands
- Proposed Severance
- Proposed Lot Addition
- Benefiting Land
- 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.



UTM Zone 18 NAD 83

SKETCH SHOWING
PROPOSED SEVERANCE
Part of LOT 6, CONCESSION 8
Geographic Township of Portland
TOWNSHIP OF SOUTH FRONTENAC
COUNTY of FRONTENAC

SCALE = 1:1000



HOPKINS CHITTY LAND SURVEYORS INC.



PART 1
PLAN 13R-20176

PART 2
PLAN 13R-20176

PART 1
PLAN 13R-9457

LOT

6

LAND TO RECEIVE LOT ADDITION

E 1/2 LOT 6

W 1/2 LOT 6

-2026-

Road Allowance Between Lots 6 and 7

(See Plan No. 824, M.T.O. File P-2065-20)

The King's Highway No. 38

LOT

(See Deposited Plan No. 1042, M.T.O. File P-2065-34)

Road Allowance Between Lots 6 and 7
(See Deposited Plan No. 824, M.T.O. File P-2065-20)

(See Deposited Plan No. 824, M.T.O. File P-2065-20)
(See Deposited Plan No. 248, M.T.O. File P-2065-1)

AREA=
0.7 hectares
(1.7 Acres)

PROPOSED LOT ADDITION

FUTURE

LOT "A"

PART 1
PLAN 13R-11895

PART 1, PLAN 13R-23029
FUTURE LOT "B"
RETAINED LANDS

PART 1
PLAN 13R-14545

AREA=
1.6 hectares
(4.1 Acres)

PART 1, PLAN 13R-18413

CONCESSION

PART 1, PLAN 13R-23408

PART 2
13R-23408

PART 3
13R-23408

FUTURE LOT "C"

PROPOSED SEVERANCE
PART 1, PLAN 13R-11895

AREA=
2.2 hectares
(5.5 Acres)

PART 2
PLAN 13R-1327

PART 3
13R-11895

PART 4
PLAN 13R-11895

PART 1
PLAN 13R-4738

PART 2
PLAN 13R-18413

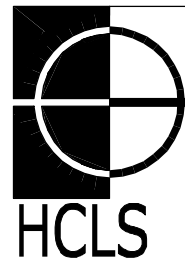
AREA TABLE		
LOT	AREA (ha)	DESCRIPTION
"A"	0.7	Lot Addition
"B"	2.7	Land to receive addition
"B"	1.6	Retained Lands
"C"	2.2	Proposed Severance

METRIC

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

CAUTION:

This Plan is Not a Plan of Survey,
This sketch is for discussion purposes only.
Distances and areas to be confirm by final survey.



HOPKINS CHITTY
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PROJECT No. H-00377
LOT 6, CONCESSION 8
TOWNSHIP OF PORTLAND