



Notice of Hearing on Consent Application PL-BDJ-2026-0053 & Minor Variance Application PL-ZNA-2026-0054

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 consent and minor variance from a provision of Zoning By-law 2003-75 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, July 9, 2026

Time: 7:00 p.m.

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

Application Details

Property Address: 3576 Harrowsmith Road

Applicant: The Boulevard Group (Jason Sands)

Owner: Amanda Oosterhof

Purpose and Effect of the Applications

Requesting to vary Section 7.3.2. of Zoning By-law 2003-75, to reduce the minimum lot frontage requirements under the Rural (RU) Zone from 76 metres (250 ft.) to 49 metres (160 ft.), to permit the creation of a 0.8-hectare (2 acre) severed lot and a 3.2-hectare (8.1 acre) retained lot with reduced frontage along Harrowsmith Road under Consent Application No. PL-BDJ-2026-0053.

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.

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.

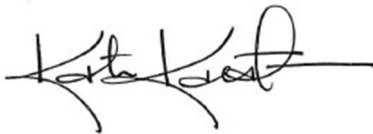
How to Stay Informed: If you wish to be notified of the Committee of Adjustment's decision on the application, you must make a written request to Development Services.

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 June 23, 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

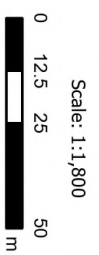
PL-BDJ-2026-0053
PL-ZNA-2026-0054
(OOSTERHOF)

3576 HARROWSMITH ROAD

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

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While the County makes every effort to ensure 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

Date: 05/06/2026



CON 5 PT
LOT 3

**Retained
Lands**

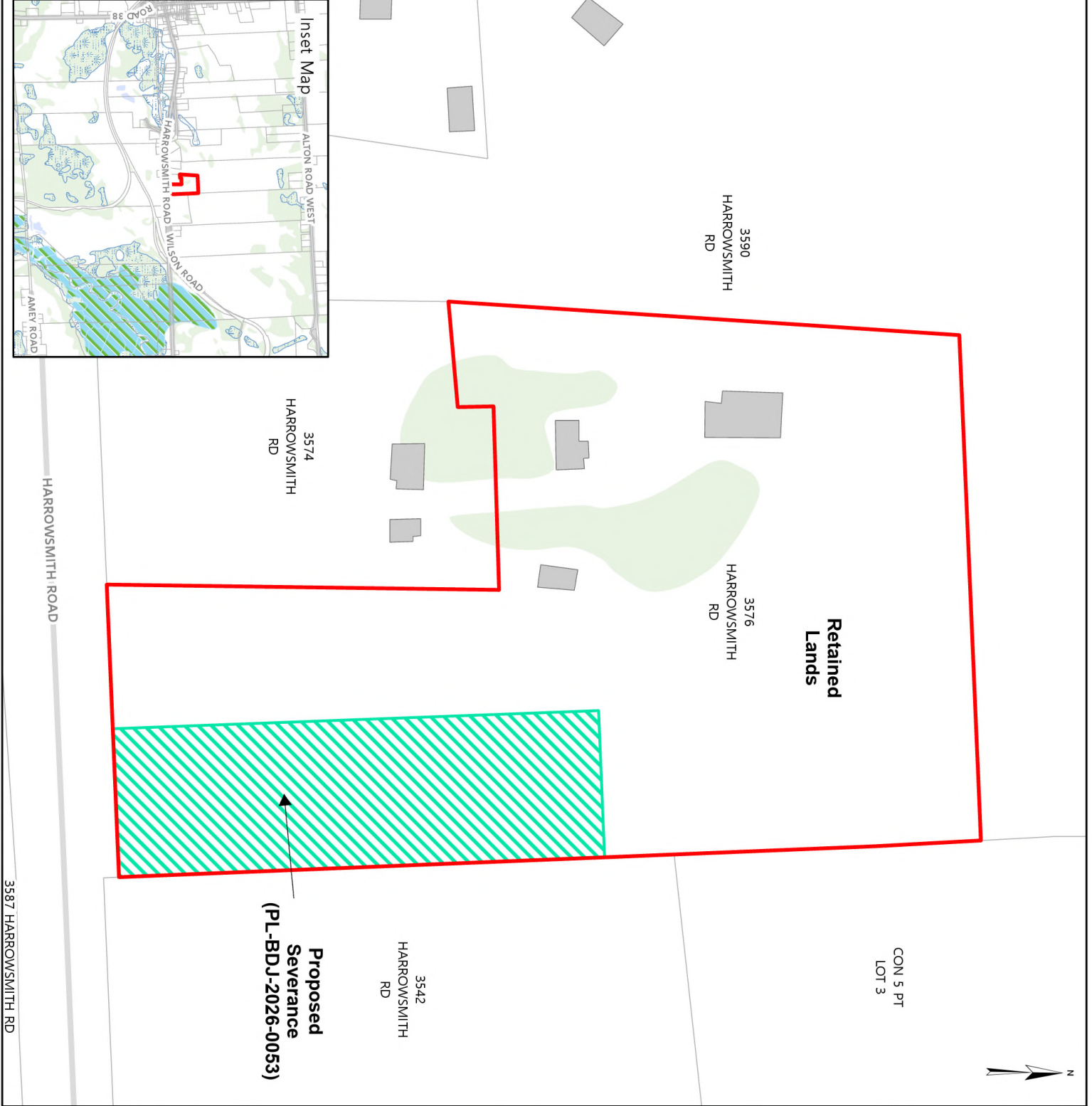
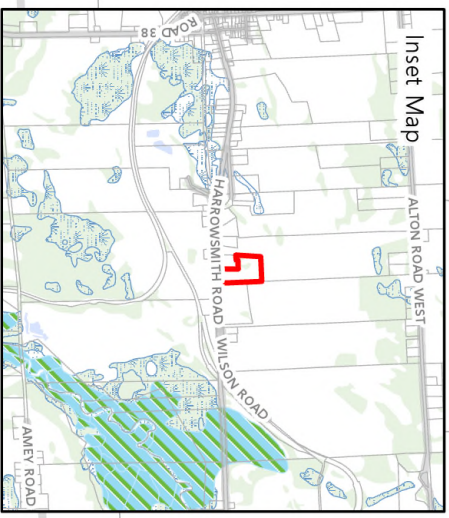
3590
HARROWSMITH
RD

3576
HARROWSMITH
RD

3574
HARROWSMITH
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3542
HARROWSMITH
RD

**Proposed
Severance
(PL-BDJ-2026-0053)**



HARROWSMITH ROAD

3587 HARROWSMITH RD



General Notes

1. ALL DIMENSIONS ON THIS PLAN ARE IN METERS UNLESS OTHERWISE NOTED.
2. THIS IS NOT A PLAN OF SURVEY. THE INFORMATION FOR PROPERTY BOUNDARY AND SITE FEATURES HAS BEEN COMPILED FROM AERIAL IMAGERY AND TOPOGRAPHIC MAPPING.

EXISTING LOT LINE 

PROPOSED LOT LINE 

No.	Revision/Issue	Date
1.	Issued for Review	



3576 HARROWSMITH RD.
HARROWSMITH, ON
KOH 1V0

Project: 25036 Sheet: SEVERANCE PLOT-PLAN
Date: 05/05/26
Scale: 1:1500