



Notice of Consent Applications PLBDJ20250126 & PLBDJ20250127

You are receiving this Notice because a property owner has applied for a consent 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.

Application Details

Property Address: 2961 BEAR CREEK ROAD
Owner/Applicant: Jason & Sarah Kauffman

Purpose and Effect of the Application

The following applications seek to create two new rural residential lots. Proposed severance 1 (PL-BDJ-2025-0126) and proposed severance 2 (PL-BDJ-2025-0127) would each be 2 Acres in area with 76 metres of frontage on Beach Nut Road. The retained parcel would be 12.8 Acres in area with frontage on Beach Nut Road and Bear Creek Road and would contain an existing dwelling.

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.

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

How to Get Involved: If you have any comments or objections to this application, you must provide them in writing to Development Services by: **February 03, 2026**

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 decision of the Director of Development Services or Committee of Adjustment in respect of the proposed consent, you must make a written request to Development Services.

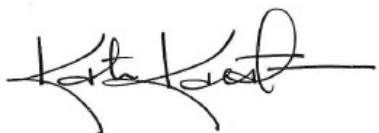
Appeals: Only the applicant, specified persons and public bodies as defined in the *Planning Act*, and who made written submissions to the Township before a decision was made, will be able to appeal the decision of the Director of Development Services/Committee of Adjustment to the Ontario Land Tribunal.

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 January 20, 2026.

A handwritten signature in black ink, appearing to read "Kate Kaestner".

Kate Kaestner
Secretary-Treasurer, Committee of Adjustment

Inset Map



2994 BEAR CREEK RD

2960 BEAR CREEK RD

2886 BEAR CREEK RD

BEAR CREEK ROAD

BEACH NUT ROAD

SOUTH FRONTENAC

**PL-BDJ-2025-0126,
PL-BDJ-2025-0127
(KAUFFMAN)
2961 BEAR CREEK ROAD**



Legend

Subject Lands

Proposed Severance Lot 1

Proposed Severance Lot 2

Wetland

Wooded Area

Lake Trout Lake - At Capacity

Lake Trout Lake - Not at Capacity

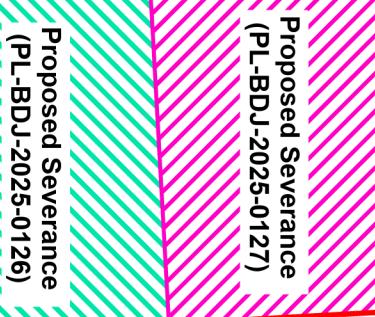
Non-Lake Trout Lake - At Capacity

Non-Lake Trout Lake - Not at Capacity

Township Boundary

Road

Proposed Severance (PL-BDJ-2025-0126)



Retained Lands

2961 BEAR CREEK RD

2858 BEACH NUT RD

2861 BEACH NUT RD

2872 BEACH NUT RD

3045 BEAR CREEK RD

BEAR CREEK RD

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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 this mapping cannot be guaranteed for all possible uses. This map displays basic topographic features only.

Scale: 1:2,500

0 20 40 80 m

UTM Zone 18 NAD 83

Date: 03/12/2025

