



**SOUTH
FRONTENAC**

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

Notice of Hearing on Minor Variance Application PL-ZNA-2026-0076

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 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, August 13, 2026.

Time: 7:00 p.m.

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

Application Details

Property Address: 198A BROOKS LANE

Applicant: 2833646 ONTARIO LTD. (Doug Belsey)

Purpose and Effect of the Application

Request a variance to Sections 5.8.2(a) and 10.3.2 of the Zoning By-law to permit the construction of a 26.7-square metre sleeping cabin within 20 metres of both the highwater mark of Thirty Island Lake and the front lot line of the property (Thirty Island Lake shoreline).

Reduction of the required minimum setbacks was previously approved by the Committee of Adjustment on December 11, 2025, under Minor Variance Application PL-ZNA-2025-0104. However, following approval of the previous variance request it was determined that the highwater mark and front yard setbacks were less than the 24.4 metres requested by the applicant; therefore, an additional variance is required.

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.

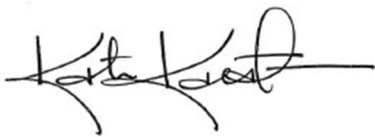
How to Stay Informed: If you wish to be notified of the Committee of Adjustment's decision on the application, you must make a written request to Development Services.

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.

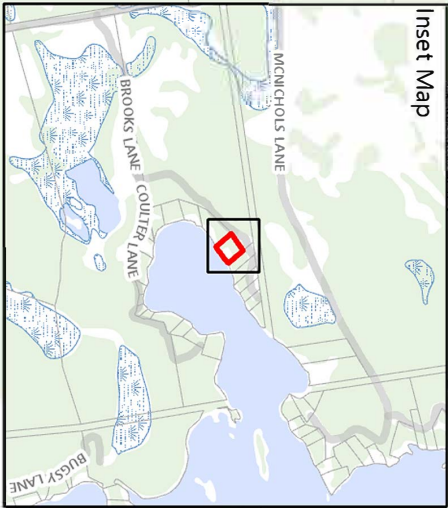
Council and committee meetings are broadcast live over the internet. If you speak at the meeting your voice will be heard in the broadcast. Broadcasts are archived and continue to be publicly available. Direct any questions on this to the Clerk by email at jthompson@southfrontenac.net or by calling 613-376-3027.

Dated at Sydenham, Ontario on July 20, 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

Inset Map



**SOUTH
FRONTENAC**

PL-ZNA-2026-0076

**(BELSEY)
198A BROOKS LANE**

Legend

-  Subject Lands
-  Provincially Significant Wetland
-  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, 2025.

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.

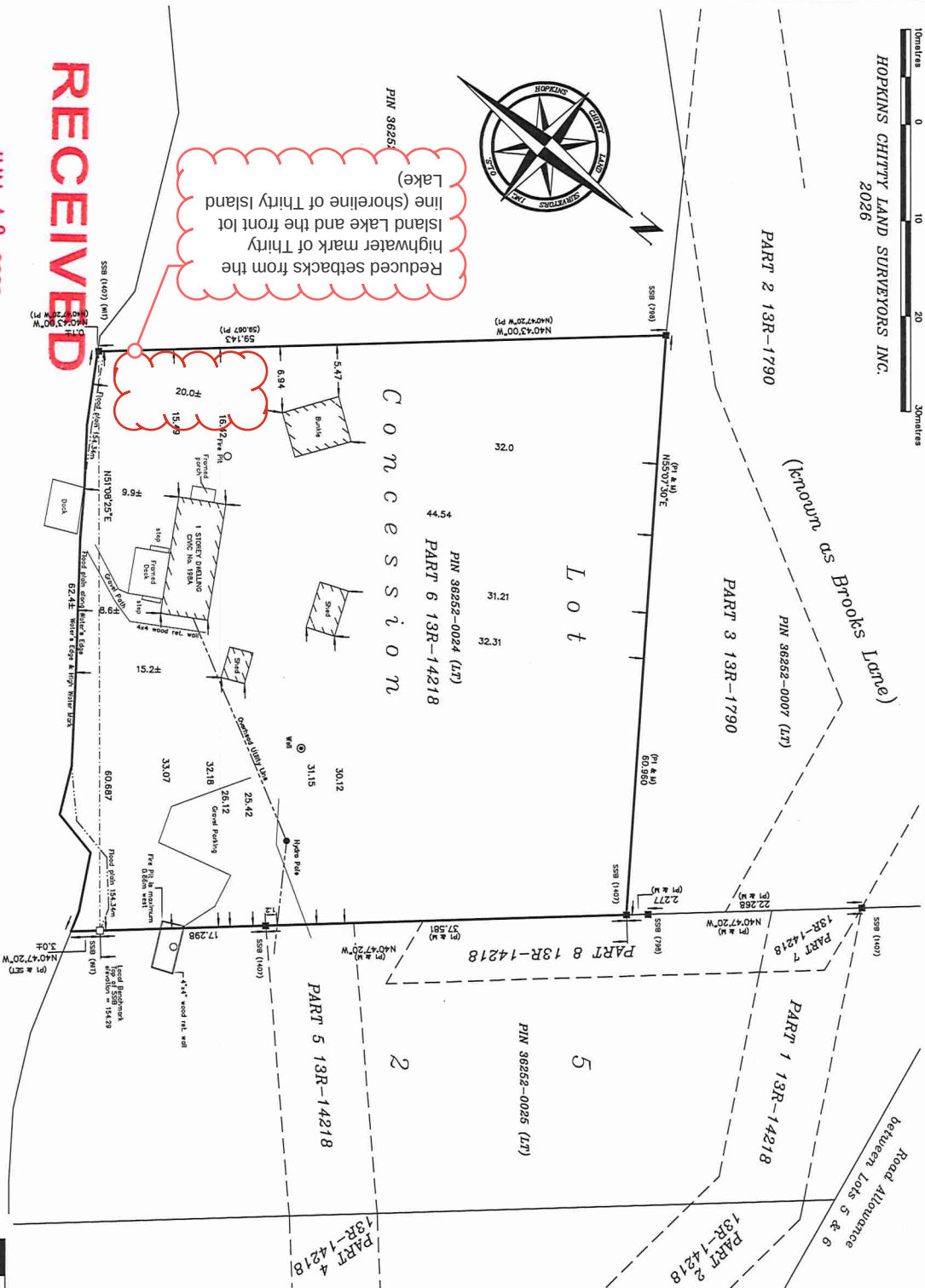
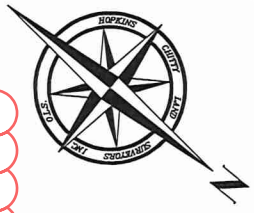
Scale: 1:750



UTM Zone 18 NAD 83

PLAN of SURVEY of PART of LOT 5, CONCESSION 2 Geographic Township of Bedford TOWNSHIP of SOUTH FRONTENAC COUNTY of FRONTENAC

SCALE = 1:300
0 10 20 30 metres
HOPKINS CHITTY LAND SURVEYORS INC.
2026



BEARING NOTE:
BEARINGS ARE UTM GRID, DERIVED FROM MULTIPLE REAL TIME NETWORK (RTN) OBSERVATIONS, UTM ZONE 18 (75° WEST LONGITUDE) MADS (CSRS) (2010.0).
FOR BEARING COMPARISONS, A ROTATION OF 1°19'10" COUNTERWISE WAS APPLIED TO BEARINGS ON REGISTERED PLAN 13R-14218 (P1).
ELEVATION NOTE:
ELEVATIONS ARE GEODETIC AND ARE REFERRED TO THE (GDD2013) GRID MODEL, BEING A PRODUCT OF THE GEODETIC SURVEY DIVISION (GSD) OF NATURAL RESOURCES CANADA, DERIVED FROM RTN OBSERVATIONS.

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

- LEGEND:**
- SSB'S PLANTED DUE TO INSUFFICIENT OVERLAP
 - denotes Planted Survey Monument
 - SIB Found Survey Monument
 - SIB Short Standard Iron Bar
 - SIB Short Standard from Bar
 - IB# Iron Bar (found)
 - RB Rock Bar
 - WB Wood Bar
 - (M) Measured
 - (C) Cut Cross
 - (H) Hydro Pole
 - (HP) Roy Hunter - O.L.S.
 - (1407) George Elliot Ltd - O.L.S.
 - (P1) PLAN 13R-14218

SURVEYOR'S CERTIFICATE:
I CERTIFY THAT:
1. This Survey and Plan are correct and in accordance with the Survey Act, the Survey Regulations and the Regulations made under them.
2. The SURVEY was completed on the 21st day of April, 2026

DATE: April 28, 2026

Thomas MacDonald - O.L.S.

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-133859

Part of Lot 5, Con 2
Project No. H-00078
Township of Bedford

HOPKINS CHITTY LAND SURVEYORS INC.
Ontario Land Surveyors
www.hopkinschitty.com



JUN 18 2026
Township of South Frontenac
BUILDING DEPARTMENT
Thirty Island Lake
CROWN

RECEIVED