



Notice of Hearing on Minor Variance Application PL-ZNA-2026-0059

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, July 9, 2026

Time: 7:00 p.m.

Location: 4432 George Street, Sydenham and on Zoom

Application Details

Property Address: 1014 JOHNSTON LANE

Applicant: Beckwith Contracting Inc. (Jacob Beckwith)

Purpose and Effect of Application

The subject application includes a request to vary Section 19.3.2 of the Urban Commercial (UC) Zone under Zoning By-law 2003-75, to reduce the minimum interior side (east) yard setback from 15 metres (49.2 ft.) to 14.5 metres (47.5 ft.) and the minimum open space requirement for 4.5 metres (14.8 ft.) to 1-metre (3.2 ft.) , to permit the construction of a 241 square metre (2,580 sq.ft.) addition to an existing automobile service station (Frontenac Auto Service).

In addition, to permit the placement of two industrial shipping ('C-Can') containers associated with an existing contracting business (Beckwith Contracting) on the subject property a variance to Section 19.3.3 of the UC Zone, in order to reduce the minimum interior side (east) yard setback from 1.5 metres (4.9 ft.) to 1.0-metre (3.2 ft.), is also requested.

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.

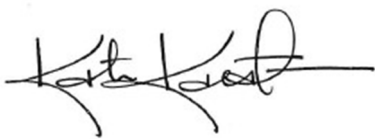
How to Stay Informed: If you wish to be notified of the Committee of Adjustment's decision on the application, you must make a written request to Development Services.

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

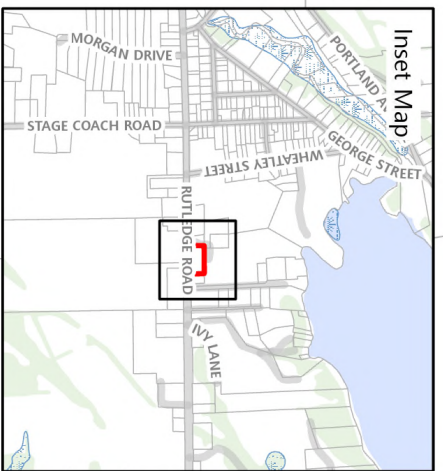
Collection of Personal Information: Personal information is collected in order to gather feedback and communicate with interested parties regarding this development proposal. This information is collected under the authority of the *Planning Act* and in accordance with the *Municipal Freedom of Information 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 24, 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-ZNA-2026-0059

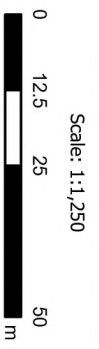
**(BECKWITH CONTRACTING)
1014 JOHNSTON LANE**

Legend

-  Subject Lands
-  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

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 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.



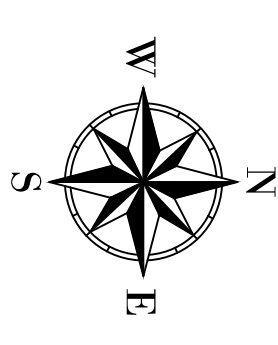
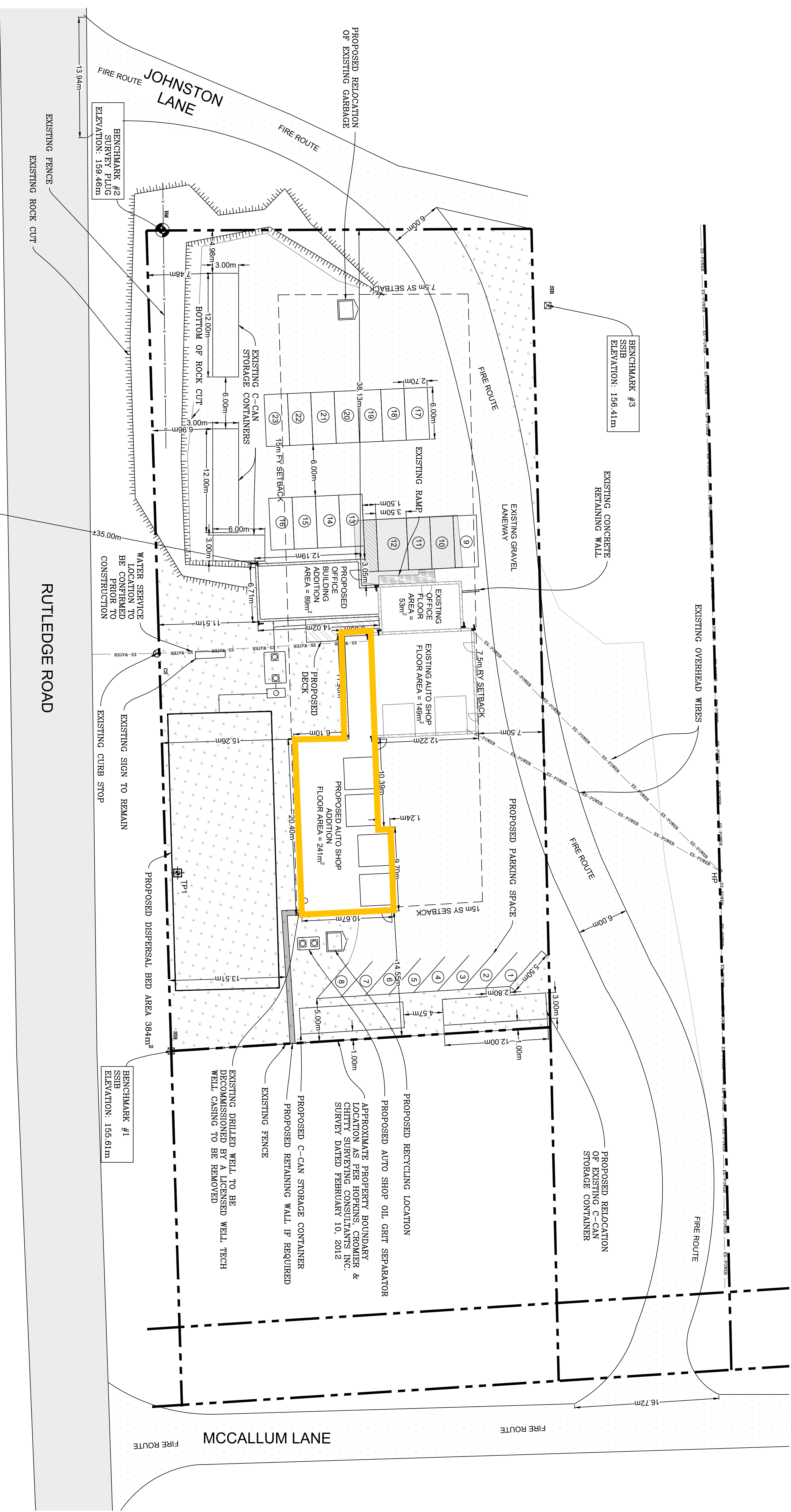
UTM Zone 18 NAD 83

Date: 05/09/2026

DETAILS OF DEVELOPMENT		
DATA	REQUIRED	PROPOSED
ZONING	URBAN COMMERCIAL	
SETBACKS	FY	15m (MIN)
	RY	7.5m (MIN)*
	SY	7.5m (MIN)**
LOT FRONTAGE	45m (MIN)	94.95m
LOT DEPTH	45m (MIN)	44.54m

*EXCEPT WHERE THE REAR YARD ABUTS A RESIDENTIAL ZONE, THE REAR YARD SHALL BE A MINIMUM OF 15m OF WHICH THE 4.5m ADJACENT TO THE LOT LINE SHALL BE RETAINED IN AN OPEN SPACE CONDITION.

**EXCEPT WHERE ONE OR BOTH SIDE YARDS ABUT A RESIDENTIAL ZONE, THE REAR YARD SHALL BE A MINIMUM OF 15m OF WHICH THE 4.5m ADJACENT TO THE LOT LINE SHALL BE RETAINED IN AN OPEN SPACE CONDITION.



1 PROPOSED SITE PLAN

C-102 SCALE: 1:250



LEGEND:

- PROPERTY BOUNDARY
- - - EXISTING FENCE
- - - ZONING SETBACK
- - - TOP OF ROCK CUT
- TTTTTTTTTT GRASS
- XXXXXX GRAVEL
- ASPHALT
- CONCRETE

REVISIONS

No.	Description	Date
01.	ISSUED FOR REVIEW	2026/04/22
02.	REVISE PER CLIENT COMMENT	2026/05/27
03.	REVISE PER CLIENT COMMENT	2026/06/08

BENCHMARK:

No.	DESCRIPTION	ELEVATION
#1.	SSIB	155.61m
#2.	SURVEY PLUG	159.48m
#3.	SSIB	156.41m

Client: Land Owner
BECKWITH CONTRACTING

Project: 1014 JOHNSTON LANE
 SPENHAM ONTARIO

Drawing Title: **PROPOSED SITE PLAN**

Drawn By: SB
 Project Number: GW-26008

Checked By: MB
 Scale: 24x36" 1:250
 Drawing Number: C-102

Date: APRIL 22, 2026
 SHEET 2 of 2

DRAFT

P:\Projects\30000\30000 - 1014 Johnston Lane\02 - Design\03 - Drawing\01 - Preliminary Design (Preliminary)\01-1014 JOHNSTON LANE-02-09-2026.dwg 6/9/2026 2:22 PM