



**SOUTH
FRONTENAC**

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

Notice of Consent Applications PLBDJ20260071 & PLBDJ20260072

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: 2584 BEAR CREEK ROAD

Owner: Maureen & Robert Pickering

Applicant: Boulevard Group (Jason Sands)

Purpose and Effect of the Application

The following applications are to sever the property to create 2 new rural residential lots. Application PL-BDJ-2026-0071 is proposing to create 1 new lot that is 5.1 hectares in size along Washburn Road with 89.1m of frontage. Application PL-BDJ-2026-0072 is proposing to create 1 new lot that is 32.5 hectares in size along Bear Creek Road with 106.4 m of frontage. The retained area will be approximately 14.8 hectares in area with 125.8m of road frontage on Bear Creek Road.

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: August 11, 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.

www.southfrontenac.net

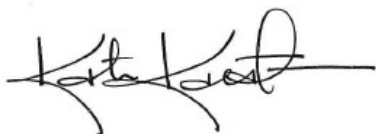
South Frontenac is a welcoming and thriving rural community.

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

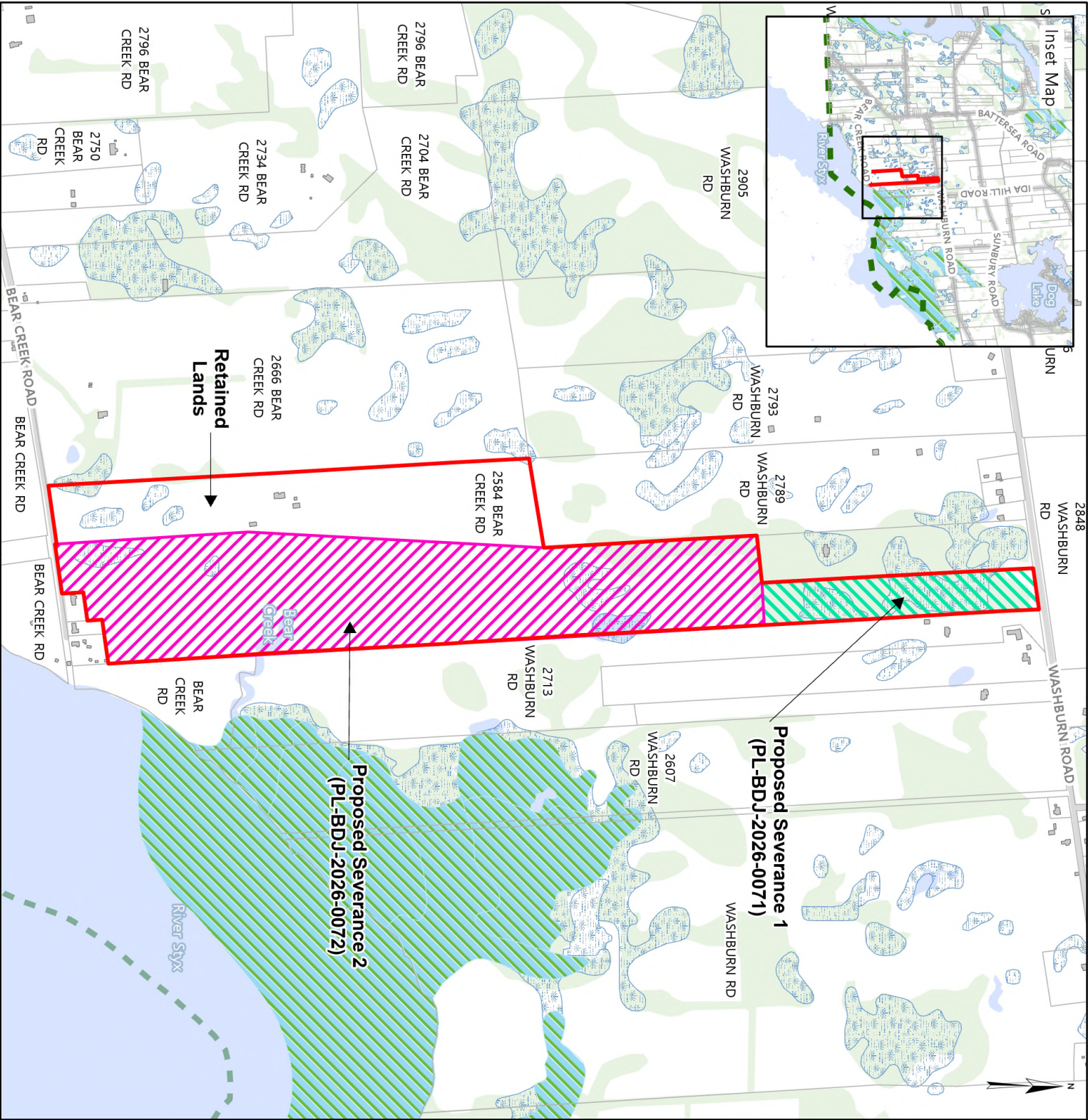
Collection of Personal Information: Personal information is collected in order to gather feedback and communicate with interested parties regarding this development proposal. This information is collected under the authority of the *Planning Act* and in accordance with the *Municipal Freedom of Information 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 27, 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-2026-0071
PL-BDJ-2026-0072
(PICKERING) (BLVD GROUP)
2584 BEAR CREEK ROAD

Legend

- Subject Lands
- Proposed Severance 1
- Proposed Severance 2
- Wooded Area
- Lake Trout Lake - At Capacity
- Lake Trout Lake - Not at Capacity
- Non-Lake Trout Lake - At Capacity
- Waterbody
- Township Boundary
- Road

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

Scale: 1:11,500

0 85 170 340 m

UTM Zone 18 NAD 83

Date: 17/07/2026