



**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 PLZNA20250096

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: November 13, 2025

Time: 7:00 p.m.

Location: 4432 George Street, Sydenham and on Zoom

Application Details

Property Address: 340 DEVIL LAKE ROAD, SOUTH FRONTENAC

Applicant: Christine Pellerin & Louise Barcier

Purpose and Effect of the Application

A minor variance is being requested to allow 17sqm (182sqft) deck, attached to the side of the dwelling, to be setback 23m from the highwater mark of a watercourse/unevaluated wetland. The deck was constructed without the necessary approvals.

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

www.southfrontenac.net

South Frontenac is a welcoming and thriving rural community.

or email to the address at the top of this notice. Include your name and address in any correspondence.

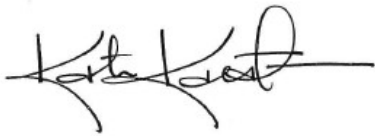
How to Stay Informed: If you wish to be notified of the Committee of Adjustment's decision on the application, you must make a written request to Development Services.

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

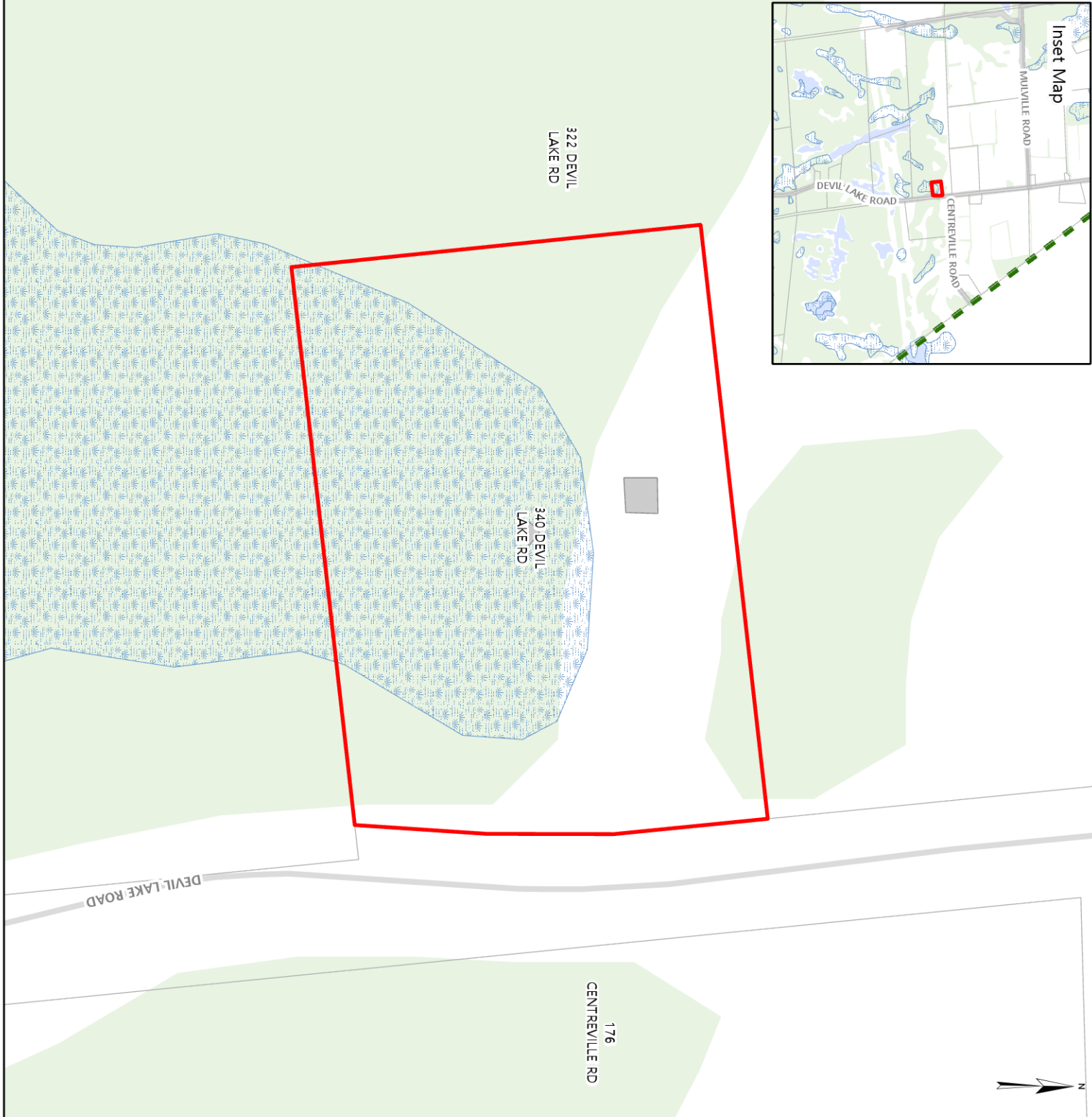
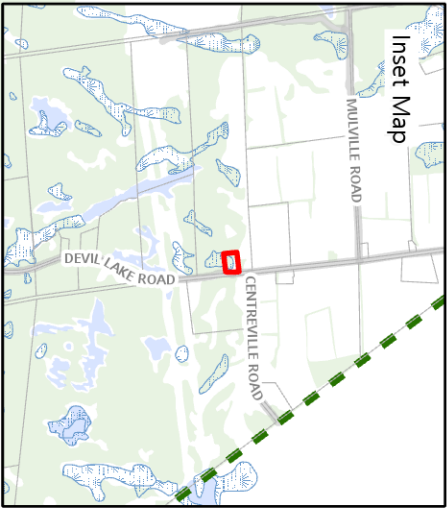
Collection of Personal Information: Personal information is collected in order to gather feedback and communicate with interested parties regarding this development proposal. This information is collected under the authority of the *Planning Act* and in accordance with the *Municipal Freedom of Information 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 October 31, 2025.

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
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PL-BDJ-2025-0096

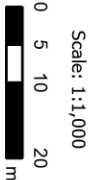
**(PELLERIN & BARCIER)
340 DEVIL LAKE ROAD**

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, 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.



UTM Zone 18 NAD 83

Backyard -
Drainage Pipe
(Existing)

Wooded Area

EX 15.2m x 8.5m
Single Detached
129.2m²
1.58% lot
coverage

(OK at 1st Variance)
Provision for
possible 2nd Variance

Approx 300

2012

Big Rocks
area

WELL - Septic
60' / 18.3m

Drainage
Pipe

GRANULAR
DRIVEWAY

GRANULAR
DRIVEWAY

GARDENS
20' x 30'

GARDEN
20' x 20'

12.2m
(40')

Township Culvert

DEVIL LAKE ROAD

"No Mow" Zone
WETLANDS
Area of concern

PART 1
OF LOT 18
PIN No 36246 - 0072
2.02 ACRES (0.8175 ha.)

NATURAL
SM. Stream

10' x 16'
EX. GARDEN
SHED/STORAGE

EX. SEPTIC
3600 LITRE HOLDING TANK
5.5m x 4.0m FILTER BED

Backyard
EX. GARDEN
SHED/STORAGE

Wooded
area

age ditch
(existing)
revious
ner

Side Door Deck
23m is less than 30m Bylaw.
Variance Requested

High Water Mark

