



**Notice of Hearing on Consent Applications PLBDJ20250106 to
PLBDJ20250109 and Minor Variance Application PLZNA20250110**
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 consents to create new lots and rights-of-way and 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

File Number	Property	Owner
PLBDJ20250106	102904006001840	John (Jack) Mundell
PLBDJ20250107	102904006001840	John (Jack) Mundell
PLZNA20250110	102904006001840	John (Jack) Mundell
PLBDJ20250108	3624 Sydenham Road	Timothy Gow
PLBDJ20250109	1079 Burega Lane	James Lappan

Purpose and Effect of the Applications

Applications PL-BDJ-2025-0106 and PL-BDJ-2025-0107 are for the creation of two vacant residential lots. Both lots would be 2.5 acres in size with 113.8 metres frontage on Burega Lane. The retained lands would be 13 acres with frontage on Winding Creek Lane.

Applications PL-BDJ-2025-0108 and PL-BDJ-2025-0109 are for rights-of-way so the new lots could be accessed over Burega Lane. Minor variance application PL-ZNA-2025-0110 is requesting permission for the new residential lots to be at least 300 metres from the licensed quarry on Sydenham Road.

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.

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.

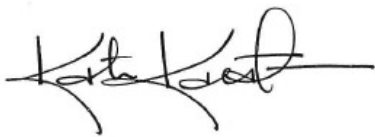
How to Stay Informed: If you wish to be notified of the Committee of Adjustment's decision on the application, you must make a written request to Development Services.

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

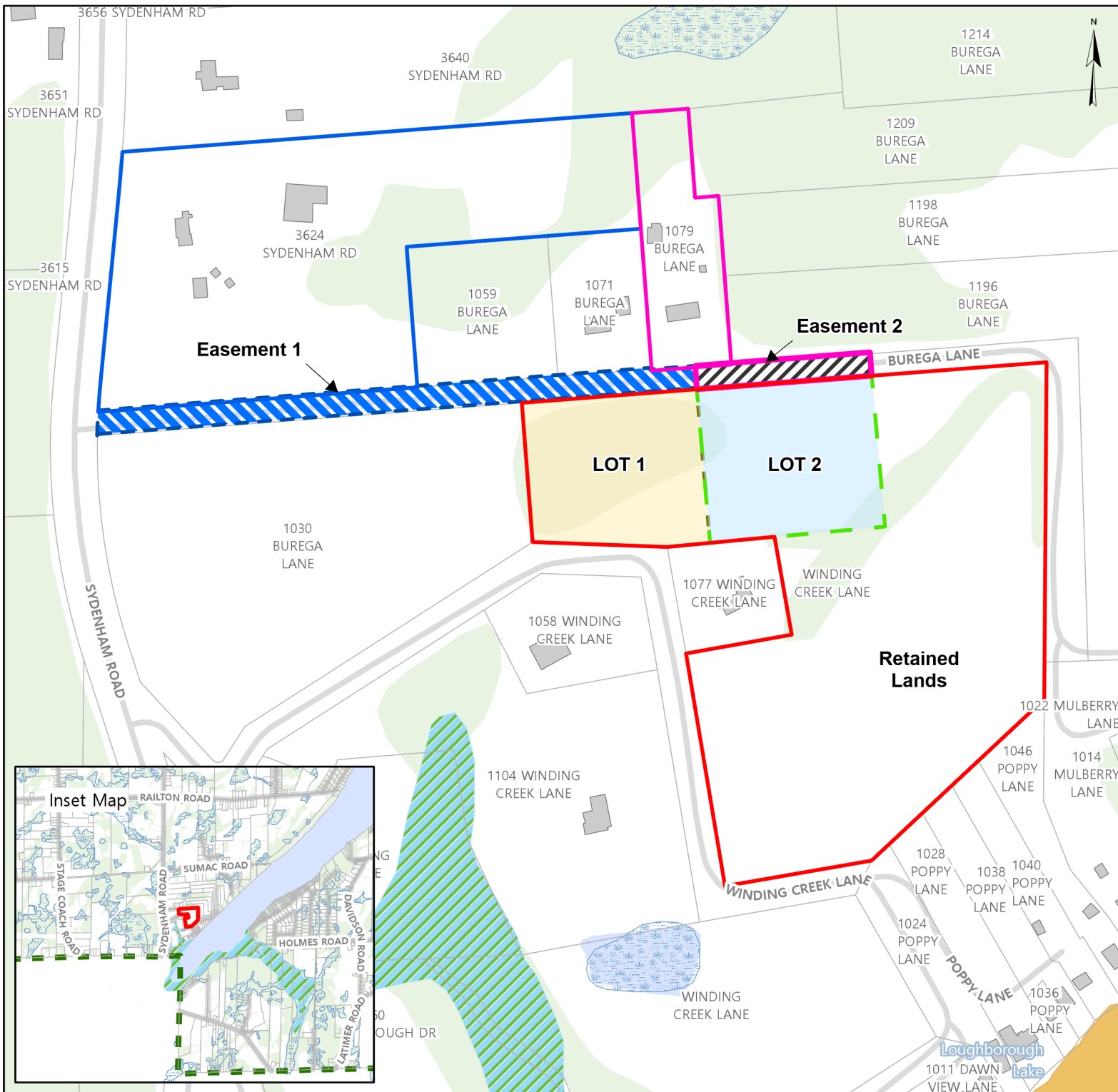
Collection of Personal Information: Personal information is collected in order to gather feedback and communicate with interested parties regarding this development proposal. This information is collected under the authority of the *Planning Act* and in accordance with the *Municipal Freedom of Information 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 October 30, 2025.

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-BDJ-2025-0106 to
PL-BDJ-2025-0109,
PL-ZNA-2025-0110
(MUNDELL)**

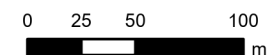
Legend

- Subject Lands
- Proposed Lot 1 - PL-BDJ-2025-0106
- Proposed Lot 2 - PL-BDJ-2025-0107
- Lands Subjected to PL-BDJ-2025-0108
- Proposed Easement 1
- Lands Subjected to PL-BDJ-2025-0109
- Proposed Easement 2
- 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
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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: 1:3,500



UTM Zone 18 NAD 83

Date: 2025-10-24