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

Notice of Consent Applications PL-BDJ-2026-0115/116

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: 3410 LATIMER ROAD
Owner: MATT AND SERENA PEDLAR
Applicant: MATT AND SERENA PEDLAR

Purpose and Effect of the Application

Consent for the creation of two new rural residential lots, in conjunction with PL-BDJ-2026-0116. Both proposed severed (new) lots would be 1.5 hectares (3.7 acres) in area with 90 metres (295 ft.) of frontage on Spooner Road to the immediate south. The retained parcel would be 49 hectares (121acres) in area with approximately 1,550 metres (5,080 ft.) of frontage on both Old Boy Road and Perth Road to the east, 195 metres (640 ft.) of frontage on Spooner Road to the south and 6 metres (20 ft.) of frontage on Latimer Road to the north-west. The retained parcel would contain the existing single detached dwelling, livestock barn and residential/farm accessory buildings.

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: December 08, 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

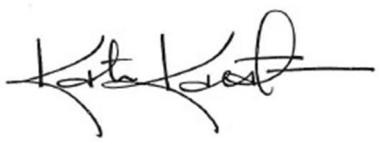
able to appeal the decision of the Director of Development Services/Committee of Adjustment to the Ontario Land Tribunal.

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

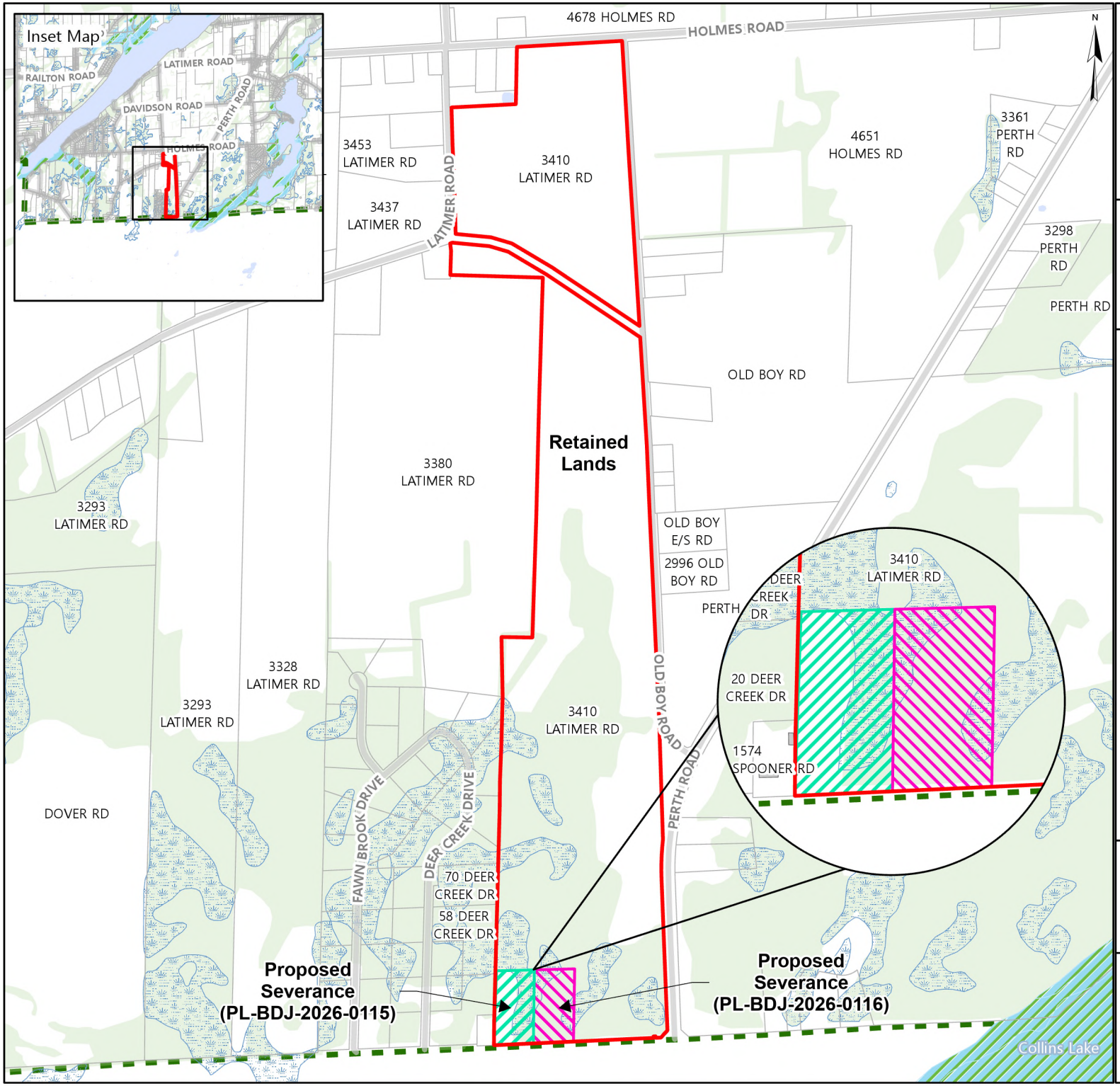
Collection of Personal Information: Personal information is collected in order to gather feedback and communicate with interested parties regarding this development proposal. This information is collected under the authority of the *Planning Act* and in accordance with the *Municipal Freedom of Information 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 November 18, 2026.



Kate Kaestner
Secretary-Treasurer, Committee of Adjustment



SOUTH FRONTENAC

PL-BDJ-2026-0115, PL-BDJ-2026-0116 (PEDLAR) 3410 LATIMER ROAD

Legend

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

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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: 1:12,000

0 125 250 500 m

UTM Zone 18 NAD 83

Date: 12/11/2026