



**SOUTH  
FRONTENAC**

**Development Services**  
4432 George St, Box 100  
Sydenham ON, K0H 2T0  
613-376-3027  
[planning@southfrontenac.net](mailto:planning@southfrontenac.net)

---

## **Notice of Hearing on Minor Variance Application PL-ZNA-2026-0101**

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, October 8, 2026

**Time:** 7:00PM

**Location:** 4432 George Street, Sydenham and on Zoom

### **Application Details**

**Property Address:** 5872 BEDFORD ROAD

**Applicant:** ANDRE & MARINA NEMAT

### **Purpose and Effect of the Application**

The applicant is requesting to vary Section 8.3.2 of the Waterfront Residential (RW) Zone under Zoning By-law No. 2003-75, as amended, to reduce the front yard for an accessory building not attached to the principal building from 20 metres (65.5 ft.) to a minimum of 9 metres (29.5 ft.) for a 14.5-square metre (160 sq. ft.) shed.

**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](http://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.

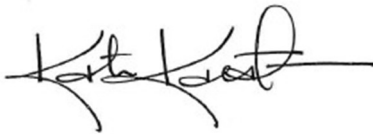
**How to Stay Informed:** If you wish to be notified of the Committee of Adjustment's decision on the application, you must make a written request to Development Services.

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

Dated at Sydenham, Ontario on September 15, 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-ZNA-2026-0101

## 5872 BEDFORD ROAD (NEMAT)

### Legend

 Subject Lands

 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  
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.

Scale: 1:700

0 5 10 20  
m

UTM Zone 18 NAD 83

Date: 14/09/2026

