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

Notice of Consent Application PLBDJ20250102

You are receiving this Notice because a property owner has applied for a consent on land located within 120 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: 4413 Road 38 (Quinn Road West)
Legal Description: PORTLAND CON 3 PT LOT 7 & 8
Owner: Lori Scott & Gregory Gray
Agent: Boulevard Group (Jason Sands)

Purpose and Effect of the Application
This consent application seeks to create one rural residential lot. The severed lot would be 3.9 acres in area with 175 metres of frontage on Quinn Road West. The retained lot would be 269.7 acres in area with frontage on Quinn Road West and Road 38. A zoning amendment application (PL-ZBA-2025-0101) to permit residential development within 300 metres of an existing quarry was also submitted for the severed lot.

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 subject to application PL-ZBA-2025-0101 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 03, 2025

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.

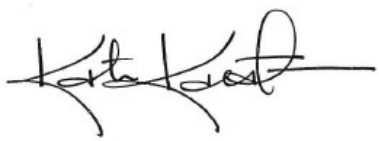
Appeals: Only the applicant, specified persons and public bodies as defined in the Planning Act, and who made written submissions to the Township before a decision was made, will be able to appeal the decision of the Director of Development Services/Committee of Adjustment to the Ontario Land Tribunal.

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

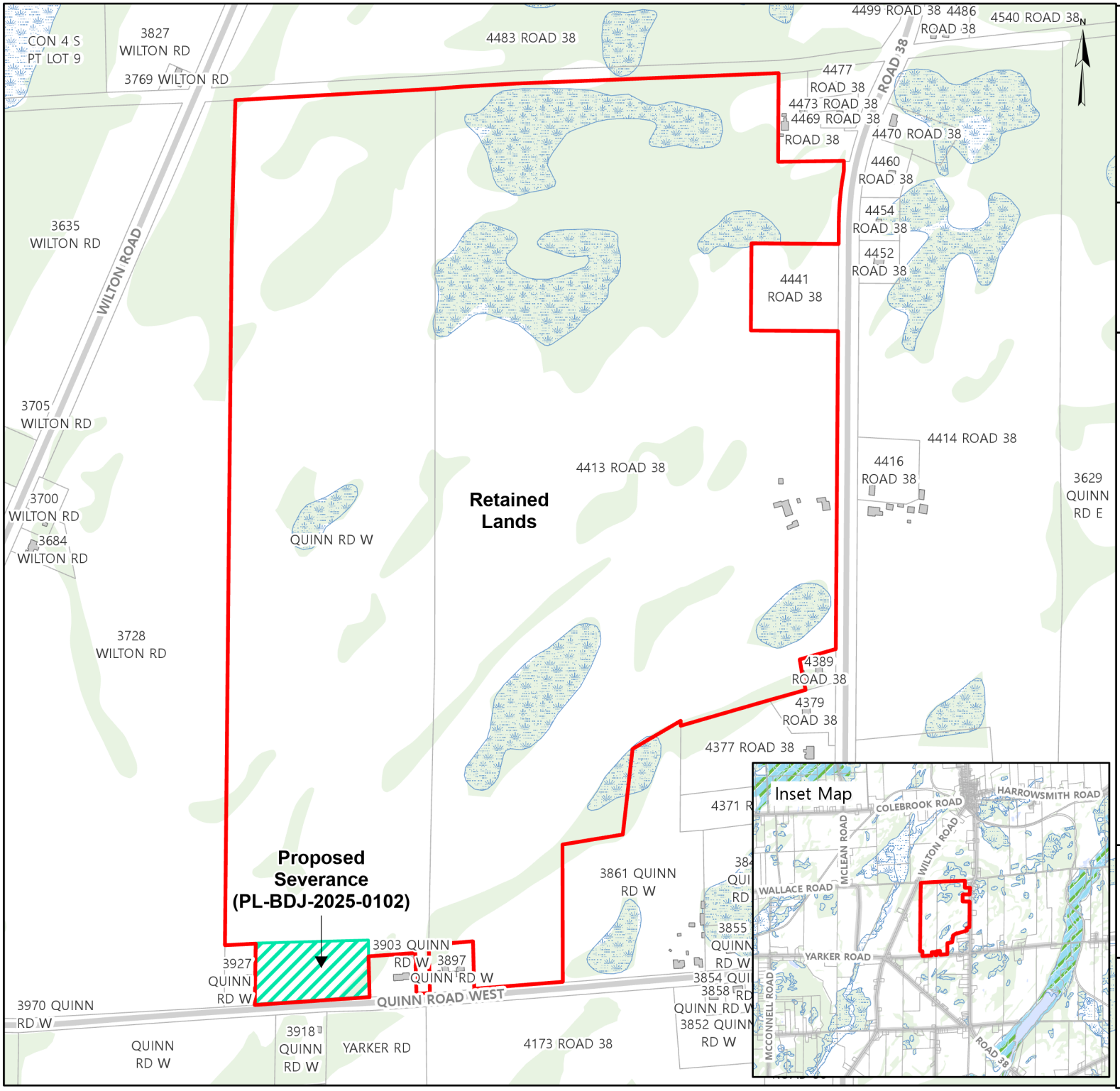
Collection of Personal Information: Personal information is collected in order to gather feedback and communicate with interested parties regarding this development proposal. This information is collected under the authority of the *Planning Act* and in accordance with the *Municipal Freedom of Information 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 19, 2025.



Kate Kaestner
Secretary-Treasurer, Committee of Adjustment



SOUTH FRONTENAC

PL-BDJ-2025-0102 (SCOTT) (BOULEVARD GRP.) 4413 ROAD 38

Legend

- Subject Lands
- Proposed Severance
- Benefitting Property
- Wetland
- 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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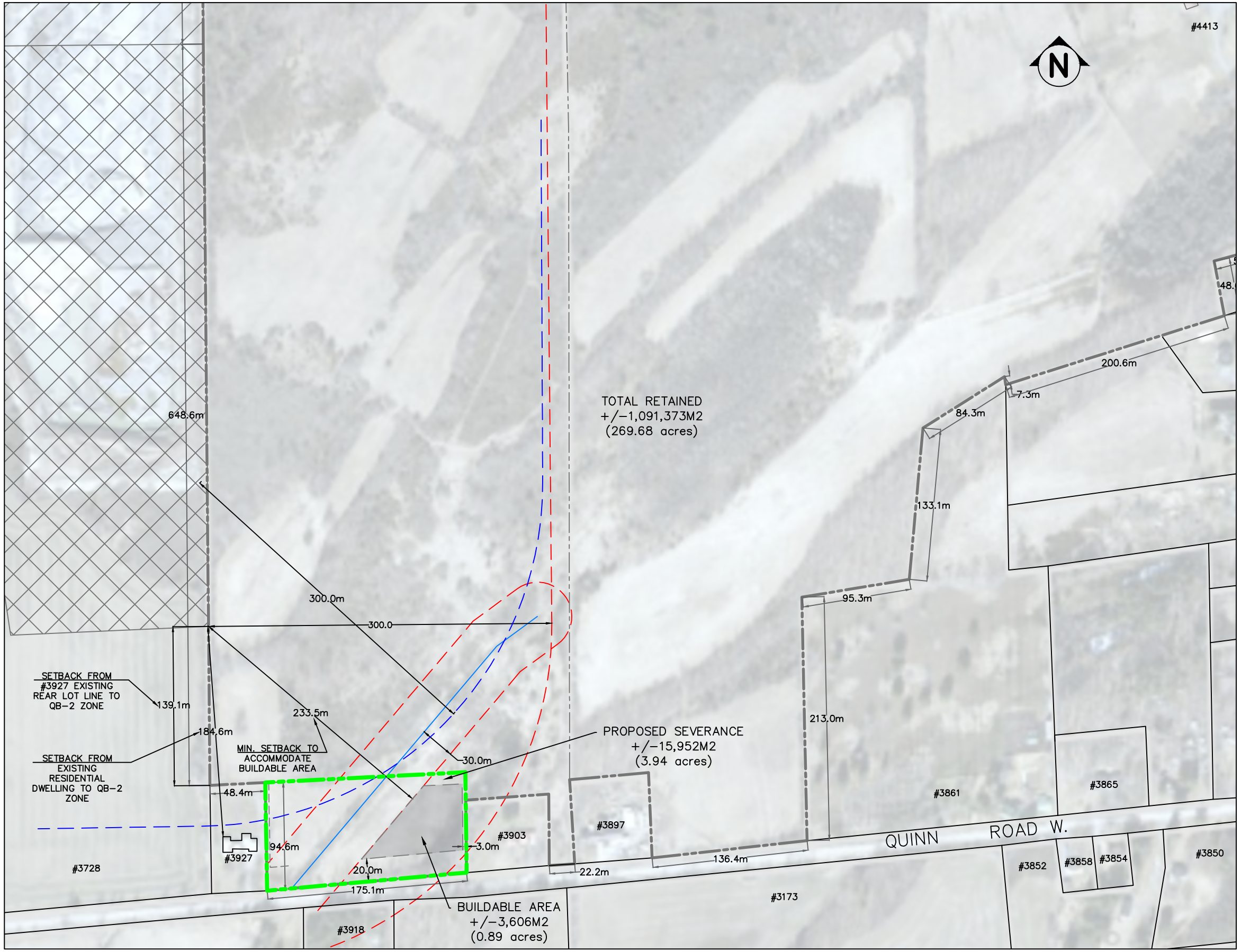
While the County makes every effort to insure that the information presented is accurate for the intended uses of this map, there is an inherent error in all mapping products, and accuracy of the mapping cannot be guaranteed for all possible uses. This map displays basic topographic features only.

Scale: 1:8,000

0 60 120 240 m

UTM Zone 18 NAD 83

Date: 11/11/2025



General Notes

1. ALL DIMENSIONS ON THIS PLAN ARE IN METERS UNLESS OTHERWISE NOTED.
2. THIS IS NOT A PLAN OF SURVEY, THE INFORMATION FOR PROPERTY BOUNDARY AND SITE FEATURES HAS BEEN COMPILED FROM AERIAL IMAGERY AND TOPOGRAPHIC MAPPING.

EXISTING LOT LINE

SETBACKS

QA-2 ZONE

QB-2 ZONE

BUILDABLE AREA

SETBACK FROM EXTRACTION AREA

PROPOSED SEVERANCE

ZONING SETBACKS

No.	Revision/Issue	Date
1.	Issued for Review	July.25

BLVD. THE BOULEVARD GROUP

4413 HIGHWAY 38.
HARROWSMITH, ON
K0H 1V0

Project:25072	Sheet: CONSTRAINT PLOT-PLAN
Date:11/10/25	
Scale:1:3500	