



A-03-21

**NOTICE OF PUBLIC HEARING
OF APPLICATION FOR MINOR VARIANCE FROM BY-LAW
(The Planning Act, R.S.O. 1990, Section 45)**

TAKE NOTICE that an application has been made by Andre Pommier- Agent, Martin Cameron, for a minor variance from the provisions of Zoning By-law 38-09 of the Township of South Glengarry, as amended, (being a by-law respecting the use of land and the use and location of buildings) for the property that is legally described as Part of Lot 10, Concession 1 Broken Front. Indian Lands, in the Geographic Township of Charlottenburgh, now in the Township of South Glengarry, County of Glengarry also known as 18240 County Road 2 for the following reasons:

THE PURPOSE AND EFFECT OF THE APPLICATION The applicant proposes to demolish the existing single detached structure and to construct a new single detached structure on the established footprint with the exception to extend the south main wall to the west while following the established building line and the addition of a front entrance stairs and landing to be located within the United Counties road allowance, the following relief from the Zoning By-Law 38-09 is requested:

Part 3.39 (7) (c)– to reduce the watercourse setback from 30 meters to 4.85 meters to the south west corner of the proposed single detached structure (see attached site plan)

Part 6.1– to reduce the front yard setback from 6 meters to 0 meters to the proposed steps to access the proposed single detached structure (see attached site plan)

ADDITIONAL INFORMATION relating to the application is available for inspection during normal office hours at the Township of South Glengarry Office, located at 6 Oak Street, Lancaster, ON.

FURTHER TAKE NOTICE that the Committee of Adjustment will hold a virtual public meeting on **Monday March 15, 2021** at **5:00p.m.** for the purpose of a public hearing into this matter, to be held via:

A Zoom webinar:

Topic: South Glengarry Committee of Adjustment Meeting

Register in advance for this webinar:

https://us02web.zoom.us/webinar/register/WN_fjY41NLBQ6y_ZOytTpLt5w

After registering, you will receive a confirmation email containing information about joining the webinar.

Or join by phone:

Dial (for higher quality, dial a number based on your current location):

Canada: +1 778 907 2071 or +1 204 272 7920 or +1 438 809 7799 or +1 587 328 1099
or +1 647 374 4685 or +1 647 558 0588

Webinar ID: 864 1007 5393

Members of the public who do not have internet/computer access and want to join the meeting **by phone** will need to call Kelli Campeau, Clerk at 613-347-1166 ext. 223 on or before 4:00pm on March 15, 2021. If you have any questions regarding this notice or the purpose of this meeting please call Joanne Haley, GM- Community Services at 613-347-1166 ext. 231.

THIS NOTICE IS SENT TO YOU BECAUSE YOU ARE AN ASSESSED OWNER OF LAND NEAR THE SUBJECT PROPERTY, OR AN INTERESTED PARTY. YOU ARE NOT COMPELLED TO ATTEND, HOWEVER, THE APPLICANT OR HIS AGENT MUST BE PRESENT AT THE HEARING.

You are entitled to attend this public hearing in-person or you may be represented by counsel or an agent to give evidence about this application Signed, written submissions that relate to an application shall be accepted by the secretary-treasurer before or during the hearing of the application at the address above and shall be available to any interested person for inspection at the hearing. Statutory Powers Procedure Act, R.S.O. 1990.

IF A PROPERTY CONTAINS SEVEN OR MORE RESIDENTIAL UNITS, the owner is required to post this notice at a location that is visible to all of the residents. O. Reg. 175/16, s. 1 (8-10)

NOTICE OF DECISION

A certified copy of the decision, together with a notice of the last day for appealing to the Local Planning Appeal Tribunal shall be sent, not later than 10 days from the making of the decision, to the applicant, and to each person who appeared in person or by counsel at the hearing and who filed with the secretary-treasurer a written request for notice of the decision. Planning Act, R.S.O. 1990, c.P.13, s. 45 (10)

FAILURE TO ATTEND HEARING If you do not attend this public hearing, it may proceed in your absence and, except as otherwise provided in the Planning Act, you will not be entitled to any further notice in the proceeding. Statutory Powers Procedure Act, R.S.O. 1990, c.S.22, s 7.

Dated: March 3, 2021

Joanne Haley
Secretary-Treasurer
Committee of Adjustment
Township of South Glengarry
613-347-1166 ext. 231
jhaley@southglengarry.com

Key Map

