



A-17-21

**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 2795264 Canada Ltd., 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 3, Registered Plan 101, in the Geographic Township of Charlottenburgh, now in the Township of South Glengarry, County of Glengarry, located at the west end of Elm Avenue, Glen Walter, on a parcel of property that recently was granted provisional Consent approval for the following reasons:

THE PURPOSE AND EFFECT OF THE APPLICATION is a building lot was recently granted provisional consent which was subject to a condition to apply for a minor variance to reduce the watercourse setback to the proposed dwelling and to reduce the minimum lot frontage therefore 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 15 meters from the McNairn Drain and from 30 meters to 15 meters from the privately-owned, man-made water ski lake. (see attached plan).

Part 6.2 – to reduce the Minimum Lot Frontage from 40 meters to 20 meters.

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 July 19, 2021 at 6:00p.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_tjZSMIZ1S2KJ0xr4YK3YTQ

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. 2102 on or before 4:00pm on July 19, 2021. If you have any questions regarding this notice or the purpose of this meeting please call Joanne Haley, GM- Planning, Building and Enforcement at 613-347-1166 ext. 2201.

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 as per 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 as per 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 Ontario Land 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 as per the 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 as per Statutory Powers Procedure Act, R.S.O. 1990, c.S.22, s 7.

Dated: July 7, 2021

Joanne Haley
Secretary-Treasurer
Committee of Adjustment
Township of South Glengarry
613-347-1166 ext. 2201
jhaley@southglengarry.com

Key Map

