



**NOTICE OF APPLICATIONS AND NOTICE OF A PUBLIC MEETING
CONCERNING A PROPOSED PLAN OF SUBDIVISION AND ZONING BY-LAW
AMENDMENT
TOWNSHIP OF SOUTH GLENGARRY
SDG FILE -01-SG-S-2021
ZBLW-02-2022**

TAKE NOTICE that the Council of the Corporation of the Township of South Glengarry gives Public Notice of the receipt of an Application for a Plan of Subdivision in accordance with Subsection 51(20) of the *Planning Act* R.S.O. 1990, as amended and Subsection 3 of Ontario Regulation 544/06.

TAKE NOTICE that the Council of the Corporation of the Township of South Glengarry has received a complete zoning amendment application to consider a proposed zoning amendment to the Municipality's Zoning By-law under Section 34 of the *Planning Act*, R.S.O. 1990, as amended.

LANDS AFFECTED: The subject property is legally described as Part of Lot L, Concession 1 Front, in the geographic Township of Charlottenburgh, now in the Township of South Glengarry, County of Glengarry, on the south side of South Beach Street, Lancaster.

FURTHER TAKE NOTICE that the Corporation of the Township of South Glengarry will hold a virtual public meeting on **Monday, February 7, 2022 at 6:00 p.m.** to consider a proposed Plan of Subdivision under Section 51 of the *Planning Act*, R.S.O. 1990, as amended and a proposed Zoning Amendment under Section 34 of the *Planning Act*, R.S.O. 1990, as amended via:

A Zoom webinar:

Topic: South Glengarry Public Meeting- Zoning Amendment

Register in advance for this webinar:

https://us02web.zoom.us/webinar/register/WN_YtPpxsMMT3e1gJ3ouS2eDw

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

Members of the public who do not have internet/computer access and want to join the public meeting **by phone** will need to call Kelli Campeau, Clerk at 613-347-1166 ext. 2102 on or before 4:00pm on February 7, 2022. 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.

Proposed Development:

The applicant intends to develop 0.8 hectares of the subject property to create a 7-lot plan of subdivision. Each Lot 1 through 6 is proposed to contain a semi-detached dwelling (12 dwelling units) and Lot 7 is proposed to contain a fourplex (4 dwelling units). Each of the proposed lots are to be serviced by municipal water and wastewater services. The remainder of the lands will be undeveloped.

Proposed Zoning Amendment:

The purpose of the zoning amendment is to rezone the subject property from:

1. Floodplain- Holding (FP-H) to Residential Two (R2) for the proposed lots 1, 4, 5 and 6,
2. Floodplain- Holding (FP-H) to Residential Two- Exception Three (R2-3) for the proposed lots 2 and 3 to reduce the Minimum Lot Frontage from 9 meters per dwelling unit to 8.25 meters per dwelling unit,
3. Floodplain- Holding (FP-H) to Residential Four- Exception Three (R4-3) for the proposed lot 7 to reduce the Minimum Lot Frontage from 30 meters to 29.33 meters, and;
4. Floodplain-Holding (FP-H) to Residential Two- Holding (R2-H) for the proposed Block 2

Key Map



ANY PERSON may participate in the public meeting and/or make written or verbal representation either in support of or in opposition to the proposed Plan of Subdivision and/or the proposed Zoning By-Law Amendment.

If a person or public body does not make oral submissions at a public meeting or make written submissions in respect of the proposed plan of subdivision to the United Counties of Stormont, Dundas and Glengarry before the proposed draft plan of subdivision is approved or refused, the person or public body is not entitled to appeal the decision of the United Counties of Stormont, Dundas and Glengarry to the Ontario Land Tribunal (OLT) and may not be added as a party to a hearing of an appeal before the OLT unless, in the opinion of the OLT, there are reasonable grounds to do so.

If you wish to be notified of the decision of the United Counties of Stormont, Dundas and Glengarry in respect of the proposed Plan of Subdivision you must make a written request to the United Counties of Stormont, Dundas and Glengarry, 26 Pitt Street, Cornwall, Ontario, K6J 3P2, Attention: Megan Benoit, Planning Technician or at mboenit@sdgcounties.ca

If a person or public body does not make oral submissions at a public meeting or make written submissions in respect to the proposed zoning by-law amendment to the Township of South Glengarry before the zoning by-law amendment is approved or refused, the person or public body is not entitled to appeal the decision to the Ontario Land Tribunal (OLT) and may not be added as a party to a hearing of an appeal before the OLT unless, in the opinion of the OLT, there are reasonable grounds to do so.

If you wish to be notified of the decision of the Township of South Glengarry in respect of the proposed zoning amendment you must make a written request to the Township of South Glengarry, P.O. Box 220, 6 Oak Street, Lancaster, Ontario, K0C 1N0, Attention: Joanne Haley GM- Planning, Building and Enforcement or at jhaley@southglengarry.com

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)

ADDITIONAL INFORMATION relating to the proposed Plan of Subdivision and the Proposed Zoning By-Law Amendment is available between 8:30 a.m. and 4:00 p.m. Monday to Friday by contacting the Township office.



**DATED AT THE TOWNSHIP OF SOUTH GLENGARRY
THIS 17th DAY OF JANUARY, 2022**

Joanne Haley- General Manager- Planning, Building and Enforcement
Township of South Glengarry
6 Oak Street, P.O. Box 220
Lancaster, ON, K0C 1N0