



## Notice of Public Meeting Concerning a Proposed Amendment to the Zoning By-law 38-09 of the Township of South Glengarry

**TAKE NOTICE** that the Council of the Corporation of the Township of South Glengarry will hold a public meeting on the **Monday, December 16<sup>th</sup>, 2024 at 6:30pm** in the Council Chambers located at the Tartan Hall, Char Lan Recreation Centre, 19740 John Street, Williamstown, to consider a proposed Zoning By-law Amendment to the Municipality's Zoning By-law under Section 34 of the *Planning Act*, R.S.O. 1990, as amended, for the properties legally described as Part of Lots 13 and 14, Concession 2 Front, being Parts 10, 11, 13, and 15 on RP 14R1373 and Part 1 on 14R830 on the Geographic Township of Charlottenburgh, now in the Township of South Glengarry, County of Glengarry, located at on the North-East corner of the intersection of Airport Road and County Road 27, in part also known as 18185 Airport Road and West part of lot 12 and east part of lot 13, Concession 2 Front, in the Geographic Township of Lancaster, now in the Township of South Glengarry, County of Glengarry, located at 19227 Airport Rd.

### **EXPLANATORY NOTE – PROPOSED ZONING BY-LAW AMENDMENT**

The purpose of this Amendment is to rezone a portion of the subject property from Rural (RU) to Light Industrial – Exception Six (ML-6) to permit the following permitted uses in addition to the existing uses permitted in the ML zone:

- Card Lock Establishment
- Convenience store
- Furniture and Home Improvement Center
- Garden Center
- Greenhouse
- Hotel
- Motel
- Motor Vehicle Dealership
- Motor vehicle gas bar
- Motor vehicle rental agency
- Motor vehicle service station
- motor vehicle washing establishment
- propane facility retail
- Recreational Commercial Establishment

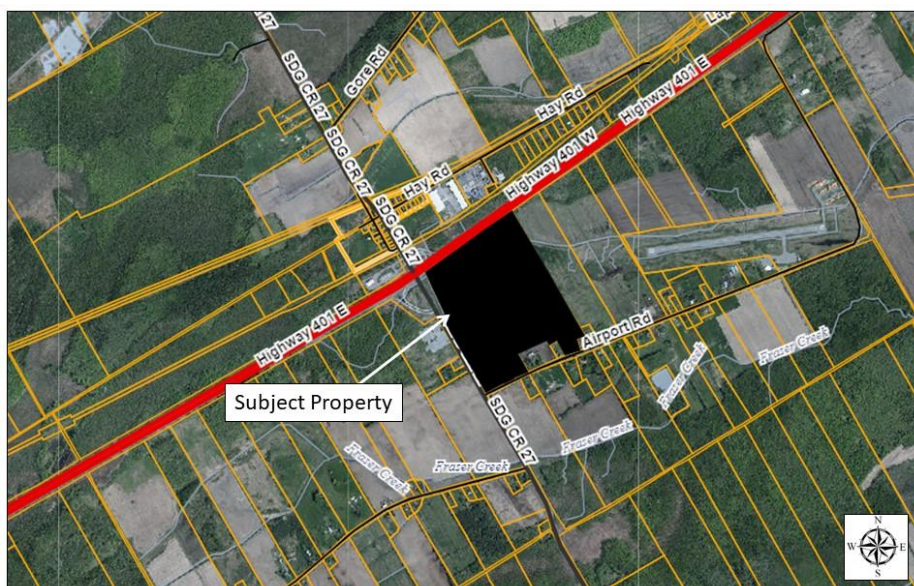
As well as to amend the following development standards in the ML zone for the subject properties:

- Reduce the number of required loading spaces for the proposed food court from 3 to 2 spaces.
- Reduce the number of required stacking spaces for the motor vehicle washing establishment from 10 spaces to 0 spaces.
- Reduce the required aisle width to access a parking space at a 0 to 55 degree angle from 4 meters to 3.5 meters for the proposed one way bus parking route.
- Reduce the required 30 meter setback from the top of bank of a watercourse from 30 meters to 15 meters.

And to recognize the lot line abutting County Road 27 as the “lot line, front” and the lot line abutting Airport Road as the “lot line, exterior side” for the westernmost property.

All other applicable provisions of Zoning By-law 38-09, as amended, shall continue to apply

### **Key Map**



**ANY PERSON** may attend the public meeting and/or make written or verbal representation either in support of or in opposition to the proposed Zoning By-law Amendment.

**ADDITIONAL INFORMATION** relating to the proposed Zoning By-law Amendment is available for inspection during office hours at the Township office, located at 6 Oak St, Lancaster, ON or by contacting [planning@southglengarry.com](mailto:planning@southglengarry.com)

**FOR MORE INFORMATION** about this matter, including information about appeal rights, contact the Township of South Glengarry Planning Department at (613) 347-1166 ext. 2207 (Community Planner) or ext. 2201 (GM of Planning, Building, and Enforcement) or at [planning@southglengarry.com](mailto:planning@southglengarry.com).

If you wish to be notified of the decision of the Township of South Glengarry on the proposed zoning by-law 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 [planning@southglengarry.com](mailto:planning@southglengarry.com).

If a person or public body would otherwise have an ability to appeal the decision of council of the Township of South Glengarry to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Township of South Glengarry before the by-law is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Township of South Glengarry before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

**THE SUBJECT PROPERTY IS** the subject of an application under the Act for Plan of Subdivision and **IS NOT** the subject of an application under the Act for a minor variance or a consent or an amendment to an official plan or a Minister's zoning order.

**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.

**ADDITIONAL INFORMATION** relating to the proposed Zoning By-law Amendment is available during office hours at the Township office or by contacting [planning@southglengarry.com](mailto:planning@southglengarry.com)

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**DATED AT THE TOWNSHIP OF SOUTH GLENGARRY  
THIS NOVEMBER 26<sup>TH</sup>, 2024**

**Joanne Haley**  
**General Manager – Planning, Building and Enforcement**  
**Township of South Glengarry**  
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