

**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 Impala Developments Inc., Agent - Wilson Architectural Design Inc, 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 Lot 8 on Plan 14M4, in the Geographic Township of Charlottenburgh, now in the Township of South Glengarry, County of Glengarry, located at 6383/6385 Monument Way for the following reasons:

THE PURPOSE AND EFFECT OF THE APPLICATION:

The proponent is proposing to sever the semi-detached dwelling under construction on the subject property creating two independent parcels. The proposed lots addressed as 6383 Monument Way does not meet the minimum frontage requirement of 9 meters.

The following relief from the Zoning By-Law 38-09 is requested:

Part 6.2 – Reduce the required minimum frontage from 9 meters to 8.74 meters

ADDITIONAL INFORMATION relating to the application is available for inspection during 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 public meeting on **Monday, February 24th, 2025 at 5:45 pm** for the purpose of a public hearing into this matter, to be held in the Council Chambers located at the Tartan Hall, Char Lan Recreation Centre, 19740 John Street, Williamstown.

FURTHER TAKE NOTICE that the subject is the subject of an application under the Planning Act for a Part Lot Control Exemption By-law under file number: PLC-01-2025

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 THEIR 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 addresses 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 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. 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 proceedings. Statutory Powers Procedure Act, R.S.O. 1990, c.S.22, s 7.

Dated: February 12th, 2025

Maxwell Irwin
Secretary-Treasurer
Committee of Adjustment
Township of South Glengarry
613-347-1166 ext. 2207
mirwin@southglengarry.com

Key Map



