

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

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**TAKE NOTICE** that an application has been made by Tanya Sesbrano 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 37, Concession 1, in the Geographic Township of Lancaster, now in the Township of South Glengarry, County of Glengarry, also known as 6388 Bayshore Lane.

**THE PURPOSE AND EFFECT OF THE APPLICATION:**

The subject property is currently developed containing a single detached dwelling and 2 sheds. The applicant wishes to construct a deck within the front yard setback and an addition to the dwelling at the rear. The requested minor variance is as follows:

Part 6.2- to reduce the front yard setback from 6 meters to 2.69 meters to the proposed deck including the steps and to reduce the rear yard setback from 6 meters to 5.01 meters to the proposed addition (see attached plan).

**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, July 14th, 2025 at 6:00pm** 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 property is not the subject of an application under the Planning Act for a Zoning Amendment / Site Plan Control / Plan of subdivision / Consent / Part Lot Control Exemption By-law

***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: Thursday, July 3, 2025

Joanne Haley  
Secretary-Treasurer  
Committee of Adjustment  
Township of South Glengarry  
613-347-1166 ext 2201  
[jhaley@southglengarry.com](mailto:jhaley@southglengarry.com)



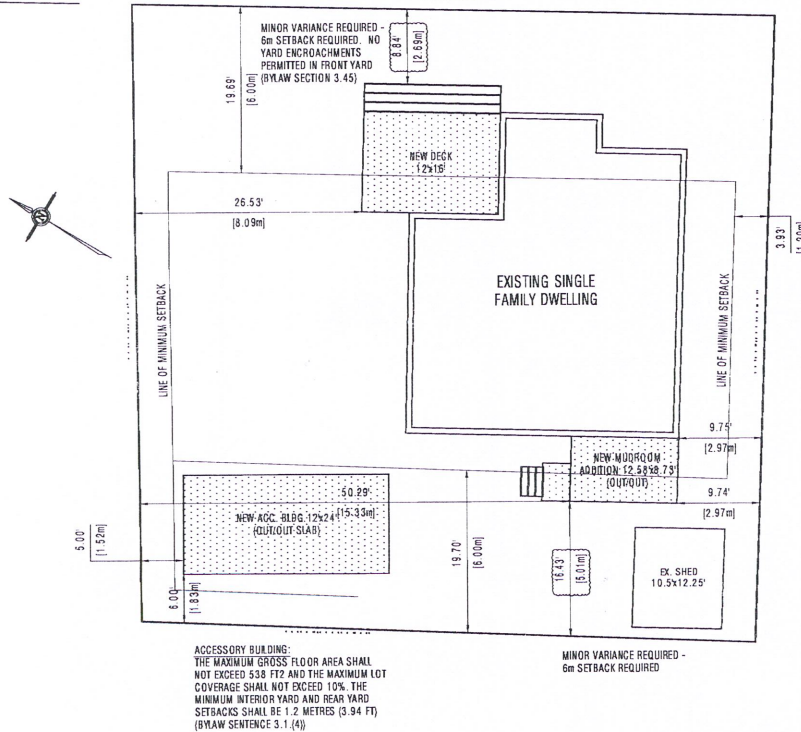
PROPOSED SITE PLAN SHOWING  
6388 BAY SHORE LANE  
PART LOTS 36 AND 37 ON PLAN 42

LANCASTER, ONTARIO

TOWNSHIP OF SOUTH GLENGARRY  
COUNTY OF GLENGARRY

SCALE: 1" = 10'

BAY SHORE LANE



#### BYLAW SECTION 5.2

##### 5.2 HOLDING (H) SYMBOLS

ANY PARCEL OR AREA OF LAND IN ANY ZONE OF THIS BY-LAW MAY BE FURTHER CLASSIFIED AS A HOLDING ZONE WITH THE APPLICABLE

DEVELOPMENT OF THE LAND FOR THE PURPOSES INDICATED BY THE SYMBOL. THE HOLDING CLASSIFICATION ADDED TO A GIVEN ZONE SHALL RESTRICT DEVELOPMENT OF THE LAND UNTIL SUCH TIME AS THE DEMAND FOR THE DEVELOPMENT OF THE LAND IS SUFFICIENT

USED FOR OTHER PURPOSES WHERE HOLDING MEASURES TO PREVENT OR DEFER FUTURE DEVELOPMENT ARE DEEMED TO BE APPROPRIATE BY THE MUNICIPAL COUNCIL.

WHERE A HOLDING ZONE APPLIES, NO LANDS SHALL BE USED AND NO BUILDINGS OR STRUCTURES SHALL BE ERECTED OR USED FOR ANY PURPOSE OTHER THAN USES EXISTING ON THE DATE OF PASSING OF THIS BY-LAW AND THIS MAY INCLUDE ERECTING ANY NEW ACCESSORY BUILDINGS OR STRUCTURES FOR EXISTING USES OR ADDITIONS NOT EXCEEDING 25% OF THE FLOOR AREA OF THE

WITH REGULATION 199/96 OF THE PLANNING ACT.

PREV. AREA  
TOTAL (EXISTING) = 1459 SF  
= 1459 x 25%  
= 364.75 SF

NEW AREA = 192 SF (WITHIN)  
(\*\*FRONT DECK ONLY DUE TO REVISED FLOOD PLAIN BOUNDARIES)

#### SITE & PROJECT INFORMATION:

MUNICIPAL ADDRESS	BAY SHORE LANE
ZONING	FLOOD PLAIN - HOLDING (RS1 + RS2 TO BE APPLIED (RESIDENTIAL LOW DENSITY))
USE	SINGLE FAMILY DWELLING (SFD)
FRONTAGE	75.35' (22.97m)
LOT AREA	5455 sq. ft. (506.77 sq. m)
BUILDING AREA	EX. SFD ONLY 1957 sq. ft. (182.2 sq. m) NEW MUDROOM 90 sq. ft. (8.4 sq. m) NEW ACC. BLDG. 288 sq. ft. (26.8 sq. m) TOTAL 1455 sq. ft. (133.3 sq. m)
LOT COVERAGE	26.3% (REVISED) RS1 45%, RS2 40% MAX. PERMITTED
SETBACKS (MAIN BLDG)	MIN. REQUIRED PROPOSED
WEST (REAR)	19.69' (6.00m)
NORTH (INTERIOR SIDE)	3.94' (1.20m)
EAST (FRONT)	19.69' (6.00m) EX.
SOUTH (INTERIOR SIDE)	3.94' (1.20m)

\*LOT COVERAGE - LOT COVERAGE SHALL MEAN THE PERCENTAGE OF LOT AREA AT GRADE OF ALL BUILDINGS AND ROOFED STRUCTURES ON A LOT. FOR THE PURPOSES OF THIS DEFINITION, DECKS, PATIOS, SWIMMING POOLS, AND ALL ACCESSORY BUILDINGS, EXCLUDING DETACHED GARAGES, ARE NOT TO BE INCLUDED WITHIN THE LOT COVERAGE CALCULATION.

#### NOTES:

PROPERTY BOUNDARIES AND SURVEY INFORMATION SHOWN HEREON IS BASED ON INFORMATION ILLUSTRATED ON PLAN 42 AND IS PROVIDED FOR ILLUSTRATION PURPOSES ONLY. FOR MORE DETAILED INFORMATION THE APPROPRIATE DOCUMENTS SHOULD BE CONSULTED.

THIS IS NOT A PLAN OF SURVEY.

IT IS THE CONTRACTORS RESPONSIBILITY TO LOCATE UNDERGROUND SERVICES PRIOR TO ANY EXCAVATION.

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.

THE CONTRACTOR SHALL VERIFY REQUIRED LOT GRADING WITH THE MUNICIPALITY PRIOR TO CONSTRUCTION.

DISTANCES SHOWN HEREON ARE IN FEET AND CAN BE CONVERTED TO METRES BY MULTIPLYING BY 0.3048.

IT IS THE RESPONSIBILITY OF THE USER OF THIS INFORMATION TO VERIFY THAT THE SITE BENCHMARK HAS NOT BEEN ALTERED OR DISTURBED AND THAT ITS RELATIVE ELEVATION AND DESCRIPTION AGREES WITH THE INFORMATION SHOWN HEREON.

01-JUL-25	2	ISSUED FOR ZONING REVIEW
16-JUN-25	1	PRELIMINARY - CLIENT REVIEW
DATE	No.	REVISION / ISSUE

The undersigned has reviewed and takes responsibility for this design as it pertains to design activities in the category of HOUSE, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.

QUALIFICATION EXEMPTION  
DOMINIC LESSARD Dominic Lessard 20000  
NAME SIGNATURE BCIN  
REGISTRATION INFORMATION  
D2K DESIGN 38349  
FIRM NAME BCIN

PROJECT  
MYRE / FOX  
ADDITION/RENOVATION  
TO S.F.D.  
BAYSHORE LANE, LANCASTER, ONTARIO

TITLE  
SITE PLAN

scale 1"=20'  
date JUN 2025  
job no. 25-006  
drawn by D2K  
checked by D2K  
approved by D2K  
drawing  
C.1



P.O. BOX 24  
MONKLAND, ONTARIO  
K0C 1V0  
email: info@d2kdesign.com  
www.d2kdesign.com