



## 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 Monday, June 23rd, 2025 at 6:30 pm 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 property legally described as Lot 27, Registered Plan 15, in the Geographic Township of Lancaster, now in the Township of South Glengarry, County of Glengarry, located at 20378 Old Montreal Road.

### EXPLANATORY NOTE

This is an amendment to Zoning By-law 38-09, the Zoning By-law of the Township of South Glengarry. The purpose of this Amendment is to rezone the subject property from Residential Two (R-2) to Residential Four - Exception Six (R4-6) to permit an eight (8) unit apartment building to be developed and:

- To recognize the existing 27.7 meters of Lot Frontage
- To reduce the Rear Yard Setback from 8 meters to 6 meters
- To increase the Maximum Building Height from 11 meters to 12 meters
- To reduce the Landscaped Buffer width from 3 meters to 0.64 meters on the east interior side lot line
- To reduce the Municipal Road Setback from 10 meters from the center line of the road to 0 meters
- To permit a Balcony to project 2.05 meters in the exterior side yard setback
- To reduce the required 1.5 parking spaces per dwelling unit to 1 space per dwelling unit and to eliminate designated visitor parking

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

### Key Map



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](mailto:jhaley@southglengarry.com).

**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. If a person or public body does not make oral submissions at a public meeting or make written submissions to the council of the Township of South Glengarry before the by-law is decided upon, the person or public body is not entitled to appeal the decision of the Council of the Township of South Glengarry to the Ontario Land Tribunal (OLT).

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 decided upon, the person or public body may not be added as a party to the hearing of an appeal before the OLT unless there are reasonable grounds to do so.

**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 between 8:30 a.m. and 4:00 p.m. Monday to Friday at the Township office.

**DATED AT THE TOWNSHIP OF SOUTH GLENGARRY  
THIS 3rd DAY OF JUNE, 2025**

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