

**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 Patricia Lumley and Dawn Lumley-Myllari, 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 lots K and L, Concession 1 Front, being Unit 9 on the Glengarry Vacant Land Condominium Plan No. 7, in the Geographic Township of Charlottenburgh, now in the Township of South Glengarry, County of Glengarry, for the following reasons:

THE PURPOSE AND EFFECT OF THE APPLICATION:

The owners intend to construct a single-family dwelling within the required 30m Watercourse Setback.

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

Part 3.39(7)(c) – to reduce the Watercourse Setback from 30 metres to 25 metres along the southwestern side of the lot (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, April 13, 2026, at 6:00 p.m.** 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 not the subject of an application under the Planning Act.

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)

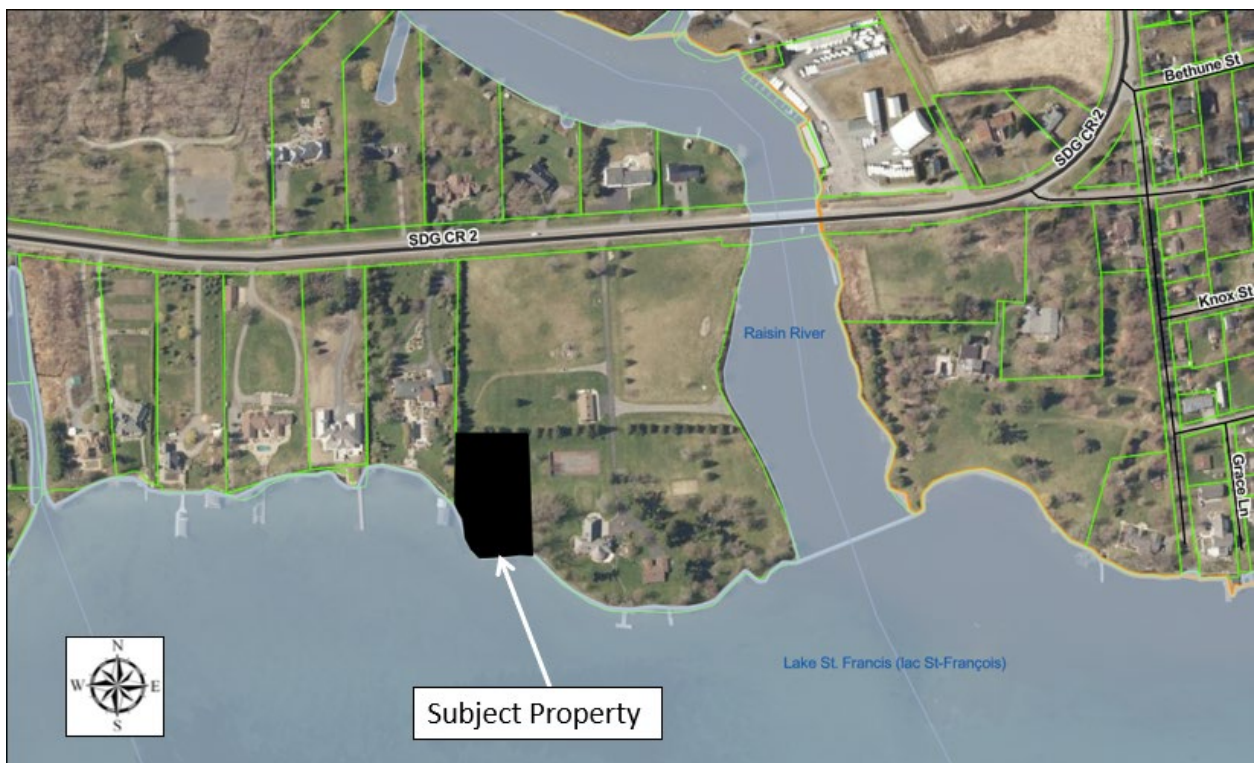
FAILURE TO ATTEND HEARING If you do not attend this public hearing, it may proceed in your absence and, except as otherwise provided in the Planning Act, you will not be

entitled to any further notice in the proceedings. Statutory Powers Procedure Act, R.S.O. 1990, c.S.22, s 7.

Dated: April 2, 2026

Joshua Hutten
Secretary-Treasurer
Committee of Adjustment
Township of South Glengarry
613-347-1166 ext. 2207
jhutten@southglengarry.com

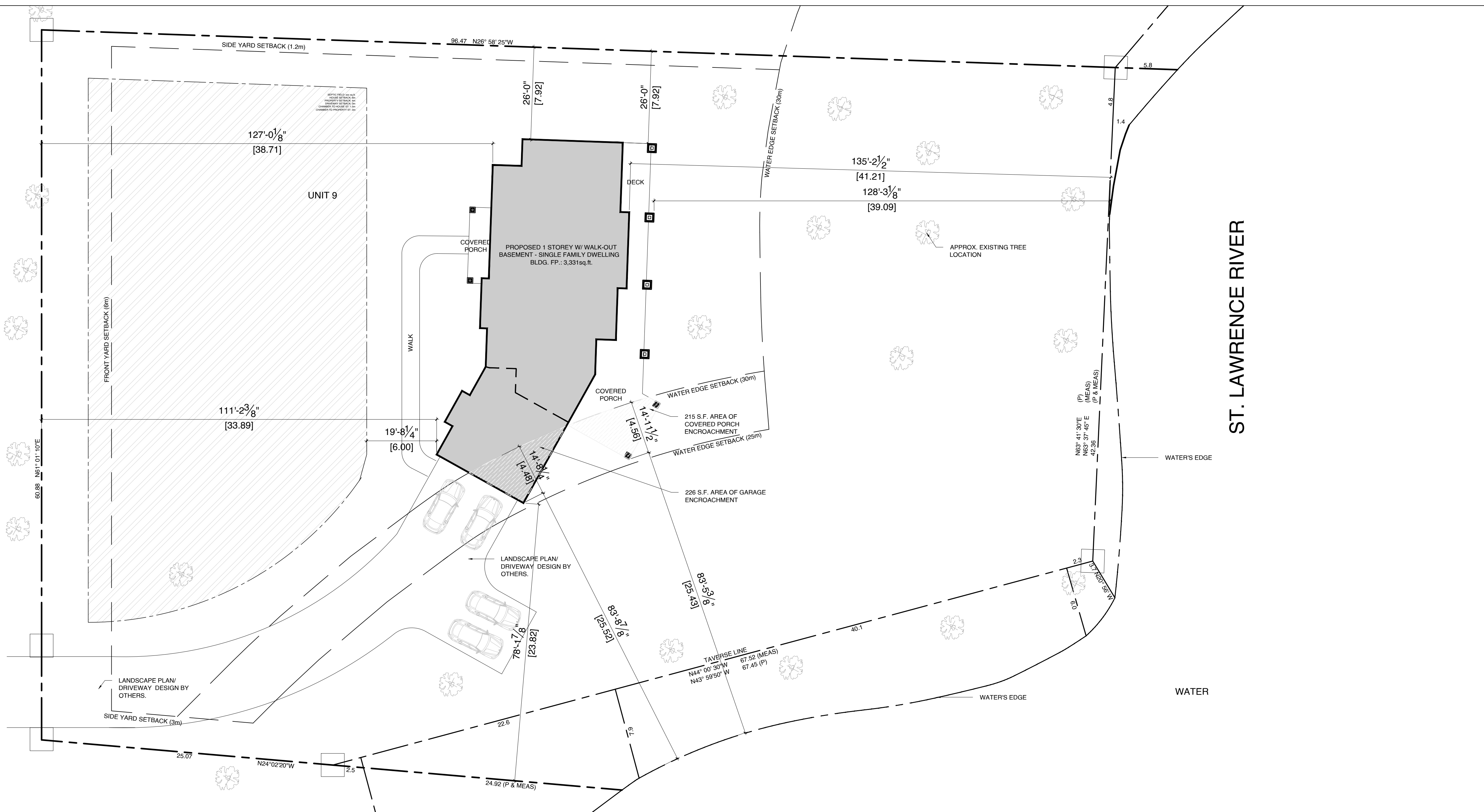
Key Map



CLIENT NAME:
DAWN & ROY MYLLARI

NOTES:

1. ALL WORK TO BE IN COMPLIANCE WITH LOCAL BUILDING CODES, REGULATIONS AND BY-LAWS.
2. ADDITIONAL DRAWINGS MAY BE ISSUED FOR CLARIFICATION TO ASSIST PROPER EXECUTION OF WORK. SUCH DRAWINGS WILL HAVE THE SAME MEANING AND INTENT AS IF THEY WERE INCLUDED WITH PLANS IN CONTRACT DOCUMENTS.
3. DO NOT SCALE DRAWINGS.
4. ALL SUB-CONTRACTORS TO TAKE THEIR OWN ON-SITE MEASUREMENTS AND BE RESPONSIBLE FOR THEIR ACCURACY.
5. NOTIFY LAWRENCE ARCHITECTS INC. FOR ANY ERRORS AND/OR OMISSIONS PRIOR TO START OF WORK.



01 OVERALL SITE PLAN
A1.0 SCALE: 1/16"=1'-0"

Item	(PROJECT NAME)	OBC Reference
1	Project Description: <input checked="" type="checkbox"/> New <input type="checkbox"/> Addition <input type="checkbox"/> Alteration <input type="checkbox"/> Change of Use	11.1 to 11.4, 1.1.2, [A], 1.1.2, [A] & 9.10.1.3
2	Major Occupancy (s) Group "C" Residential	3.1.2.1, (1), 9.10.2
3	Building Area (m ²) Existing 0 New 309.46m ²	1.4.1.2, [A], 1.1.1.2, [A]
4	Gross Area (m ²) Existing 0 New 309.46m ²	1.4.1.2, [A], 1.1.1.2, [A]
5	Number of Storeys Above Grade 1 Below Grade 1	1.4.1.2, [A] & 3.2.1.1, 1.1.1.2, [A] & 9.10.4
6	Height of Building (m) +/- 7.61m	
7	Number of Streets/ Fire Fighter Access Residential	3.2.2.10, & 3.2.5, 9.10.20
8	Building Classification Residential	3.2.2.20, -.83, 9.10.2
9	Sprinkler System Proposed <input type="checkbox"/> Entire Building <input type="checkbox"/> Selected Compartments <input type="checkbox"/> Selected Floor Areas <input type="checkbox"/> Basement <input type="checkbox"/> in lieu of roof rating <input checked="" type="checkbox"/> Not Required	3.2.2.20, -.83, 3.2.1.5, 3.2.2.17, INDEX, INDEX
10	Standpipe Required <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	3.2.9, N/A
11	Fire Alarm Required <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	3.2.4, 9.10.18
12	Water Service/ Supply is adequate <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	3.2.5.7, N/A
13	High Building <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	3.2.6, N/A
14	Permitted Construction <input checked="" type="checkbox"/> Combustible <input checked="" type="checkbox"/> Non-Combustible Actual Construction <input checked="" type="checkbox"/> Combustible <input type="checkbox"/> Non-Combustible	3.2.2.20, -.83, 9.10.6
15	Mezzanine(s) Area (m ²) N/A	3.2.1.1, (3)-(8), 9.10.4.1
16	Occupant load based on <input type="checkbox"/> m ² /person <input checked="" type="checkbox"/> Design of building	3.1.1.7, 9.9.1.3
17	Barrier-free Design <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (Ground floor only)	3.8, 9.5.2
18	Hazardous Substances <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	3.3.1.2, & 3.3.1.19, 9.10.1.3, (4)
19	Required Fire Resistance Rating (FRR) <input type="checkbox"/> Horizontal Assemblies <input type="checkbox"/> FRR (Hours) <input type="checkbox"/> Listed Design No. or Description (SG-2) <input type="checkbox"/> Fire Separation Only <input type="checkbox"/> Mezzanine <input type="checkbox"/> FRR of Supporting Members <input type="checkbox"/> Listed Design No. or Description (SG-2) <input type="checkbox"/> Fire Separation Only	3.2.2.20, .83 & 3.2.1.4, 9.10.8, 9.10.9
20	Spatial Separation - Refer to 03/A6.0	3.2.3, 9.10.14



02 KEY PLAN
A1.0 SCALE: N.T.S.

LEGAL DESCRIPTION

SURVEYOR'S REAL PROPERTY REPORT
PART OF LOTS K AND L
CONCESSION 1, PLAN 14R-6167
FRONT GEOGRAPHIC TOWNSHIP OF
CHARLOTTENBURGH, TOWNSHIP OF SOUTH
GLENARRY COUNTY OF GLENARRY
ONTARIO
SURVEYED BY K. ADAMS SURVEYING LTD., 2024
JOB NO.: 24-2114

ZONING	REQUIRED	PROVIDED
ZONED	R1	
MAX. LOT COVERAGE (R29)	20%	5.7%
MIN. LOT WIDTH	40m	60.88m
MIN. LOT FRONTAGE (Ø LANE)		8.05m
MIN. LOT AREA	4000m ²	647m ²
MAX. BUILDING HEIGHT	11.0m	7.61m(+/-)
MIN. FRONT YARD SETBACK	6.0m	33.89m
MIN. REAR YARD WATERCOURSE SETBACK	30.0m	25.43
MIN. INTERIOR YARD SETBACK	1.2m & 3.0m	7.92m & 23.82m

SHEET INDEX:
A1.0 SITE PLAN, KEY PLAN, DRAWING SYMBOLS & LIST OF ABBREVIATIONS

DRAWING SYMBOLS	LIST OF ABBREVIATIONS
REFERENCE BUBBLE A1000 DRAWING NUMBER SHEET NUMBER	ACT ACOUSTIC CEILING TILE AFF ABOVE FINISHED FLOOR ALUM ALUMINUM ARCH ARCHITECTURAL ASSY ASSEMBLY BD BOARD BG BUILDING GRADE BLDG BUILDING CC CL CLG CENTRE TO CENTRE CL CONTROL JOINT CLR CENTRE LINE COL COLUMN CONC CONCRETE CPT CARPET CT CERAMIC TILE CW CURTAIN WALL DIM DIMENSIONS DO HANDICAP DOOR OPERATOR ELECT ELECTRICAL ELEV ELEVATION EVS EXTERIOR INSULATION FINISH SYSTEM EP ELECTRICAL PANEL EQ EQUAL ES EMERGENCY SCUPPER EXP EXISTING EXT EXTERIOR FA FIRE ALARM FD FLOOR DRAIN FEC FIRE EXTINGUISHER CABINET FHC FIRE HOSE CABINET FIN FINISH FLR FLOOR FRR FIRE RESISTANCE RATED GL GLASS OR GLAZING GB GYPSUM WALLBOARD GM GYPSUM BOARD HM HOLLOW METAL HWT HOT WATER TANK INT INTERIOR JT JOINT LITG LIGHTING MAX MAXIMUM MECH MECHANICAL MC MEDICINE CABINET MIN MINIMUM NBC NATIONAL BUILDING CODE NO NUMBERS NTS NOT TO SCALE OC ON CENTRE OH OVERHEAD PNT PAINT PLAM PLASTIC LAMINATE PSF PRESSED STEEL FRAME PVC POLY VINYL CHLORIDE RCP REFLECTIVE CEILING PLAN RD ROOF DRAIN REINF REINFORCED REQD REQUIRED SH SHOWER SIM SIMILAR SS STAINLESS STEEL T/O TOP OF TYP TYPICAL US UNDERSIDE VCT VINYL COMPOSITION TILE VEST VESTIBULE WC WATER CLOSET
MECH. 100 ROOM NAME ROOM NUMBER	
DOOR LABEL E2 DOOR NUMBER	
WINDOW LABEL G2 WINDOW NUMBER	
CONSTRUCTION ASSEMBLY LABEL W2 W = EXTERIOR WALL I = INTERIOR WALL F = ROOF R = ROOF # = ASSEMBLY NUMBER	
CEILING ELEVATIONS 114 CEILING FINISH HEIGHT	
GRID REFERENCE 4 GRID DESTINATION	
ELEVATION HEIGHT 00.00 ELEVATION HEIGHT	



NORTH ARROW: N

No.	DATE	REVISION
07.	2026.03.17	ISSUED FOR MINOR VARIANCE
08.	2026.03.06	ISSUED FOR REVIEW
04.	2026.02.12	ISSUED FOR REVIEW
05.	2026.01.30	ISSUED FOR REVIEW
03.	2025.10.09	ISSUED FOR REVIEW
02.	2025.10.02	ISSUED FOR REVIEW
01.	2025.09.09	ISSUED FOR REVIEW

LAWRENCE ARCHITECTS
205-18 DEAKIN STREET
OTTAWA, ONTARIO
K2E 6B7
T: 613.739.7770
E: INFO@LAWRENCEARC.COM

THIS DRAWING IS THE SOLE PROPERTY OF LAWRENCE ARCHITECTS INCORPORATED. REPRODUCTION IS NOT PERMITTED.

PROJECT:
MYLLARI COTTAGE

20310 COUNTY RD. 2, LANCASTER ON

SHEET TITLE:
CONCEPT SITE PLAN

DRAWN BY:
A.L.B.L.

CHECKED BY:
B.L.

PLOT DATE:
2026.03.17

PROJECT START DATE:
2025.09.08

JOB NUMBER:
LA-1199-25

SCALE:
AS SHOWN

SHEET NUMBER:
A1.0