

**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 Marco Ruggieri and Janet Swan, Agent-Matthew Linton, 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 4, Concession 9, being Part 4 on Reference Plan 14R-6658, in the Geographic Township of Lancaster, now in the Township of South Glengarry, County of Glengarry, located on Lakeside Drive for the following reasons:

THE PURPOSE AND EFFECT OF THE APPLICATION:

The owner proposes to construct a single detached dwelling, the proposed dwelling will encroach into the exterior side yard.

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

Part 10.2 – to reduce the required exterior side yard setback from 15 meters to 10.3 meters to the north side of the proposed single detached dwelling.

*See attached sketch.

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 13th, 2026, at 6:15 p.m.** for the purpose of a public hearing on 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 by-law amendment, site plan control, plan of subdivision, consent or a 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)

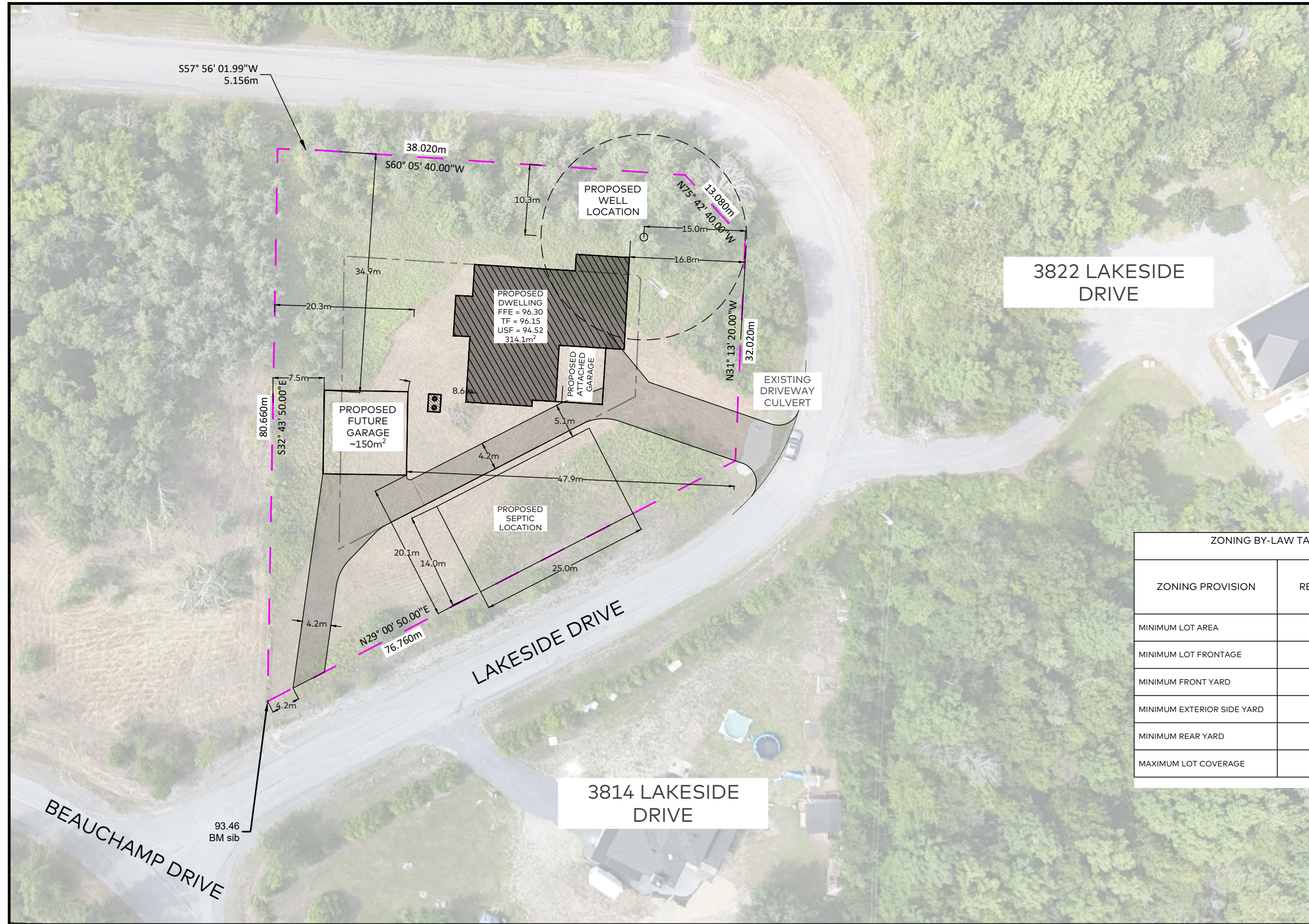
FAILURE TO ATTEND HEARING If you do not attend this public hearing, it may proceed in your absence and, except as otherwise provided in the Planning Act, you will not be entitled to any further notice in the proceedings. Statutory Powers Procedure Act, R.S.O. 1990, c.S.22, s 7.

Dated: Thursday, July 2, 2026

Joanne Haley
Secretary-Treasurer
Committee of Adjustment
Township of South Glengarry
613-347-1166 ext. 2201
jhaley@southglengarry.com

Key Map





BENCHMARK

- = BM - SW STEEL IRON BAR
- = 93.46m

ZONING BY-LAW TABLE - ER ZONING (ESTATE RESIDENTIAL) SOUTH GLENGARRY			
ZONING PROVISION	REQUIREMENT	PROPOSED (DWELLING)	COMPLIES
			YES/NO
MINIMUM LOT AREA	0.4ha	0.4ha	YES
MINIMUM LOT FRONTAGE	40m	45.1m	YES
MINIMUM FRONT YARD	15.0m	16.9m	YES
MINIMUM EXTERIOR SIDE YARD	15.0m	10.3m	MINOR VARIANCE REQUIRED (HOUSE)
MINIMUM REAR YARD	10.0m	16.3m	YES
MAXIMUM LOT COVERAGE	20%	11.6m ²	YES

A	FOR MV SUBMISSION	ML	MY 28
REV:	DESCRIPTION:	BY:	DATE:
AMENDMENTS:			

SITE:
WEST OF 3814 LAKESIDE DRIVE

TITLE:
SITE PLAN



BLUEPRINT BOULEVARD
 2211 PARKEDALE AVENUE
 BROCKVILLE, ONTARIO,
 K6V 6B2
 COMPANY BCIN: 128835
 PERSONAL: 121881

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DRAWING NO.

ML
DRAWN.

26-047
PROJECT NO.

ML
CHECKED.

05/28/26
DATE.

A
REVISION.