

AMENDED NOTICE OF DECISION OF A ZONING BY-LAW AMENDMENT BY THE TOWNSHIP OF SOUTH GLENGARRY

**(DECISION AMENDED TO CORRECT AN ERROR IN THE ORIGINAL NOTICE OF DECISION PERTAINING TO THE
INTERIOR SIDE YARD SETBACK)**

TAKE NOTICE that the Council of the Corporation of the Township of South Glengarry passed By-law 2025-39 on July 28th, 2025 under Section 34 of the *Planning Act*, R.S.O. 1990, as amended; to rezone 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 (PIN 671350241) and all oral and written submission relating to the By-law were considered by Council before this decision was made.

AND TAKE NOTICE that only a specified person, public body, or registered owner of any land to which the by-law would apply who made written or oral submissions to the Council of the Township of South Glengarry prior to Council's decision and the applicant or Minister may appeal a decision of the Township of South Glengarry to the Ontario Land Tribunal (OLT) in respect of the By-law. An appeal must be filed online through the OLT's E-File portal (<https://olt.gov.on.ca/e-file-service/>) or by filing with the Clerk of the Township, not later than **August 26th, 2025**. A notice of appeal setting out the objections to the By-law and the reasons in support of the objection and must be accompanied by the fee required by the OLT made payable to the Minister of Finance. The appeal must be accompanied by the completed OLT appeal form available from the OLT website www.olt.gov.on.ca.

Only individuals, corporations and public bodies may appeal a by-law to the Ontario Land Tribunal. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or the group on its behalf. No person or public body shall be added as a party to the hearing of the appeal unless, before the by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the council or, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

AND TAKE FURTHER NOTICE that the subject property is not the subject of an application under the Act for a minor variance or consent, for an amendment to an official plan, or a Minister's Zoning Order.

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 Front Yard Setback from 6 meters to 3 meters
- To reduce the Interior Side Yard Setback from 6 meters to 5.5 meters
- To reduce the Landscaped Buffer width from 3 meters to 1.5 meters between the south property line and the proposed parking lot
- To reduce the Municipal Road Setback from 10 meters from the center line of the road to 0 meters

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



Dated at the Township of South Glengarry
This August 6th, 2025

Joanne Haley
General Manager-Planning,
Building and Enforcement
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Key Map

