



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

TAKE NOTICE that an application has been made by **Ronald & Nadine THEORET**.

for a minor variance from the provisions of the by-law **No. 39-2000** of the Township of North Glengarry as amended (being a by-law respecting the use of lands and the use and location of buildings).

PURPOSE OF THE APPLICATION:

To seek relief from the Comprehensive Zoning By-law 39-2000 Section 5.4 (2) for

- a reduction in the Front Yard Depth minimum setback from the minimum required 9m (Bishop Street North - West) to the proposed 4m to the covered porches & 5.5m to the building foundation and;
- a reduction in the Rear Yard Depth minimum setback from the minimum required 9m (East) to the proposed 8.75m to the building foundation and;
- a reduction in the Exterior Yard Width minimum setback from the minimum required 9m (South) to the proposed 5.5m to the building foundation and;

To seek relief from the Comprehensive Zoning By-law 39-2000 Section 3.21 for a reduction in off-street parking lot stalls from the required 9 to the proposed 8.



Location: 99-101-103 Bishop Street North, Alexandria
Concession 2, Part Lot 37; RP14R553, Parts 1 to 4

EFFECT OF APPLICATION: To accommodate the proposed Site Plan for the construction/development of a 6-unit residential building having three (3) units on the main floor and three (3) units in the basement.

AND FURTHER TAKE NOTICE that the Committee of Adjustment has appointed January 13th, 2025, at 5:30pm for the purpose of a public hearing, into this matter, to be held in the Municipal Council Chamber located at 3720 County Road 34, Alexandria, ON.

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).

THE APPLICANT OR HIS AGENT MAY BE PRESENT AT THE HEARING. A copy of the decision of the Committee of Adjustment will be sent 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: "If the party notified does not attend at the hearing, the tribunal may proceed in their absence and they will not be entitled to any further notice in the proceeding".

Dated this 16th day of December 2024.

Jacob Rheume
Director of Building, By-law & Planning
Directeur du service de bâtiment, réglementation et urbanisme
Township of North Glengarry