

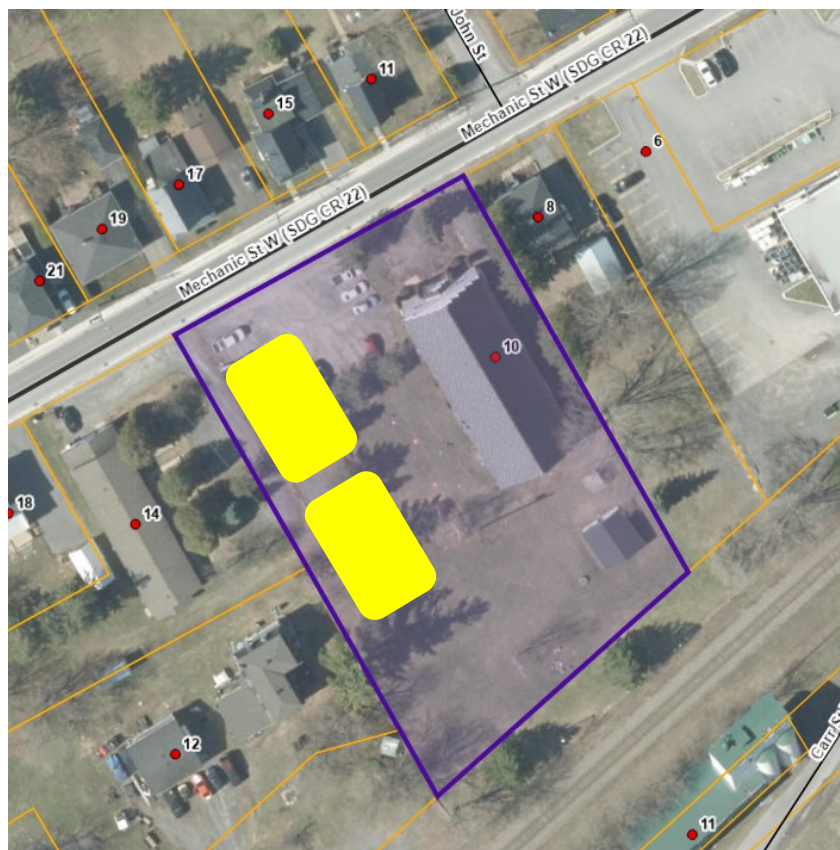
**NOTICE OF PUBLIC HEARING
OF APPLICATION FOR MINOR
VARIANCE FROM BY-LAW
(The Planning Act 1990, Section 45)**

TAKE NOTICE that an application has been made by **MARSENI REAL ESTATE INC.**

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)(i)(c) for a reduction in the Front Yard (North) Depth setback from the minimum required 9m (from Mechanic Street West - County Road 22) to the proposed 6m **AND** from Section 5.4 (2)(i)(e) for a reduction in the Interior Side Yard (West) Width setback from the minimum required 4.5m to the proposed 3m, to the building foundation for a new apartment building construction.



LOCATION: 10 Mechanic Street West, Maxville (Plan 32 Part MILL Lot; RP14R1736 Parts 1, 2 & 3)

EFFECT OF APPLICATION: To accommodate the proposed construction of two new 9-unit apartment buildings for a total of 18 new units and the reconfiguration of the parking lot for the existing 12-unit apartment building, which will remain.

AND FURTHER TAKE NOTICE that the Committee of Adjustment has appointed September 8th, 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 25th day of August 2025.

Jacob Rheume

Director of Building, By-law & Planning

Directeur du service de bâtiment, réglementation et urbanisme

Township of North Glengarry

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