

**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 Ferme NG & G Dubeau Farms Inc. (Guy Dubeau), 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 Lot 14 on Plan 162, in the Geographic Township of Lancaster, now in the Township of South Glengarry, County of Glengarry, located at 20865 Dubeau Road for the following reasons:

THE PURPOSE AND EFFECT OF THE APPLICATION:

The subject property is subject to a provisionally approved consent (B-119-25) and one condition of that consent is to apply for and obtain a minor variance for any structures on the property that don't meet the required setbacks from the proposed new property lines.

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

Part 3.1.(6) – To reduce the interior side yard setback for an accessory structure in the Rural Zone from 1.2 meters to the existing setback of 0.54 meters.

Part 3.1.(7) – To reduce the required front yard setback of 6 meters to 5.2 meters for an existing accessory use.

Part 10.2 – To reduce the front yard setback for a proposed accessory structure from 15 meters to the existing setback of 5.2 meters.

Part 10.2 – To reduce the interior side yard setback for a non-residential use from 10 meters to the existing setback of 1.3 meters to the east and south side of the metal building on the retained lands from consent B-119-25.

Part 10.2 – To reduce the interior side yard setback for a non-residential use from 10 meters to the existing setback of 1.3 meters to the west and south side of the frame building on the retained lands from consent B-119-25.

Part 10.2 – To reduce the side yard setback from 10 meters to the existing setback of 0.54 meters on the west side and 2 meters on the north side of the grain bin on the retained lands from consent B-119-25.

❖ See Attached Site Layout

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, May 25, 2026, at 6:00 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, or a part lot control exemption by-law. The subject property is the subject of a provisionally approved consent application, being application B-119-25.

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

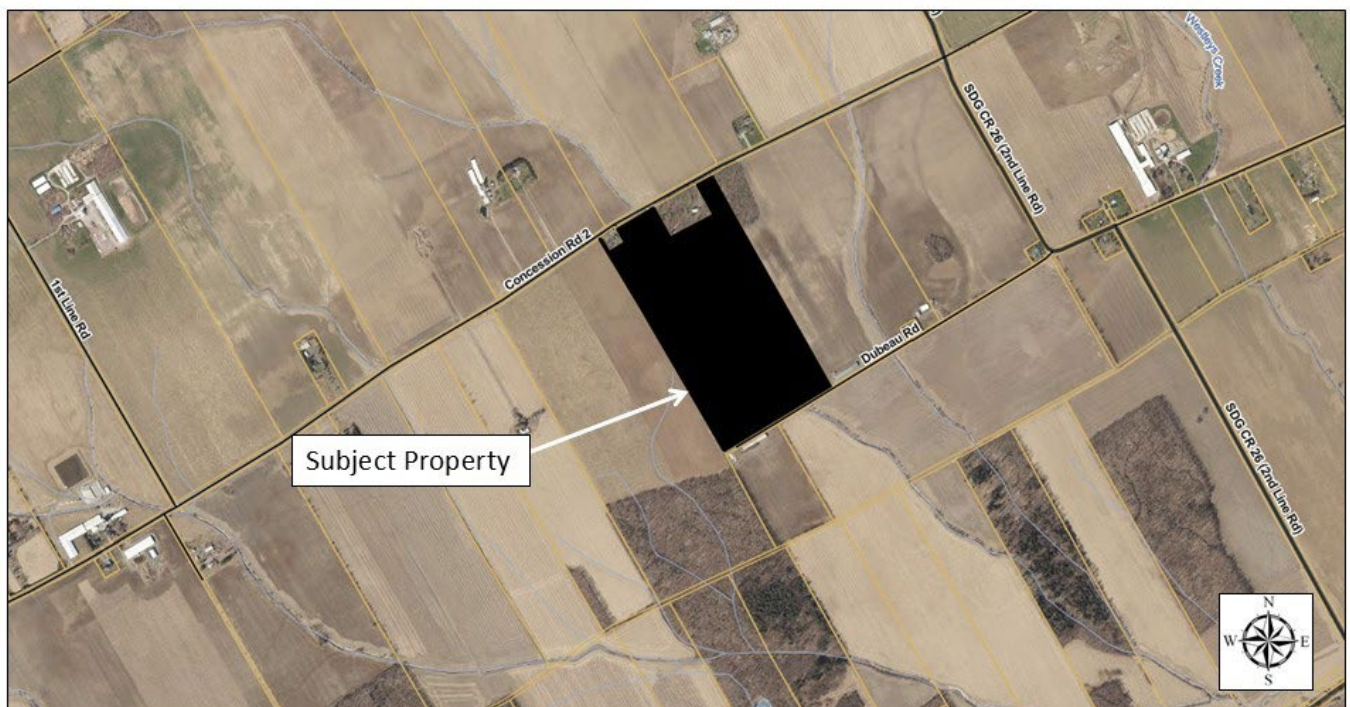
A certified copy of the decision, together with a notice of the last day for appealing to the Ontario Land Tribunal shall be sent, not later than 10 days from the making of the decision, to the applicant, and to each person who appeared in person or by counsel at the hearing and who filed with the Secretary-Treasurer a written request for notice of the decision. Planning Act, R.S.O. 1990, c.P.13, s. 45 (10)

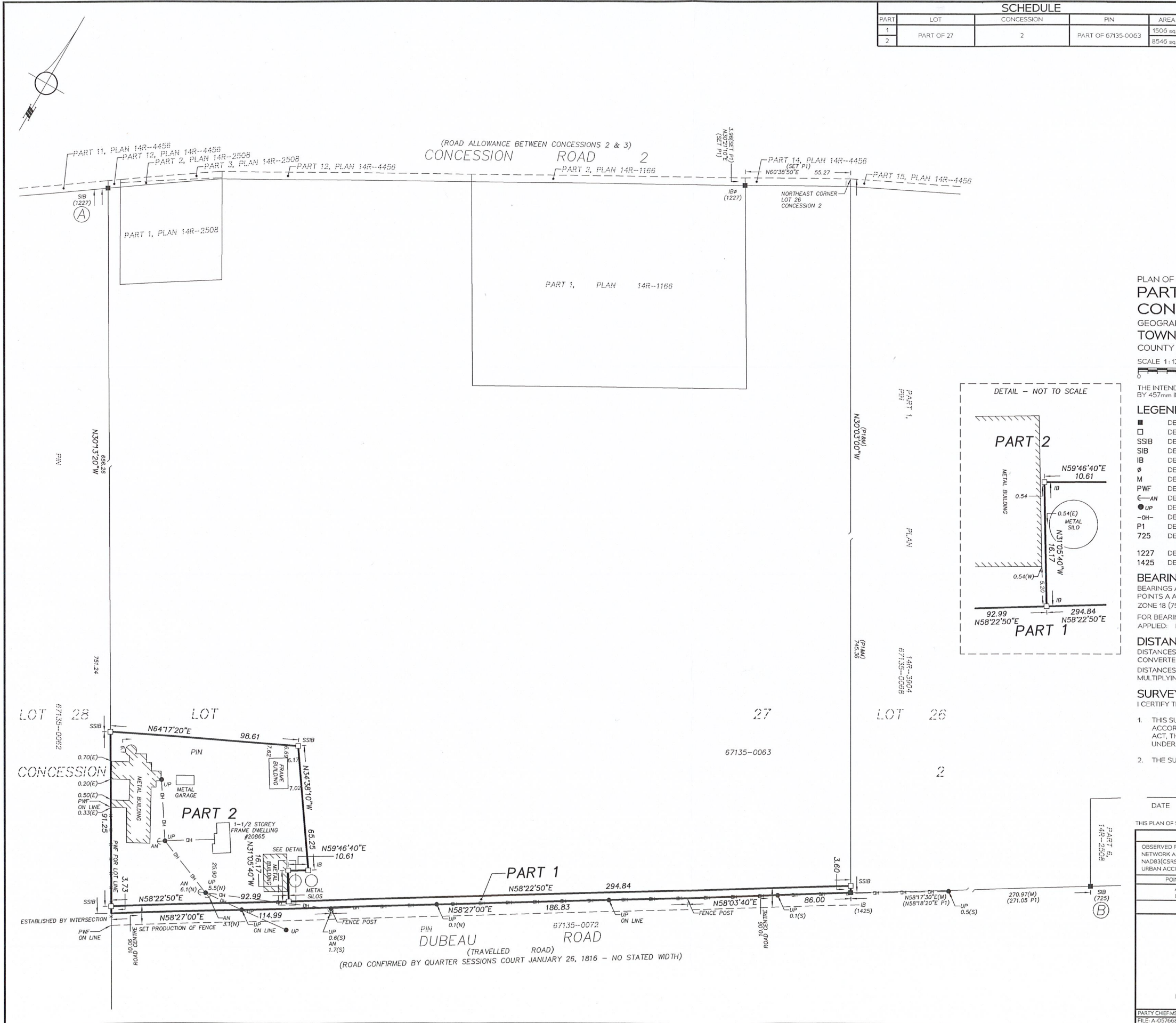
FAILURE TO ATTEND HEARING If you do not attend this public hearing, it may proceed in your absence and, except as otherwise provided in the Planning Act, you will not be entitled to any further notice in the proceedings. Statutory Powers Procedure Act, R.S.O. 1990, c.S.22, s 7.

Dated: Thursday, May 14th, 2026

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

Key Maps





SCHEDULE				
PART	LOT	CONCESSION	PIN	AREA
1	PART OF 27	2	PART OF 67135-0063	1506 sq.m
2				8546 sq.m

PLAN OF SURVEY OF
PART OF LOT 27
CONCESSION 2
 GEOGRAPHIC TOWNSHIP OF LANCASTER
 TOWNSHIP OF SOUTH GLENGARRY
 COUNTY OF GLENGARRY

SCALE 1:1250 METRES

THE INTENDED PLOT SIZE OF THIS PLAN IS 610mm IN WIDTH BY 457mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:1250

- LEGEND**
- DENOTES SURVEY MONUMENT FOUND
 - DENOTES SURVEY MONUMENT SET
 - SSIB DENOTES SHORT STANDARD IRON BAR
 - SIB DENOTES STANDARD IRON BAR
 - IB DENOTES IRON BAR
 - DENOTES ROUND
 - M DENOTES MEASURED
 - PWF DENOTES POST & WIRE FENCE
 - AN— DENOTES ANCHOR POINT
 - UP DENOTES UTILITY POLE
 - OH— DENOTES OVERHEAD WIRES
 - P1 DENOTES PLAN 14R-3904
 - 725 DENOTES ARNETT, KENNEDY, RIDDELL & JASON SURVEYING LTD., O.L.S.
 - 1227 DENOTES L.E. ROSS, O.L.S.
 - 1425 DENOTES RON M. JASON SURVEYING LTD., O.L.S.

BEARING NOTE
 BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY REAL TIME NETWORK OBSERVATIONS, UTM ZONE 18 (75° WEST LONGITUDE) NAD83(CSRS)7(2010).

FOR BEARING COMPARISONS, THE FOLLOWING ROTATIONS WERE APPLIED: P1 - 0°21'10" COUNTER-CLOCKWISE

DISTANCE NOTES - METRIC
 DISTANCES AND COORDINATES ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999618.

SURVEYOR'S CERTIFICATE
 I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, IN THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON MARCH 20, 2026.

DRAFT

DATE DAVID COMERY, O.L.S.

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-128844

INTEGRATION DATA		
OBSERVED REFERENCE POINTS DERIVED FROM GPS OBSERVATIONS USING A REAL TIME NETWORK AND ARE REFERRED TO UTM ZONE 18 (75° WEST LONGITUDE) NAD83(CSRS)7(2010). URBAN ACCURACY PER SEC. 14(2), O.REG. 216/10.		
POINT ID	NORTHING	EASTING
A	5003084.33	541055.00
B	5002781.56	541924.38
CAUTION: COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN		

IBWSURVEYORS.COM | 1.800.667.0696
 copies available at ProtectYourBoundaries.ca

PARTY CHECKED	DRAWN/DRAWN	CHECKED/DC	PLOT DATE/MARCH 23, 2026	A-057668
FILE: A-057668-RPLAN_V6				