



APPLICATION FOR A ZONING BY-LAW AMENDMENT

Under Section 34 of the *Planning Act*, R.S.O. 1990

NOTE: This application consists of Part A and Part B. the undersigned applies to the Township of South Glengarry to amend its zoning By-law. To avoid delays, the information supplied on both parts must be complete and accurate. Please print.

A sketch map and a legal description are required. Incomplete applications will be returned.
All applications must be signed.

PART A Amendment to Zoning By-law 38-05.

1. Names:

Registered Owner MATTHEW Keezer

Address 20650 South Service Road
Lancaster, ON Postal Code K0C 1N0

Telephone: Home 514-258-2097 Business _____

Agent Gary Sheehan

Address 375 Rue Aimé-Lecavallier ~~L'Île-Bizard~~ Qc
L'Île-Bizard, Qc Postal Code H9C-2E4

Telephone: Home 514-690-6144 Business _____
(if applicable)

2. All correspondence should be sent to (please mark one only)

Owner () Agent (✓)

3. Who can be contacted during the day for additional information Owner () Agent (✓)

4. Please provide the name and address of any mortgages, holders of charges or other encumbrances of the subject lands:

NO

5. Location of Property:

Municipality South Glengarry Lot(s) PT 32-34 Conc(s) Con 1

Registered Plan Number _____ Lot(s) _____

Reference Plan Number 14R2262 Part(s) PT 1 Parcel # _____

If known, please include the date the subject land was acquired by the current owner:

2015

6. Are there any easements or restrictive covenants affecting the property? Yes () No (X)

If yes, please describe the easement or covenant: _____

Does the Amendment Affect: Entire Property (✓) Portion of Property ()

7. Description of Land:

Frontage 708 m Depth 811 m Area 104.60 A

8. Type of Application:

Zoning By-Law Amendment (✓) Holding Provisions ()
Interim Control By-law () Temporary Use By-law ()

9. a. Present zoning on the property: RU

b. Why is the Zoning By-law Amendment needed? (Specify sections of the Zoning By-law being contravened). Attach pages if additional space is required.

Part: 10:1 To permit an accessory Building for storage rezone the subject property from Rural To Rural Exception - Twenty-Seven (Ru-27) To Permit a storage structure and Garage to be the main permitted use on property

c. Has the property, or any portion, been the subject of a previous Zoning By-law Amendment application? Yes () No (✓)

If yes, quote the file number and the application status, and date of application.

File Number: _____ Date: _____

Application Status: _____

d. Has the subject land ever been the subject of a Minister's Zoning Order?

Yes () No (✓)

e. What is the Official Plan designation of the property? RU - Coastal wetland

f. Does the requested amendment conform to the Official Plan? Yes () No ()
If yes, explain how this application conforms to the Official Plan policies. Attach pages if additional space is required. (Please list specific sections)

See attached

g. Does the requested amendment conform to the Provincial Planning Statement 2024?
Yes () No ()
If yes, explain how this application conforms to the Provincial Planning Statement 2024. Attach pages if additional space is required. (Please list specific sections)

See attached

h. Will this application result in the removal of land from an area of employment?
Yes () No ()
If yes, list the details of the Official Plan or Official Plan Amendment that deals with this matter. Attach pages if additional space is required.

10. a. Present use of property:

Residential () Farmland () Industrial () Commercial () Institutional ()

Seasonal Residential () Storage () Other (specify) Vacant + Saw mill

Past uses Vacant

(include uses that may result in health, safety, or environmental risks)

If known, please include the length of time that the existing uses of the subject land have continued.

unknown

b. List any existing buildings or structures on land:

Buildings	Setbacks Front/Rear/Side/Side	Building Dimensions	Building Height	*Date Built
1. dry kiln	1112'	front / 164' side / 136' side		
2. Small shed x 2				
3.				

*If known, please also include the date any existing buildings or structures were built.

11. a. Proposed use of property:

Residential () Farmland () Industrial () Commercial () Institutional ()
Seasonal Residential () Storage () Other (specify) concrete for storage

b. List proposed buildings or structures:

Buildings	Setbacks Front/Rear/Side/Side	Building Dimensions	Building Height
1. Storage Building		162' side / 955' front	
2.			
3.			

12. Number of Parking Spaces: #Existing 4 #Proposed _____

See part 4. Of the Zoning By-Law for required parking space sizes.

13. Land use of neighbouring properties:

	Land Use	Buildings/Structures
North	<u>MTO (401)</u>	
South	<u>Resident and St. Louis River</u>	
East	<u>open space (Lancaster Park outdoor Resort)</u>	
West	<u>wood lot</u>	

14. Types of Servicing: The property will be serviced by (check appropriate spaces)

a. Water Supply

Publicly owned and maintained piped water system ()

Private Well () ; Other (specify source i.e. lake) N/A none

b. Sewage Disposal

Publicly owned and maintained sanitary sewage system ()

Septic Tank and Tiled Bed () Other (specify) None NA

Will this application permit development on privately owned and operated individual or communal septic systems, and resulting in more than 4500 litres of effluent being produced per day? Yes () No (✓)

If yes, a servicing options report and a hydrogeological report shall be submitted with this application.

c. Will storm drainage be provided by: Sewers () Ditches (✓) Swales () Other ()

d. Road Access

Public Road maintained by: Local Road Department (✓) Counties ()

Private Road () Water access only (identify nearest public access) _____

Other _____

PART B

Please attach a sketch of the subject property demonstrating all dimensions, structures, and significant features. Please use metric units.

- ✶ a) The boundaries and dimensions of the subject land.
- b) The location, size, and type of all existing and proposed buildings and structures on the subject land, indicating the distance of the buildings or structures from the front yard lot line, rear yard lot line, and the side yard lot lines.
- ✶ c) The approximate location of all natural and artificial features on the subject land and on land that is adjacent to the subject land that, in the opinion of the application, may affect the application. Examples of features include buildings, railways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded area, wells and septic tanks.
- ✶ d) The current uses on land that is adjacent to the subject land neighbouring land uses.
- e) The location, width, and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public travelled road, a private road or a right-of-way.

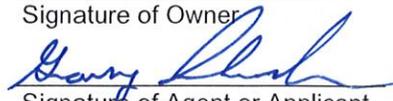
South 5th Road 1st line Road
- ✶ f) If access to the subject land is by water only, the location of the parking and docking facilities to be used.
- ✶ g) The location and nature of any easement affecting the subject land.

THIS SECTION MUST BE COMPLETED IN THE PRESENCE OF THE "COMMISSIONER". THE MUNICIPALITY HAS COMMISSIONERS AVAILABLE.

I, Gory Sheehan of the L'ILE-Bizard of Province of Quebec, in the County of N/A, hereby solemnly declare that the information contained in this application are on the attached plan and any associated information submitted with this application are, to the best of my belief and knowledge, a true and complete representation of the purpose and intent of this application.

Date: Feb 23 2026

Signature of Owner



Signature of Agent or Applicant

DECLARED BEFORE ME AT THE

TOWNSHIP OF SOUTH GLENGARRY
IN THE County OF
GLENGARRY, THIS
23 DAY OF February, 2026.



A COMMISSIONER, ETC.

Anne Paquerette Clarida Lalonde
a Commissioner, etc., Province of Ontario
for the Corporation of the
Township of South Glengarry.
Expires August 6, 2027.

FREEDOM OF INFORMATION/ACCESS TO PROPERTY

CONSENT OF OWNER

* I, Matthew Keezer, being the registered owner of the lands subject of this application for the zoning amendment, and for the purposes of the Freedom of Information and Protection of Privacy Act, hereby authorize and consent to the use by or the disclosure to any person or public body of any personal information that is collected under the authority of the Planning Act for the purposes of processing this application. I also authorize and consent to representatives of the Municipality of South Glengarry, and the persons and public bodies conferred with under section 34 (15) of the Planning Act, entering upon the lands subject of this application for the purpose of conducting any site inspections as may be necessary to assist in the evaluation of this application.

FEB 20 2026

Date



Owner's Signature

APPLICANT/AGENT AUTHORIZATION FORM

The Corporation of the Municipality of South Glengarry
In the Matter of Application for Zoning By-Law Amendment
Authorization under Ontario Regulation 406/83
{Subsection 2(3)}

I, Matthew Keezer being the () registered owners(s), () executor/executrix, () signing corporate officer(s) of the lands for which this application is to be made, hereby authorize and direct Gary Sheehar to act as my agent and on my behalf to apply to the Corporation of the Municipality of South Glengarry for a zoning by-law amendment on the lands herein described.

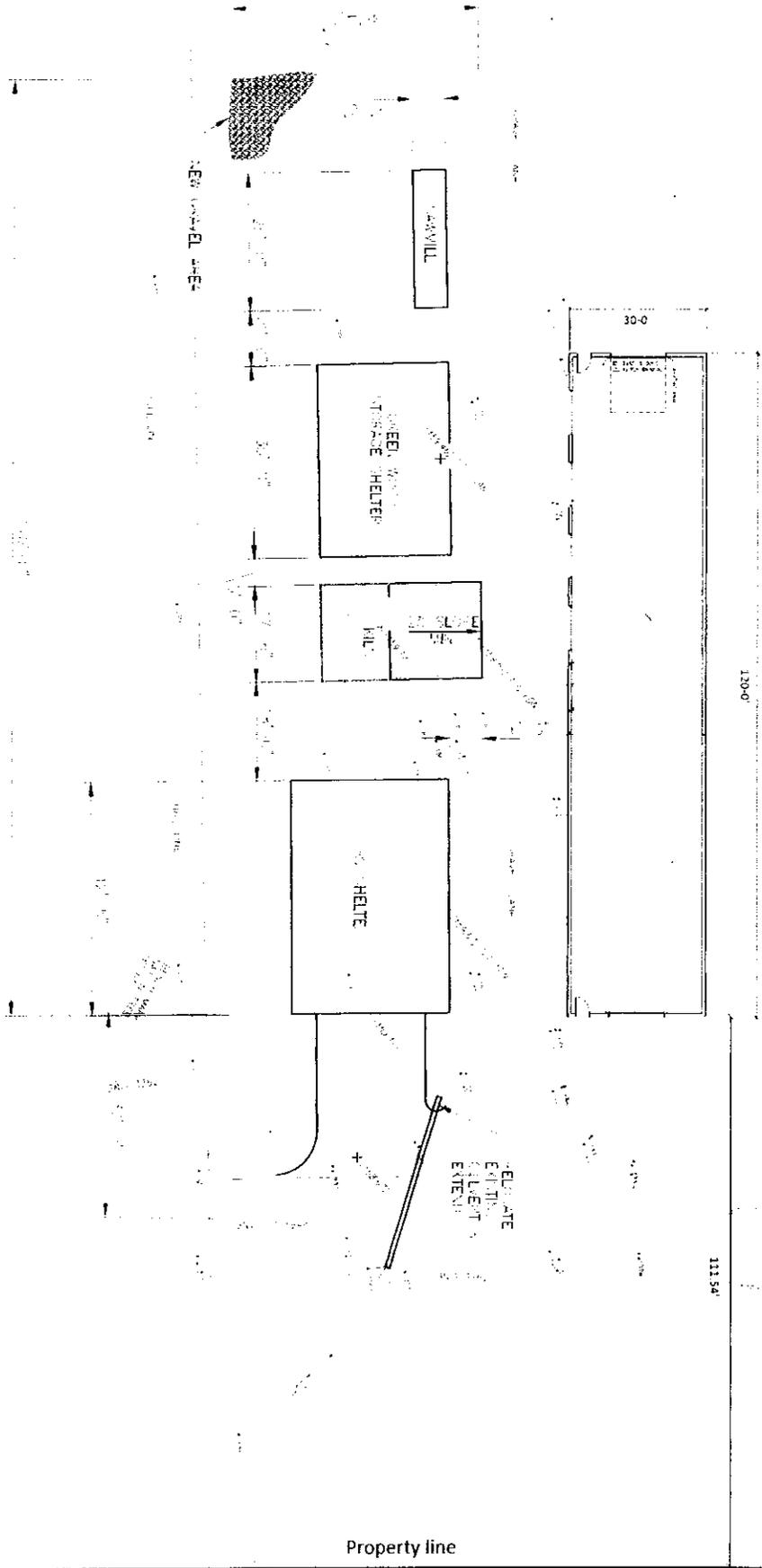
Former Municipality Landcastle
Lot(s) PT 32-34 Concession 1
Lot(s) _____ Registered Plan _____
Part(s) _____ Reference Plan 14 R 2262
Street Address 20650 South Service Road

FEB 20 2026
Date
Matthew Keezer
Signature of Owner

Feb 2026
Date
Gary Sheehar
Signature of Owner

Received by: Joshua Hutten Date: Feb 23, 2026
Application for Zoning Amendment File Number: ZBLW-05-2026 -

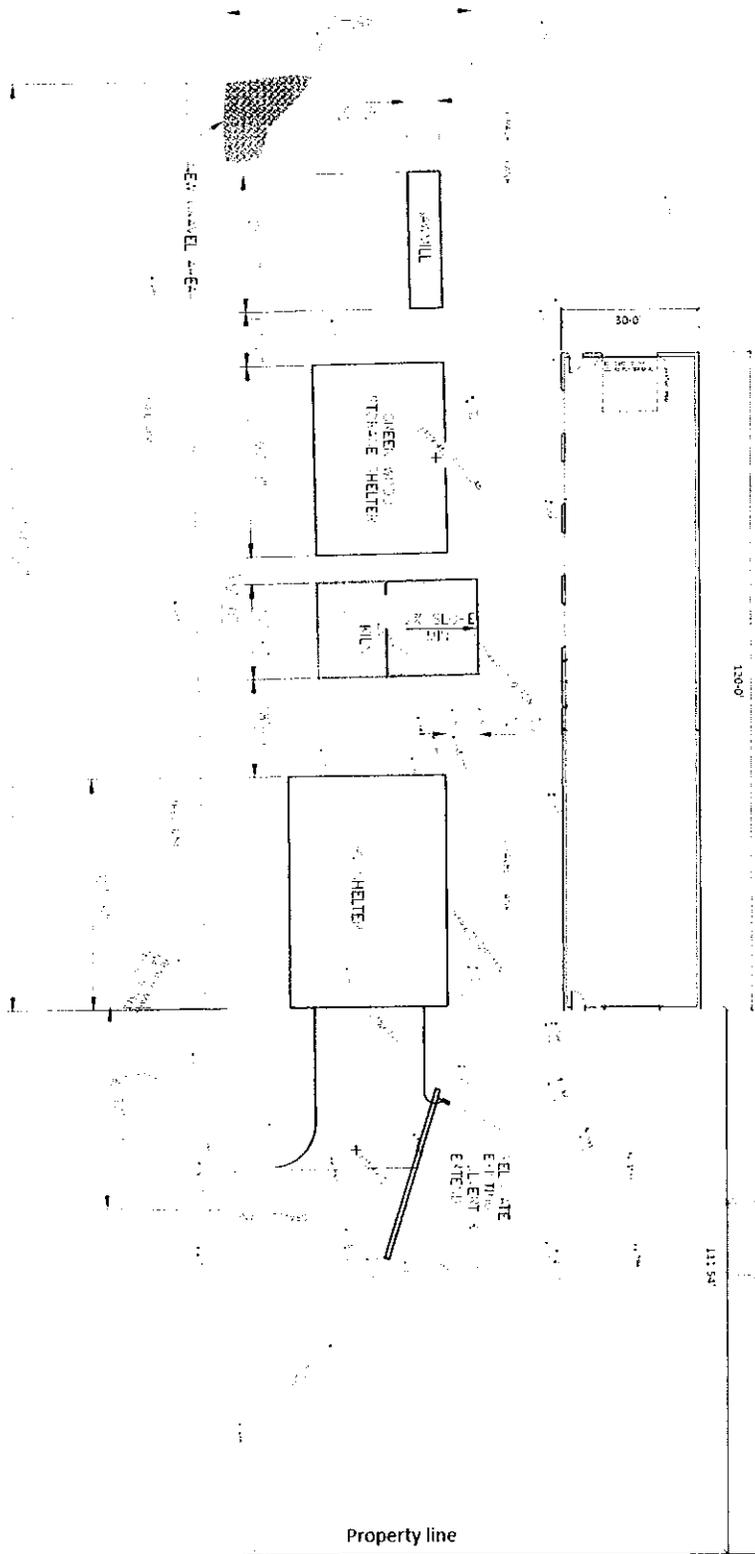
INITIAL SITE PLAN
SCALE 1/8" = 1'-0"



Property line

CAPITAL ITEM LIST

SCALE 1/4" = 1'-0"



Property line

Road
South Service Road

