



Public Meeting
Proposed Zoning and Official Plan
Amendment
March 23, 2026

Ontario's Celtic Heartland

This is a public meeting under sections 17(15), 22 and 34 of the Ontario Planning Act

ANY PERSON may attend the public meeting and/or make written or verbal representation either in support of or in opposition to the proposed Official Plan Amendment and Zoning By-law Amendment.

If a person or public body would otherwise have an ability to appeal the decision of Council of The United Counties of SDG and The Township of South Glengarry to the Ontario Land Tribunal (OLT) but the person or public body does not make oral submissions at a public meeting or make written submissions to the council of the United Counties of SDG and Township of South Glengarry before the by-law is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Township of South Glengarry before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the OLT unless there are reasonable grounds to do

so.
SOUTH GLENGARRY

Ontario's Celtic Heartland

OPA 30/ZBLW-04-2026

- This meeting will begin with a presentation by:
 - SDG Counties Planning Staff explaining the requested OPA,
 - Township Planning Staff explaining the requested Zoning Amendment, followed by a;
 - presentation by the Applicant's Planner explaining the reason for requesting the amendments.
- Members of the public will be permitted to speak to the proposal following the presentations

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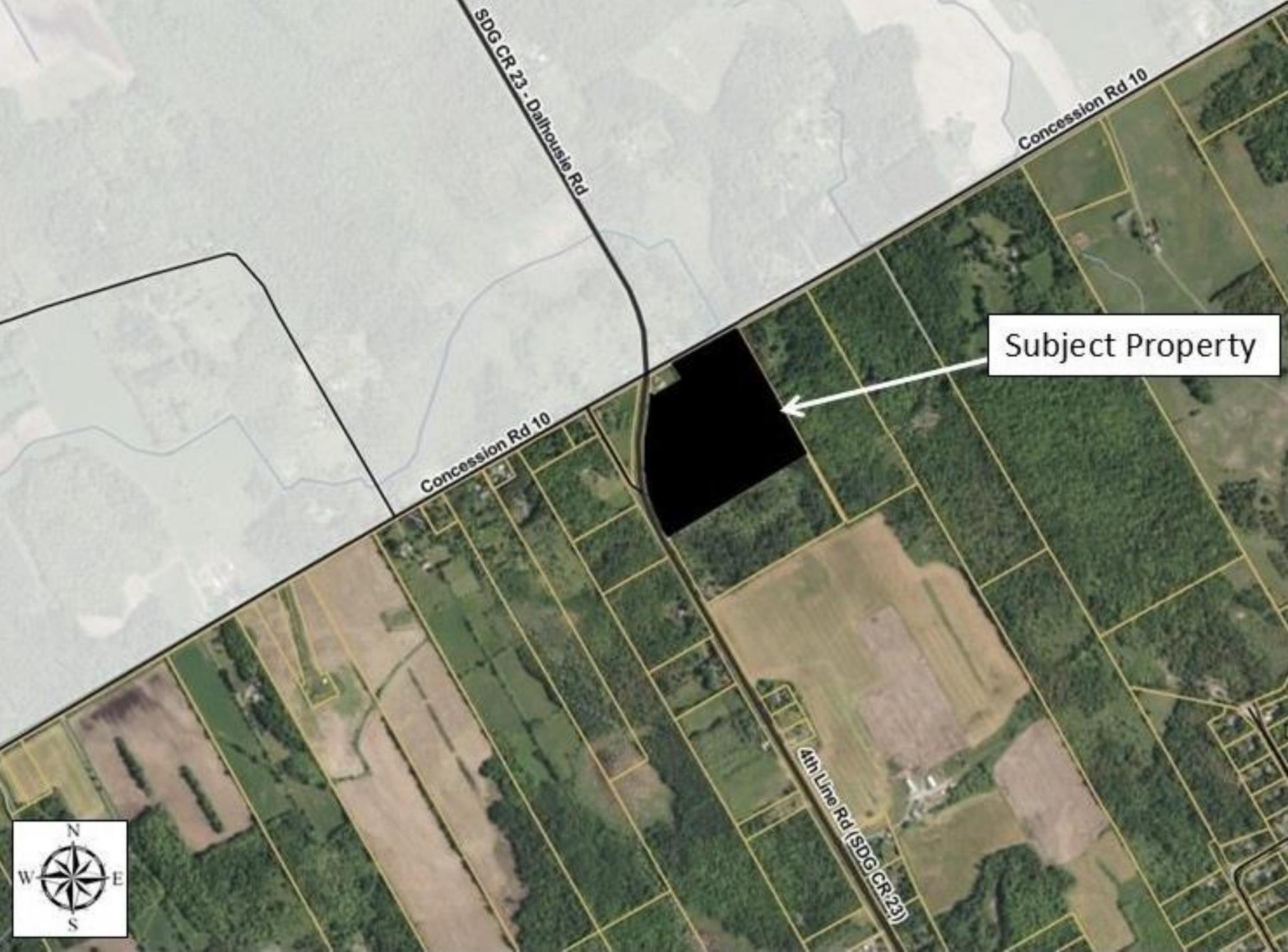
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OPA 30/ZBLW-04-2026

- SDG Counties and the Township received an Official Plan Amendment Application (OPA) and a Zoning By-Law Amendment Application to redesignate and rezone the property legally described as Part of Lot 8, Concession 9, in the Geographic Township of Lancaster, now in the Township of South Glengarry, County of Glengarry, fronting on County Road 23 and Concession 10 (PIN 671530439).

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SDG CR 23 - Dalhousie Rd

Concession Rd 10

Concession Rd 10

Subject Property

4th Line Rd (SDG CR 23)



OPA 30



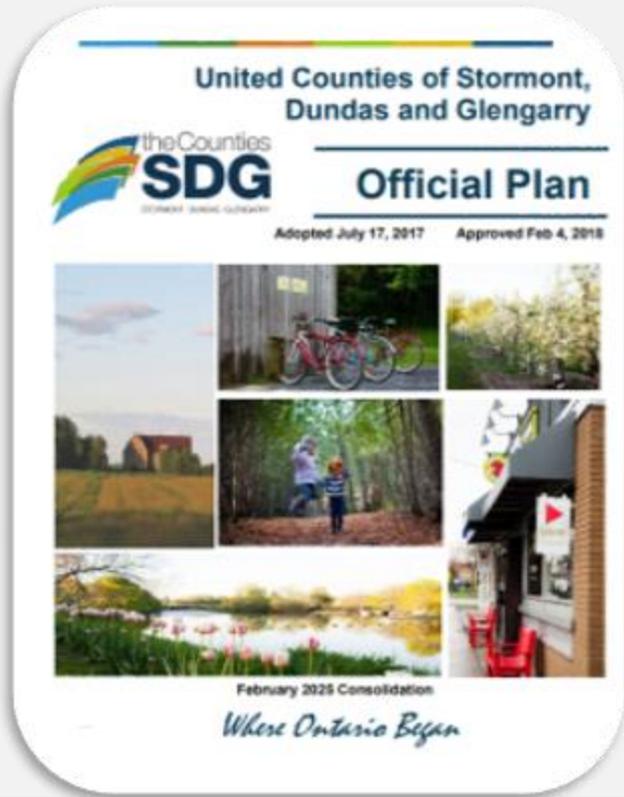
Subject property with Salvage Yard District shown in pink

- The subject property is currently designated as **“Rural District”** and **“Salvage Yard District”**.
- Proposal is to redesignate the portion of **“Salvage Yard District”** to **“Rural District”**.
- The purpose of the amendment is to permit rural-based commercial uses.
- List of permitted uses for Salvage Yard District is specific. An amendment is required to allow recreational commercial uses.

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OPA 30



- The Rural District designation permits commercial uses, including: *“recreational and resort commercial uses serving tourism and leisure industries”*.
- Section 3.4.6 of the Official Plan requires a zoning by-law amendment for new recreational commercial uses in the Rural District.

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OPA 30/ZBLW-04-2026

The purpose of the Zoning By-law Amendment is to rezone the subject property from Rural (RU) to Rural – Exception Twenty-Six (RU-26) to permit a Recreational Commercial Establishment consisting of an indoor firing range and its accessory components, including a retail store, training facility, and a canteen, to reduce the Minimum Number of Required Parking Spaces from 130 to 50 spaces and to reduce the Minimum Number of Loading Spaces from 1 to 0.

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

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OPA 30/ZBLW-04-2026

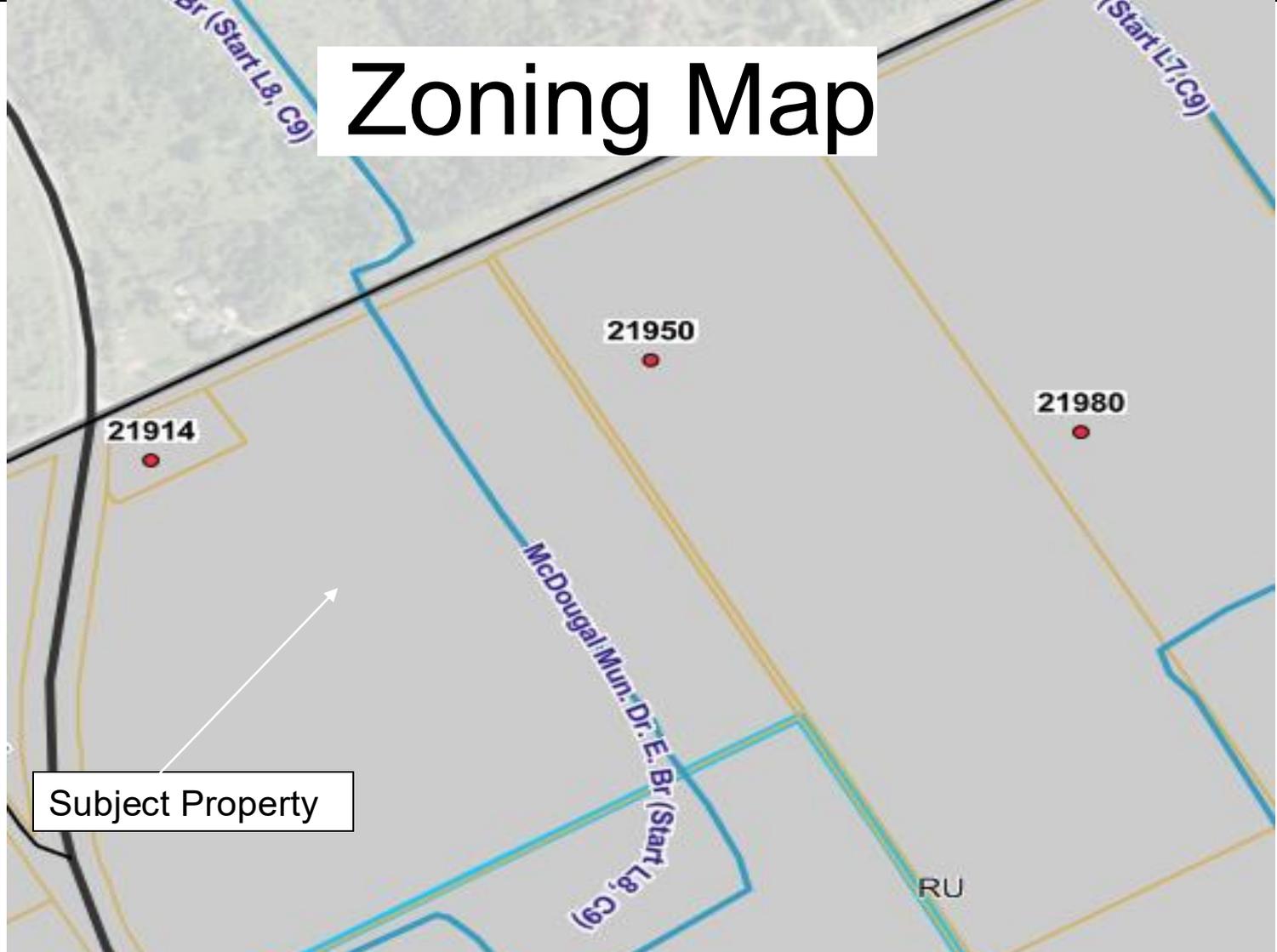
The subject property is currently vacant and is approximately 11.11 ha (27.47 acres) in size

A portion of the subject property was developed as an salvage yard in the past. The property has remained vacant for 20+ years with 2 small accessory sheds located on site.

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Zoning Map



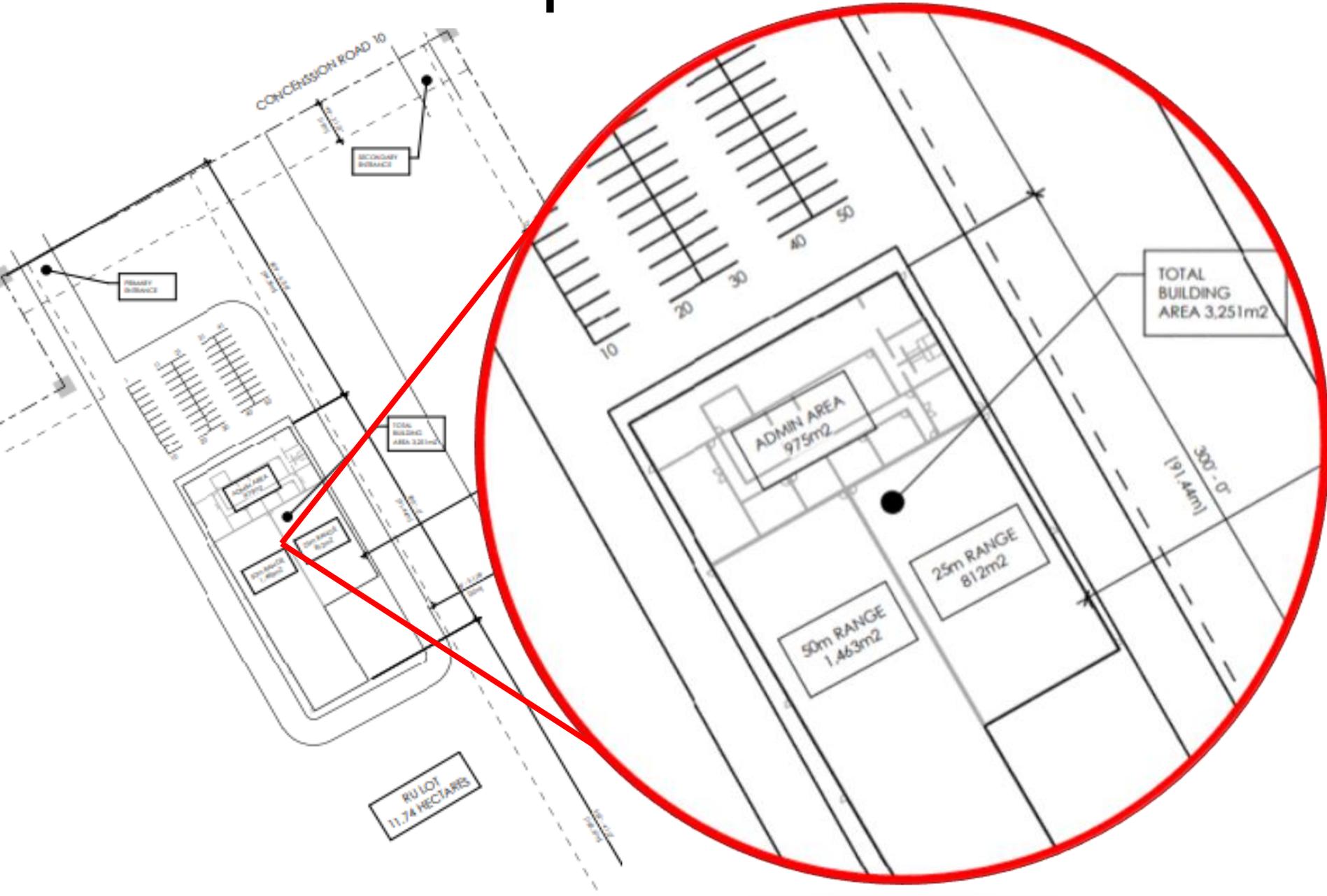
Subject Property

RU

3729

The subject property is currently zoned Rural in the Zoning Bylaw

Conceptual Site Plan





Informational sign with text and graphics, partially obscured by snow and trees.



OPA 30/ZBLW-04-2026

This application was circulated to the following agencies for commenting:

RRCA

- The RRCA can support the proposed OPA and rezoning.

SDG Transportation Services

- SDG Transportation Services can support the proposed OPA and rezoning.

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OPA 30/ZBLW-04-2026

Township Drainage Superintendent

- The proposed development will include a 30m setback from the municipal drain, which will remain in a vegetated state. This setback provides sufficient space for future maintenance operations.
- The site is subject to stormwater management being incorporated, where the post development flows would be maintained at pre-development flow rates.
- no negative impacts to the municipal drain or to upstream drainage are anticipated.

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OPA 30/ZBLW-04-2026

Staff received a total of 48 written comments, of which 45 were supportive of the rezoning and 3 expressed concerns.

Supportive submissions generally characterized the proposal as a unique amenity for the Township, with many noting its potential to attract tourism and stimulate local economic activity.

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OPA 30/ZBLW-04-2026

- Staff received three comments expressing concerns regarding the proposed rezoning. The issues raised by members of the public include potential impacts related to:
 - noise (affecting both residential uses and livestock),
 - increased traffic,
 - the reasonable enjoyment of nearby properties
 - drainage,
 - property values

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OPA 30/ZBLW-04-2026

- This zoning amendment application will be subject to a decision of Council.
- A staff report including a recommendation will be brought to Council for a decision in the near future.

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Part of Lot 8, Concession 9

Applications for:

Official Plan Amendment

Zoning By-law Amendment

Applicant:

Arcane Defense

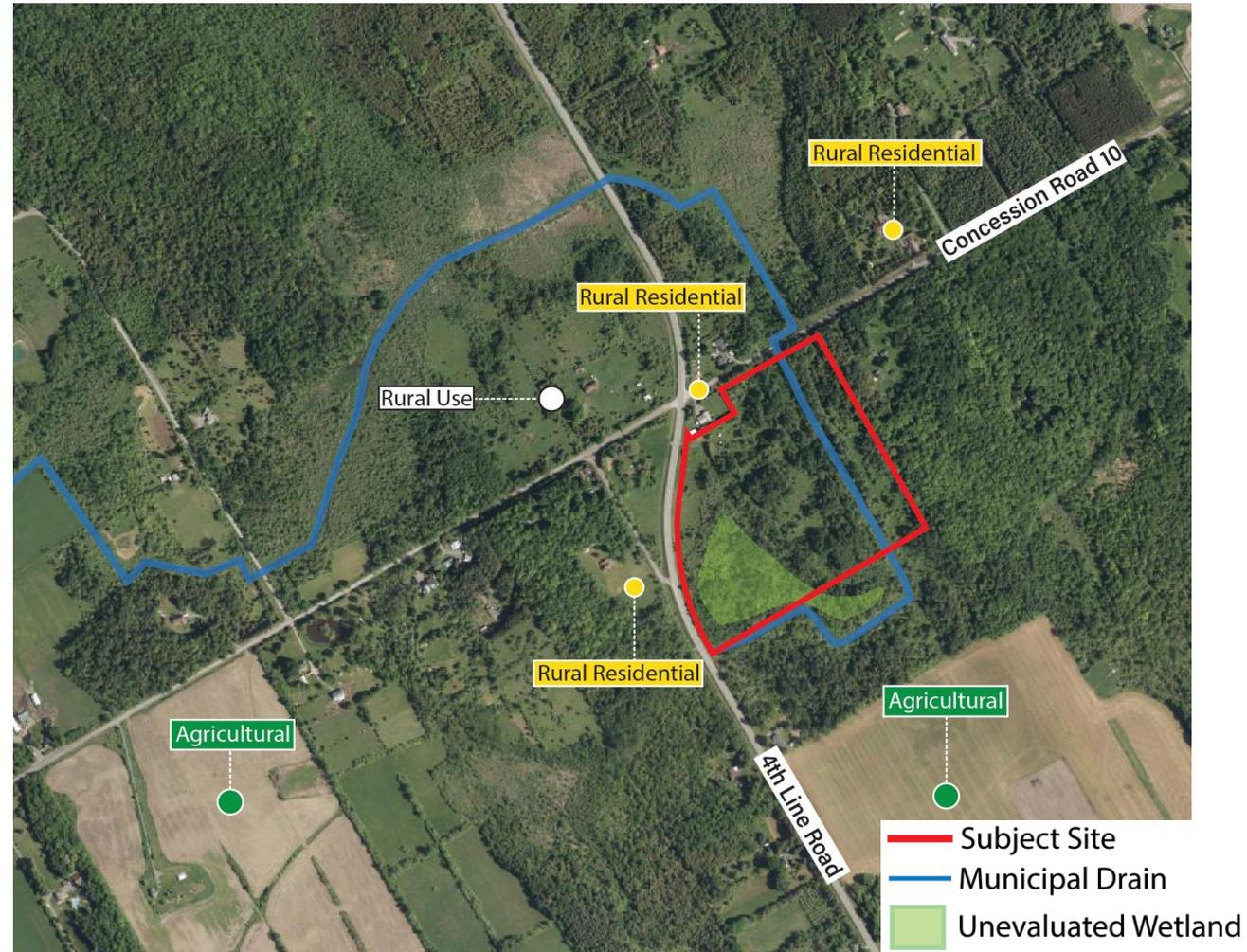
Subject Site

- / Southeast of 4th Line Road and Concession 10
- / Site area: +/- 11.7 ha
- / Concession Road 10 frontage: +/- 171 m
- / 4th Line Road Frontage: +/- 354 m
- / Predominantly undeveloped
- / Municipal drain traverses the site
- / Unevaluated wetland in the southwestern portion of the site
- / Tree cover sparse in western portion of the site and more contiguous in the east
- / Formerly used for vehicular salvage operations



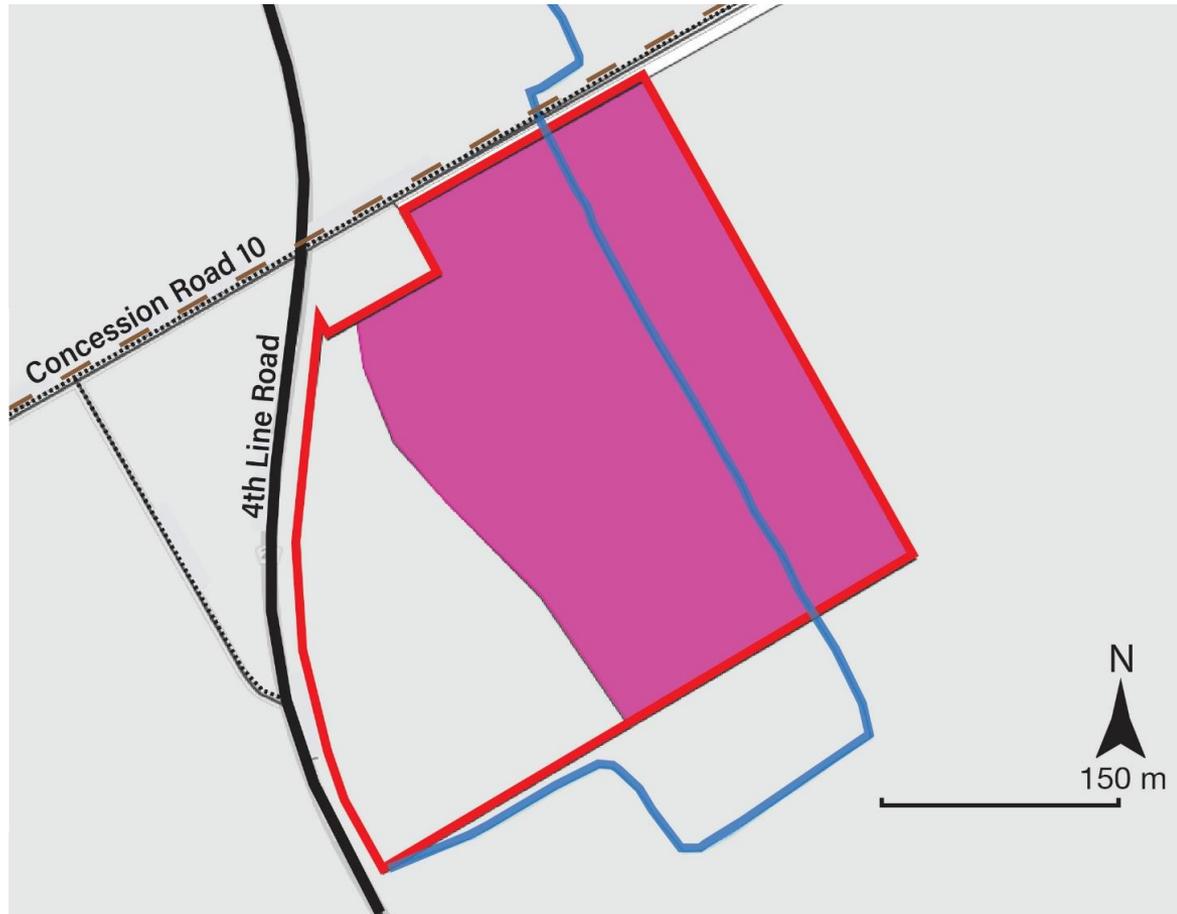
Surrounding Context

- / Surrounding area contains a mix of rural land uses
- / Township of North Glengarry north of Concession Road 10 (municipal boundary)
- / Adjacent to a residential uses
- / Residential uses fronting along 4th Line Road and Concession 10
- / Agricultural uses in the boarder area



SDG Official Plan

- / Designated “Salvage Yard District” and “Rural District” on Schedule A6 of the SDG OP
- / Organic Soils and Watercourse identified on Schedule B1
- / Portions of Significant Woodlands identified on Schedule B2
- / Uses contemplated in the “Salvage Yard District” are limited to the storage, recycling, and dismantling of materials
- / Official Plan Amendment (OPA) required redesignate the entirety of the site to “Rural District” to permit the proposed use

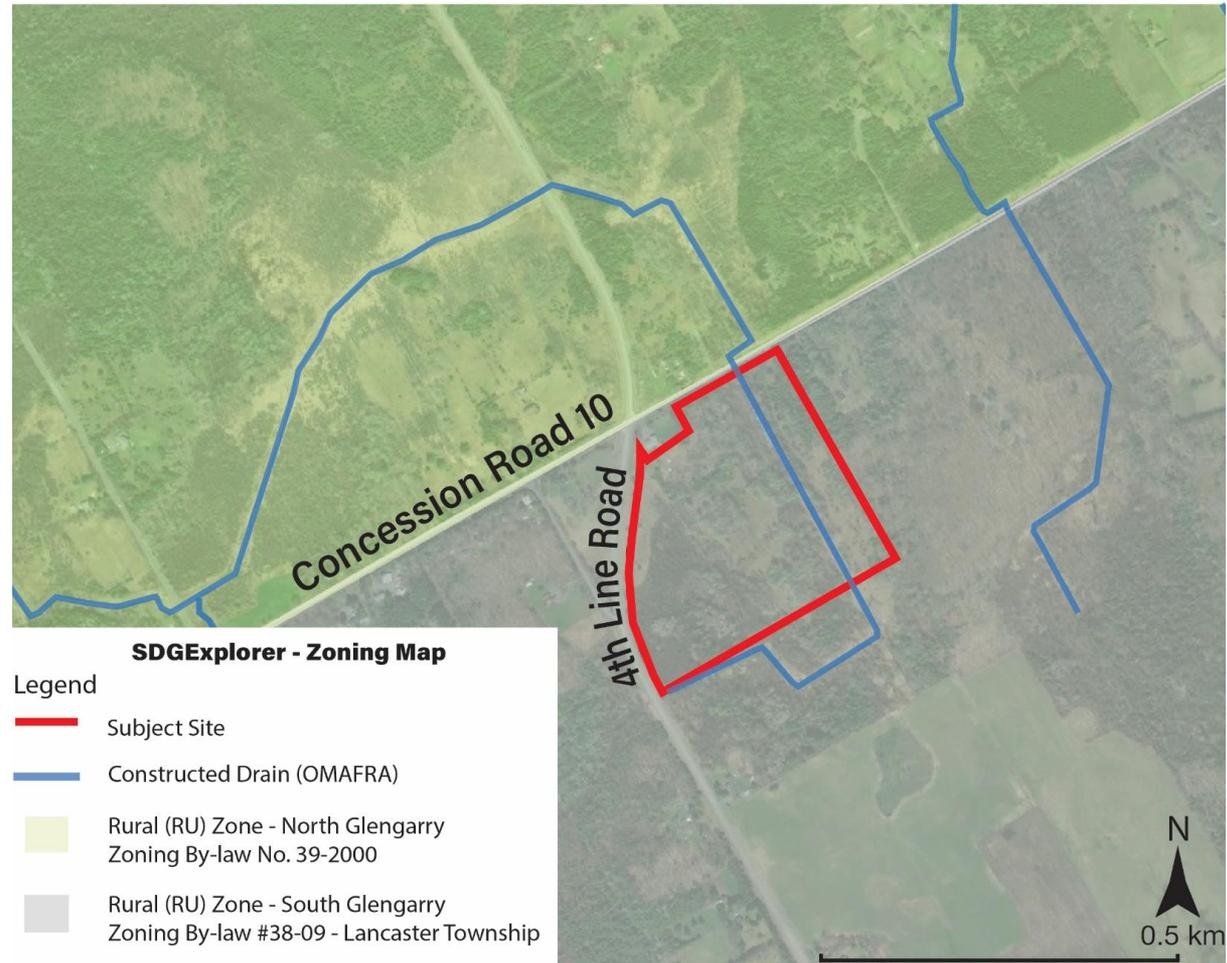


SDG OP – Land Use Schedule A6 – Township of South Glengarry



Zoning By-law No. 38-09

- / Zoned “Rural (RU) Zone”
- / RU Zone permits a variety of rural oriented uses including agricultural uses as well as limited residential and commercial development
- / A Zoning By-law Amendment (ZBLA) is required to permit a *“Recreational Commercial Establishment”* and establish site-specific regulations



Proposed Development

- Combined OPA + ZBLA to permit a “Recreational Commercial Establishment” consisting of an Indoor Firing Range with accessory components
- Single-storey building with an area of 3,251 square metres centrally located on the site
- Components of the building will include the following:
 - Administrative area containing a lobby, washrooms, classroom space, a canteen, retail space, and offices
 - A 25 metre indoor firing range
 - A 50 metre indoor firing range
- Intended to provide structured firearms training and recreational opportunities for the general public and accommodate law enforcement and government agencies for training



 Administrative Area (975 sq. m)	 Vehicular parking and circulation areas
 25 Metre Range (812 sq. m)	 Pedestrian circulation areas
 50 metre Range (1,436 sq. m)	 Municipal drain
	 Landscaped open space

Proposed Development

- / Prefabricated and purpose-built structures designed to meet industry safety standards and mitigate potential impacts, including noise (acoustically decoupled)
- / Vehicular entrances are proposed on Concession 10 and on 4th Line
- / 50 vehicular parking spaces in a parking area at the front (north) of the proposed building
- / Serviced by a private well and septic system
- / Maintains setbacks from lot lines and natural heritage features
- / Low-impact commercial use suitable for the rural area
- / Subject to a subsequent Site Plan Control application



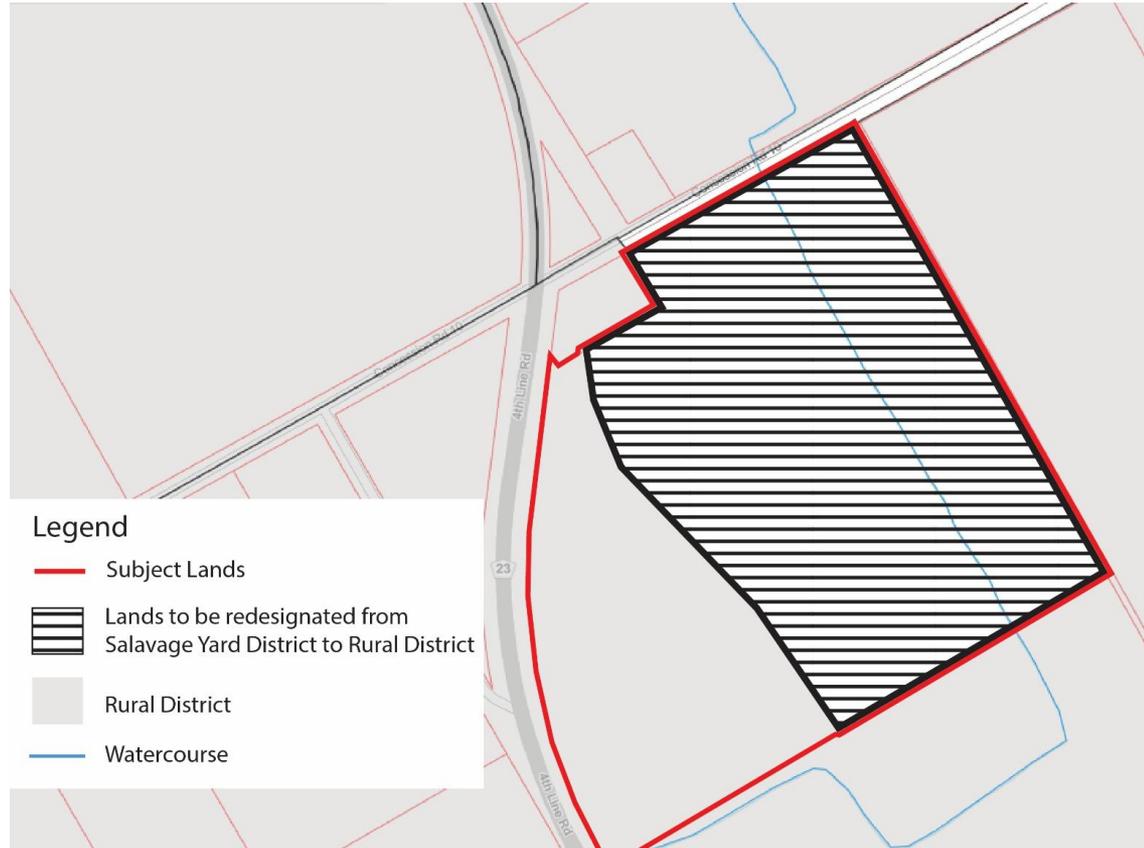
Current Rendering (Range)



Current Rendering (Building exterior and parking)

Proposed Official Plan Amendment

- ✓ The proposed Official Plan Amendment (OPA) will:
 - Amend Schedule A6 (Land Use Schedule - Township of South Glengarry) to redesignate a portion of the subject site from “Salvage Yard District” to “Rural District”
 - The OPA will have the effect of permitting uses contemplated in the “Rural District” designation and remove the permissions for a Salvage Yard Use as the site no longer supports this use



Proposed Zoning By-law Amendment

- ✓ The proposed Zoning By-law Amendment (ZBLA) will:
 - Amend schedule RU-3 – Lancaster Township of South Glengarry Zoning By-law No. 38-09 to establish a site-specific Rural exception (RU-X) Zone to permit a *“Recreational Commercial Establishment”* consisting of an indoor firing range
 - Establish site-specific regulations to permit a reduced amount of vehicular parking and loading spaces than what is required by the zoning by-law



Supporting Materials

- / Engineering Review Letter – Sound Transmission and Acoustic Mitigation Measures
- / Environmental Impact Study
- / Geotechnical Subsurface Investigation
- / Phase 2 Environmental Site Assessment
- / Planning Rationale

Summary – Good Land Use Planning

- / OPA + ZBLA to redesignate the site to the “Rural District” and establish a site-specific zone to permit a “*Recreational Commercial Establishment*”, consisting of an indoor firing range and associated accessory uses
- / Establish site-specific parking and loading regulations
- / Permits a broader range of rural-based uses contemplated within the Township’s rural area
- / Recreational commercial use appropriately located within the rural area and designed to mitigate impacts to surrounding rural properties and natural heritage features
- / Makes efficient use of an underutilized rural site, supports economic diversification, and enhances recreational opportunities within the Township of South Glengarry
- / Has regard for matters of Provincial Interest outlined in the Planning Act, is consistent with the Provincial Planning Statement (PPS) and conforms to the United Counties of Stormont, Dundas and Glengarry Official Plan (SDG OP)
- / Represents good land use planning



Members of the public are asked to **state their name and address** before providing any comments on the proposed Zoning By-Law and Official Plan Amendment.

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Public Meeting
Proposed Zoning By-law Amendment
March 23, 2026

Ontario's Celtic Heartland

ZBLW-05-2026 - 7302568 Canada Inc

- Part 1 of Part of Lots 32, 33 and 34, Concession 1, in the Geographic Township of Lancaster, now in the Township of South Glengarry, County of Glengarry, located at 20650 South Service Road.

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Subject Property

BRITANNIA POINT

FAULKNERS POINT



ZBLW-05-2026 - 7302568 Canada Inc

- Purpose of the Amendment is to rezone the subject property from Rural (RU) to Rural – Exception Twenty-Seven (RU-27) to permit a residential Garage to be used for storage purposes (36.6m x 9.1m [120' x 30']) to be the main permitted use on the subject property.
- All other applicable provisions of Zoning By-law 38-09, as amended, shall continue to apply.

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ZBLW-05-2026 - 7302568 Canada Inc

- The applicant submitted a building permit for the Garage on a lot without a residence. The proposed Zoning By-Law Amendment will designate the proposed building as the primary use.
- There is an existing structure on the subject property that received a building permit in 2020; the purpose of this building was for a Forestry Use including a Sawmill which is a permitted use in the Rural Zone.

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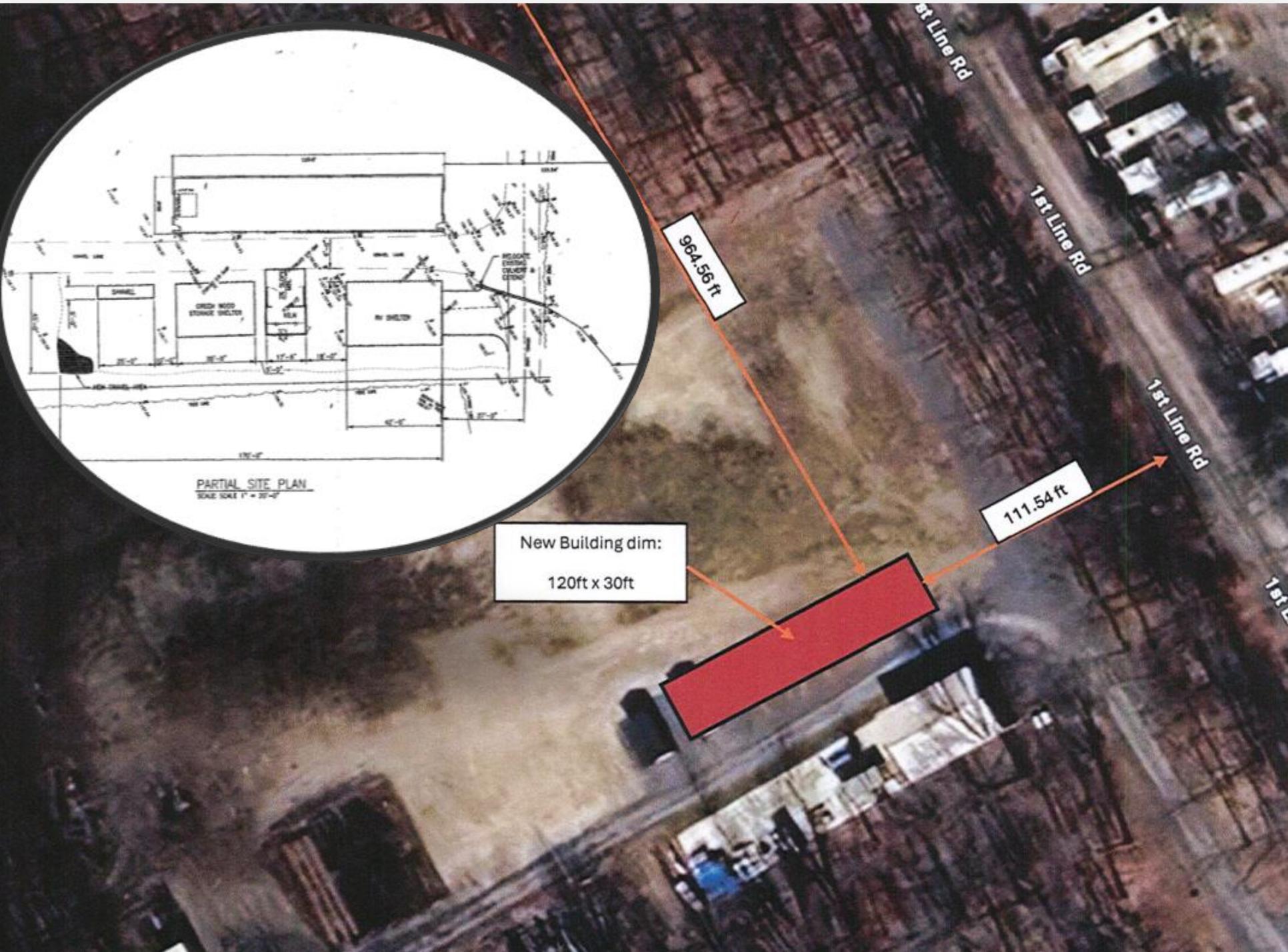
South Service Road



1st Line Road

Proposed Building Site

C GREEN STORAGE
OF WORK
SED DRY KILN
ELTER
G SHED
G
/DWELLING



st Line Rd

1st Line Rd

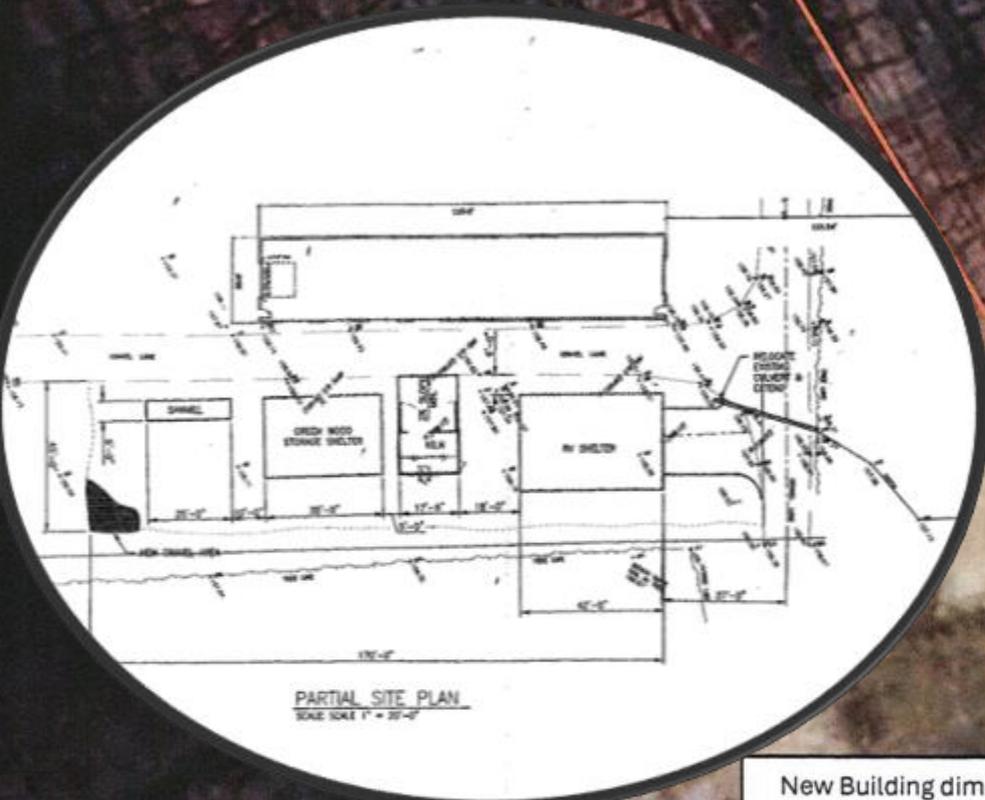
1st Line Rd

1st Line Rd

964.56 ft

111.54 ft

New Building dim:
120ft x 30ft





20650

NOTICE OF DISCONTINUATION OF SERVICE
CITY OF BOSTON
The City of Boston is discontinuing the service of the following utility:
[Illegible text]
If you are the owner of the property, you should contact the utility company to arrange for the discontinuation of service.
[Illegible text]







FORESTER

KUBOTA

Shell
St-Pierre

Zoning & OP Map



Subject Property

The subject property is currently zoned Rural and Floodplain Holding in the Zoning Bylaw



Subject Property

The subject property is currently designated Rural District and Coastal Wetlands in the County Official Plan

ZBLW-05-2026 - 7302568 Canada Inc

- This application was circulated to the following agencies for commenting:

RRCA

- The RRCA can support the proposed rezoning.

MTO

- The MTO can support the proposed rezoning; if the Zoning Amendment is approved, they require a permit prior to construction

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ZBLW-05-2026 - 7302568 Canada Inc

Staff have not received any written comments to date. We received phone calls from 2 adjacent property owners seeking additional information on the proposed Zoning Amendment.

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ZBLW-05-2026 - 7302568 Canada Inc

- This zoning amendment application will be subject to a decision of Council.
- A staff report including a recommendation will be brought to Council for a decision in the near future.

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Members of the public are asked to **state their name and address** before providing any comments on the proposed Minor Variance.

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