



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 38-09

1. Names:

Registered Owner PATRICIA GAREAU
Address 20447 Conc. 3
LANCASTER ONT Postal Code K0C 1N0
Telephone: Home - Business -

Agent MARTIN GAREAU
Address 20422 Conc 3 LANCASTER
ONTARIO Postal Code K0C 1N0
Telephone: Home [REDACTED] Business [REDACTED]
(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:

Nil

5. Location of Property: 20447 Conc. 3
Municipality LANCASTER Lot(s) 34 Conc(s) 3
Registered Plan Number _____ Lot(s) _____
Reference Plan Number _____ Part(s) _____ Parcel # _____
If known, please include the date the subject land was acquired by the current owner:
1984

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

If yes, please describe the easement or covenant: _____

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

7. Description of Land:
Frontage 1067' Depth 565' Area 11.7a

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: Agricultural

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.

To Reduce minimum lot area from 20ha
to 4.73ha AND prohibit residential construction.

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? Agricultural

- 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)

The proposed zoning by-law amendment conforms to the official plan, please see the attached applicable policies.

- 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)

The proposed zoning by-law amendment is consistent with the PPS. Please see the attached applicable policies.

- 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) _____

Past uses _____

(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

Since the 1800's or more

b. List any existing buildings or structures on land:

N/A

Buildings	Setbacks Front/Rear/Side/Side	Building Dimensions	Building Height	*Date Built
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1. _____
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) _____

b. List proposed buildings or structures:

N/A

Buildings	Setbacks Front/Rear/Side/Side	Building Dimensions	Building Height
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1. _____
2. _____
3. _____

12. Number of Parking Spaces: #Existing N/A #Proposed N/A

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

13. Land use of neighbouring properties:

	Land Use	Buildings/Structures
North	Agricultural	
South	Residence + Agricultural	
East	Residential + Agricultural	
West	Agricultural + County Rd 34	

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

a. Water Supply

N/A

Publicly owned and maintained piped water system ()

Private Well () Other (specify source i.e. lake) _____

b. Sewage Disposal

N/A

Publicly owned and maintained sanitary sewage system ()

Septic Tank and Tiled Bed () Other (specify) _____

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.

- The boundaries and dimensions of the subject land.
- 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.
- 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.
- The current uses on land that is adjacent to the subject land neighbouring land uses.
- 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.
- If access to the subject land is by water only, the location of the parking and docking facilities to be used.
- 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, Marcin Goren of the top of South Glengarry in the County of Glengarry, 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: July 16/26

Signature of Owner

Signature of Agent or Applicant

DECLARED BEFORE ME AT THE

Township OF South Glengarry
IN THE County OF
Glengarry, THIS
16 DAY OF July, 2026.

Kayce Dixon
A COMMISSIONER, ETC.

Kayce Dixon, Commissioner for taking Affidavits in and for the courts of Ontario by virtue of my position as Deputy Clerk at the Township of South Glengarry in the United Counties of Stormont, Dundas and Glengarry.

FREEDOM OF INFORMATION/ACCESS TO PROPERTY

CONSENT OF OWNER

I, Marcin Goren, 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.

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, _____ 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 _____ 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 _____

Lot(s) _____

Concession _____

Lot(s) _____

Registered Plan _____

Part(s) _____

Reference Plan _____

Street Address _____

Date

Date

Signature of Owner

Signature of Owner

Received by: J. Halay

Date: July 16, 2026

Application for Zoning Amendment File Number: ZBLA-09-2026

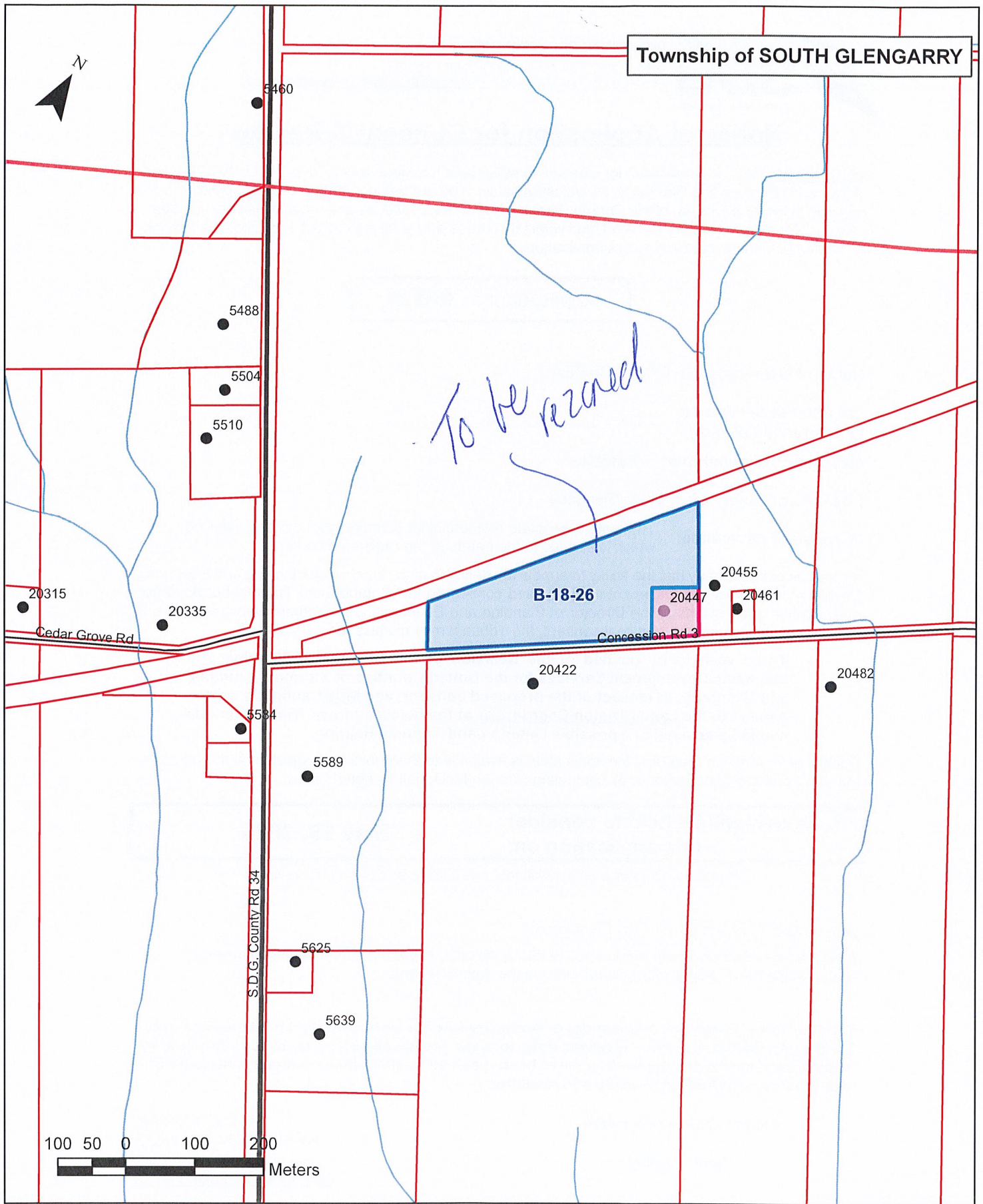
ZBLA Policy Justification

#9-F. SDG Official Plan

5.1.5	To support agriculture and agriculture-related uses, and to protect agricultural lands for long-term use.
8.12.13.3.7.	Agricultural Resource Lands a. A consent may be granted on lands designated as Agricultural Resource Lands as shown on the Land Use Plan Schedules for: i. An agricultural use (e.g. crop land, livestock operation, aquaculture, agro-forestry or maple syrup production) if the lot is of a size appropriate for the type of agricultural use common in the area and is sufficiently large to maintain flexibility for future changes in the type or size of the agricultural operation; ii. An agriculture-related use; iii. Up to one (1) residence surplus to an agricultural operation per farm consolidation if: II. the proposed lot configuration will not negatively impact the functionality or viability of the farm and shall minimize the amount of agricultural land taken out of production; IV. the Local municipality shall, through the Zoning By-law or other municipality approach, prohibit further dwellings on the vacant retained lands created by the subject consent. *The subject lands will continue to contribute to the viability of agricultural uses in the area. Through this lot addition, farmland along the north side of the river will now be continuous and connected.

#9-G. Provincial Planning Statement 2024

4.3.1	1. Planning authorities are required to use an agricultural system approach, based on provincial guidance, to maintain and enhance a geographically continuous agricultural land base and support and foster the long-term economic prosperity and productive capacity of the agri-food network. 2. As part of the agricultural land base, prime agricultural areas, including specialty crop areas, shall be designated and protected for long-term use for agriculture.
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 Severed - 1.2 acres

 Retained - 11.6 acres

Application Number: B-18-26