



Public Meeting
Draft Plan of Subdivision
&
Proposed Zoning Amendment

September 28th, 2026

Ontario's Celtic Heartland

This is a public meeting under sections 51 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 Zoning By-law Amendment or proposed Draft Plan of Subdivision.

If a person or public body would otherwise have an ability to appeal the decision of Council of The Township of South Glengarry or The United Counties of SDG 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 Township of South Glengarry or The United Counties of SDG before the by-law is decided upon, 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 decided upon, or to The United Counties of SDG before approval is granted or refused for the proposed draft plan of subdivision 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

Only a “**specified person**”, a “**public body**”, or the “**registered owner**”, upon making oral or written submissions at or before this public meeting can appeal the decision of the Council of the Township of South Glengarry or the United Counties of SDG to the Ontario Land Tribunal.

Planning Act, Section 34(19)

SOUTH GLENGARRY

Ontario's Celtic Heartland

9865560 Canada Inc.
**Draft Plan of Subdivision &
Zoning By-Law Amendment**

- This meeting will begin with a presentation summarizing the application, followed by a presentation from the planning consultants of the applicant and a discussion period during which all attendees will have an opportunity to provide input on the proposed draft plan of subdivision and zoning by-law amendment.

SOUTH GLENGARRY

Ontario's Celtic Heartland

**9865560 Canada Inc.
Draft Plan of Subdivision &
Zoning By-Law Amendment**

- **Subject Property Location:**
 - Part of Lot L, Concession 1 Front, being Parts 1 to 4 on RP14R-2348, in the geographic Township of Charlottenburgh, now in the Township of South Glengarry, County of Glengarry, located at 20361 County Road 2

SOUTH GLENGARRY

Ontario's Celtic Heartland



Subject Property

9865560 Canada Inc.
**Draft Plan of Subdivision &
Zoning By-Law Amendment**

- SDG Counties and the Township of South Glengarry have received complete plan of subdivision and zoning by-law amendment applications.

SOUTH GLENGARRY

Ontario's Celtic Heartland

9865560 Canada Inc.
**Draft Plan of Subdivision &
Zoning By-Law Amendment**

- The Draft Plan of Subdivision is comprised of 15 blocks featuring 2 low-rise apartment blocks, 8 townhouse blocks, 2 semi-detached blocks, one public road, one block for possible future higher density residential development, and a block dedicated to a stormwater management facility. The proposed subdivision will be serviced by municipal water and wastewater services.

SOUTH GLENGARRY

Ontario's Celtic Heartland

9865560 Canada Inc.
**Draft Plan of Subdivision &
Zoning By-Law Amendment**

- The purpose of the zoning by-law amendment is to rezone the subject property from Highway Commercial (HC) to Residential Three (R3) zone, Residential Four (R4) zone, and Residential Four - Exception Six (R4-6) to permit the proposed land uses and to reduce the maximum density from 62 Dwelling Units per Hectare (DU/HA) to 28 DU/HA on Block 5 and 43 DU/HA on Block 7.
- All other applicable provisions of Zoning By-law 38-09, as amended, shall continue to apply.

SOUTH GLENGARRY

Ontario's Celtic Heartland













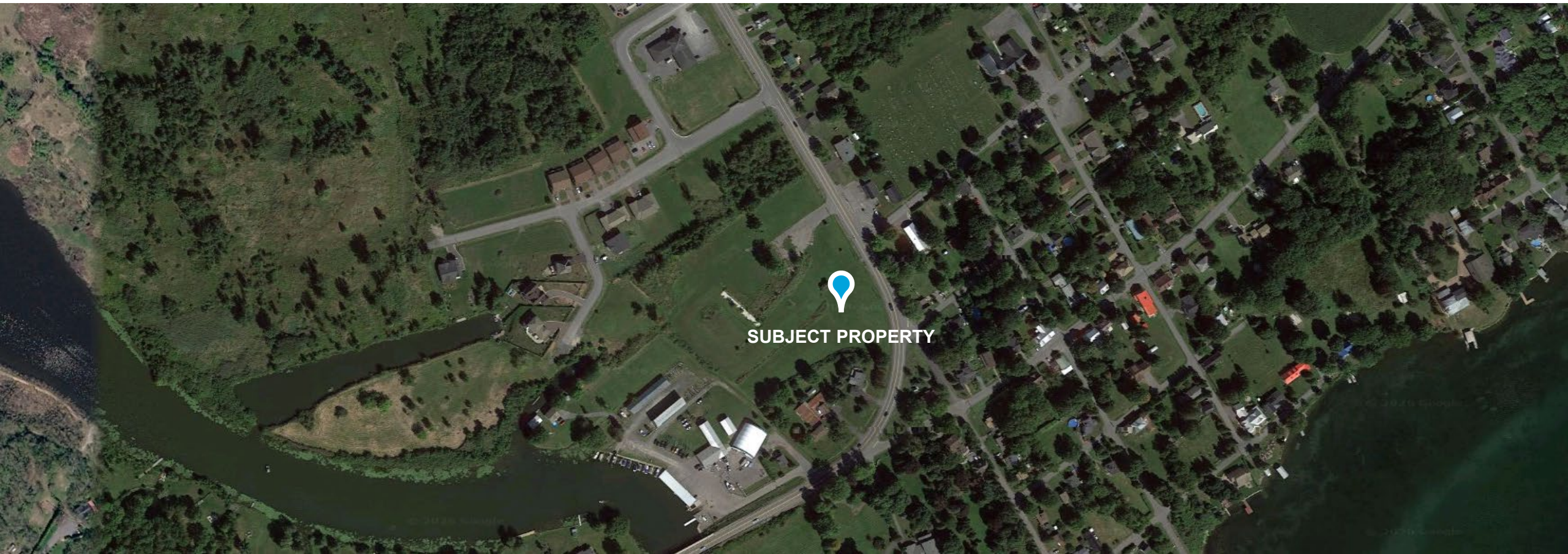


**9865560 Canada Inc.
Draft Plan of Subdivision &
Zoning By-Law Amendment**

- 9865560 Canada Inc. has retained Fotenn, planning consultants to act on their behalf and they have prepared a presentation to share information about the proposed draft plan of subdivision and zoning by-law amendment.
- Staff will continue with our presentation afterwards and then there will be an opportunity to share comments.

SOUTH GLENGARRY

Ontario's Celtic Heartland

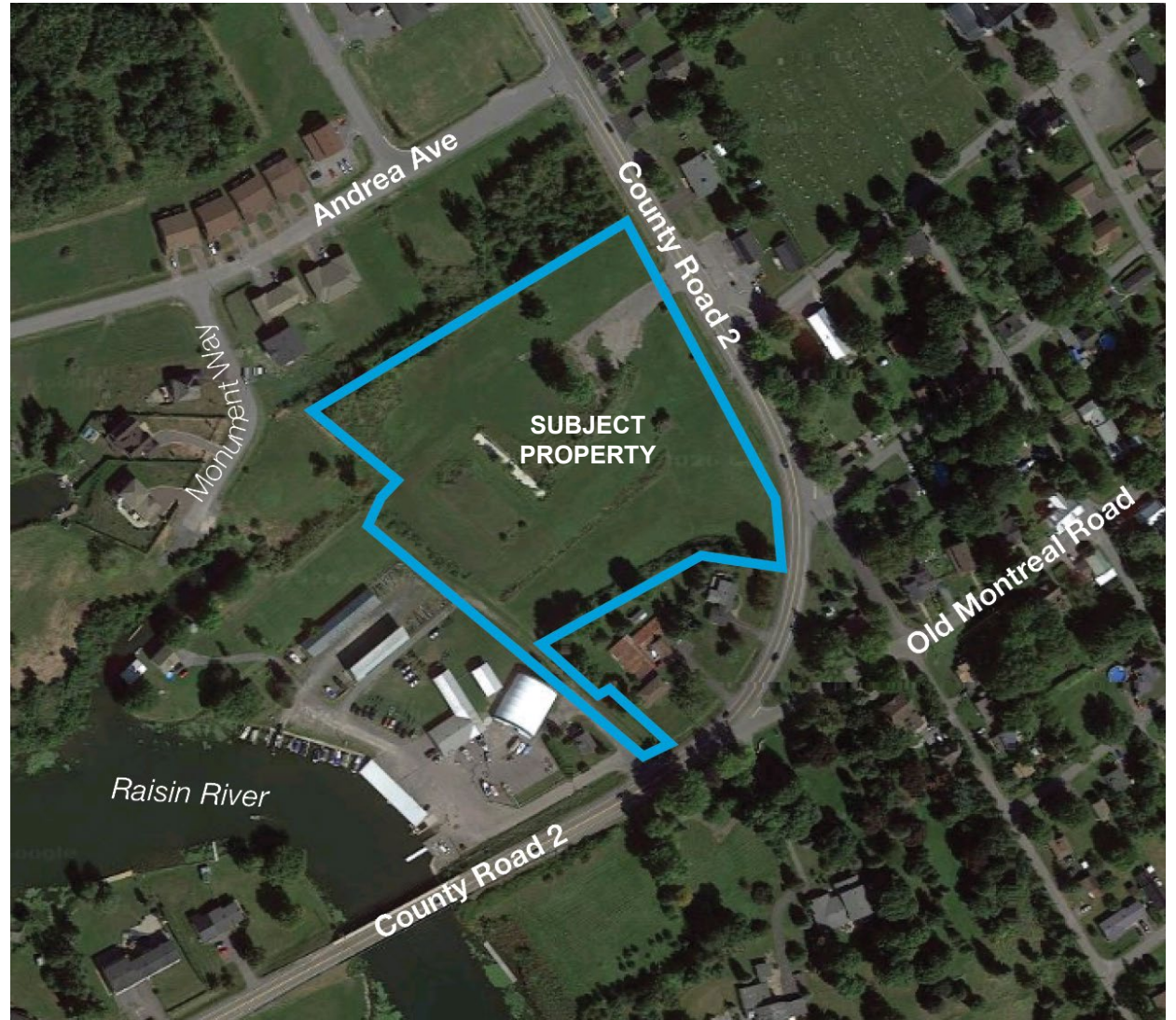


20361 County Road 2, South Glengarry, ON

Public Meeting, September 2026

Location

- / Located within South Lancaster, within the Township of South Glengarry
- / Size: Approx. 1.76 ha
- / Frontage: 187 metres along County Road 2



Proposal: Draft Plan of Subdivision

- / 1 standard apartment block
- / 2 site-specific apartment blocks (3.5 storeys, 16 units total)
- / 8 townhouse blocks (32 units total)
- / 2 semi-detached blocks (4 units total)
- / 1 new public road



Proposal: Supporting Studies

- / Planning Rationale
- / Preliminary Servicing and Stormwater Management Study
- / Transportation Impact Study
- / Phase 2 Environmental Site Assessment
- / Concept Plan (Draft Plan)



Low-Rise Apartment Design (example)







WILSON
ARCHITECTURAL
DESIGN

Official Plan

The subject property is located within the **Urban Settlement Area** of the United Counties of Stormont, Dundas and Glengarry Official Plan and Township of South Glengarry Official Plan

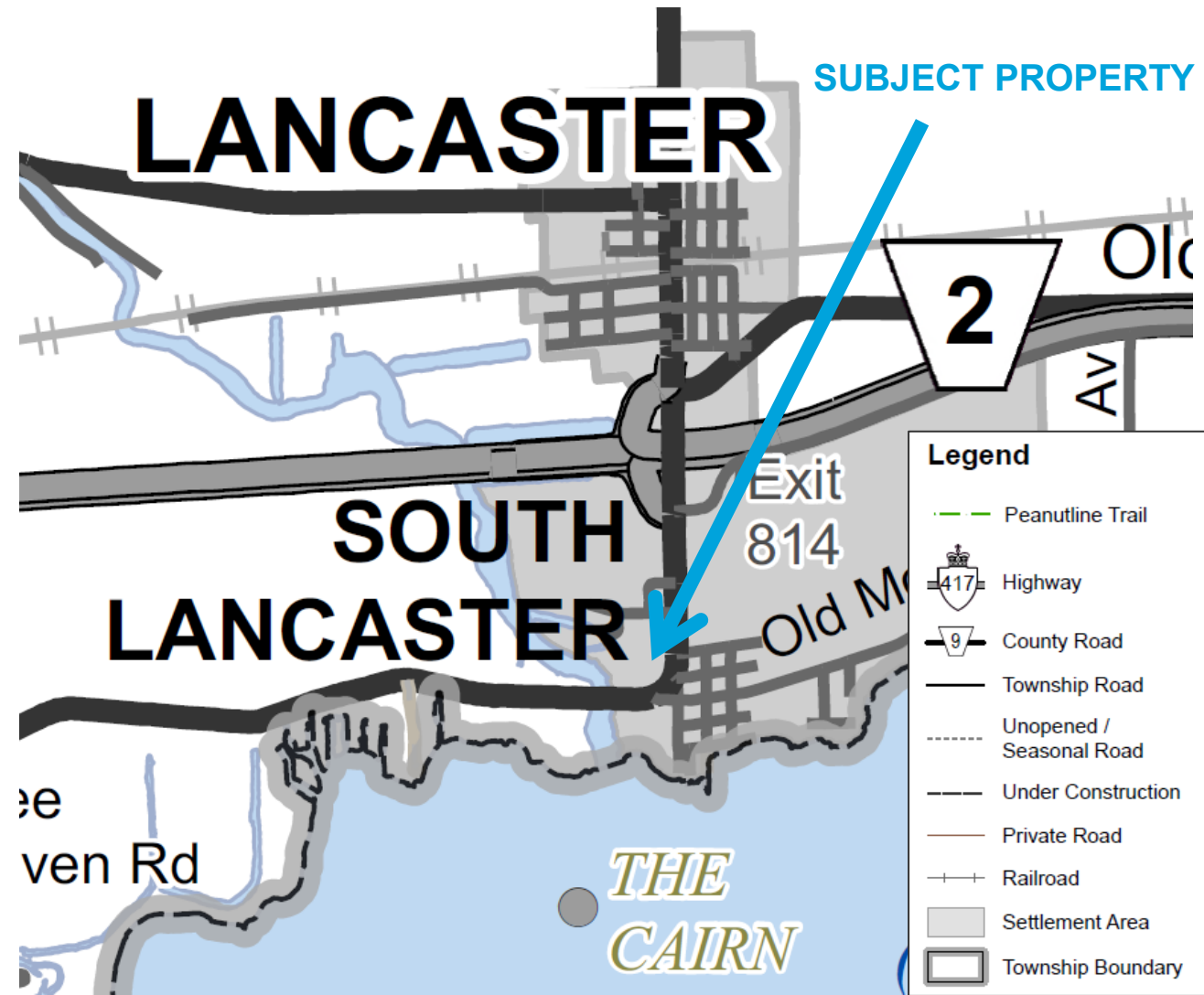
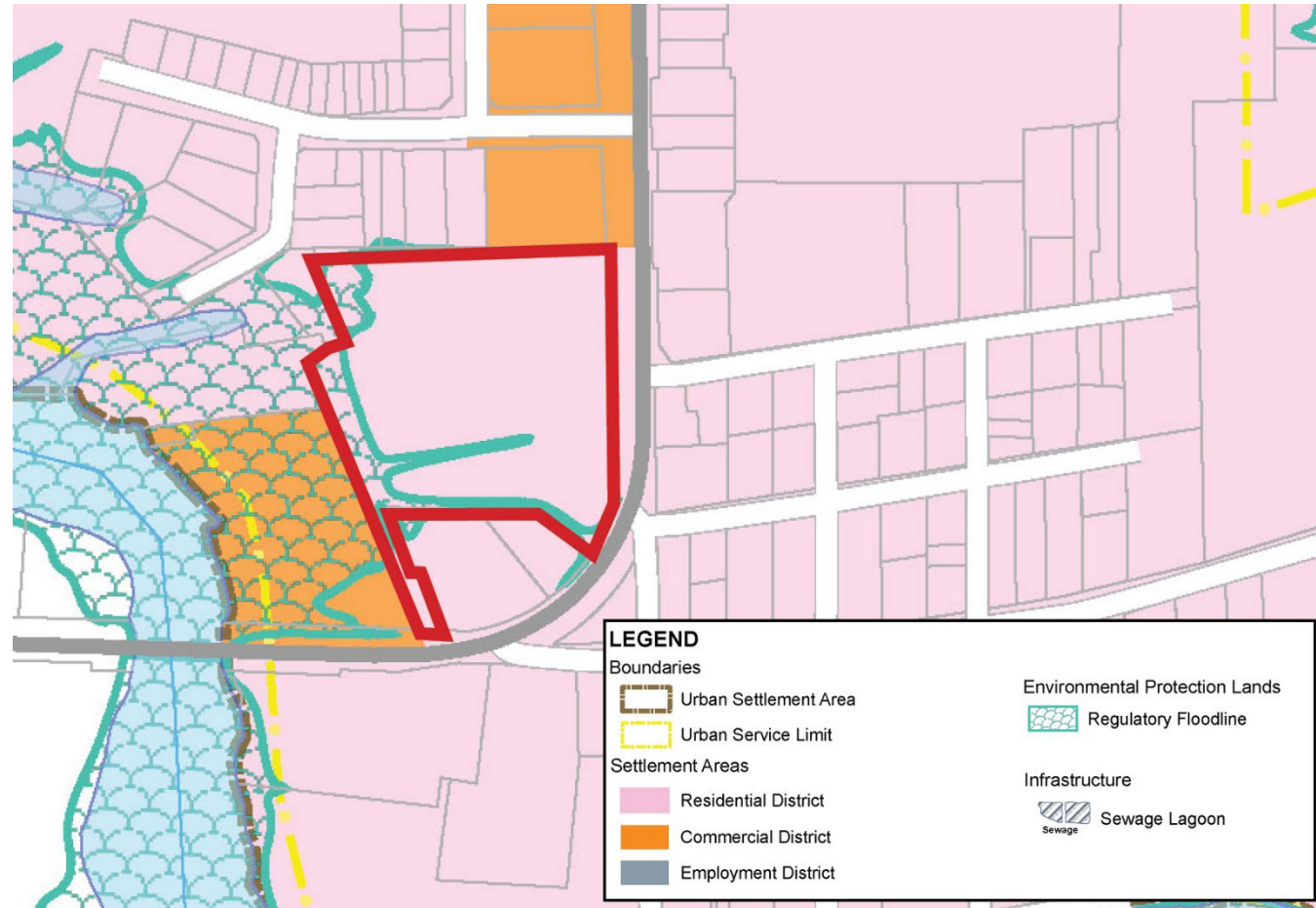


Image showing the subject property within the Settlement Area of the Township of South Glengarry Map

Official Plan

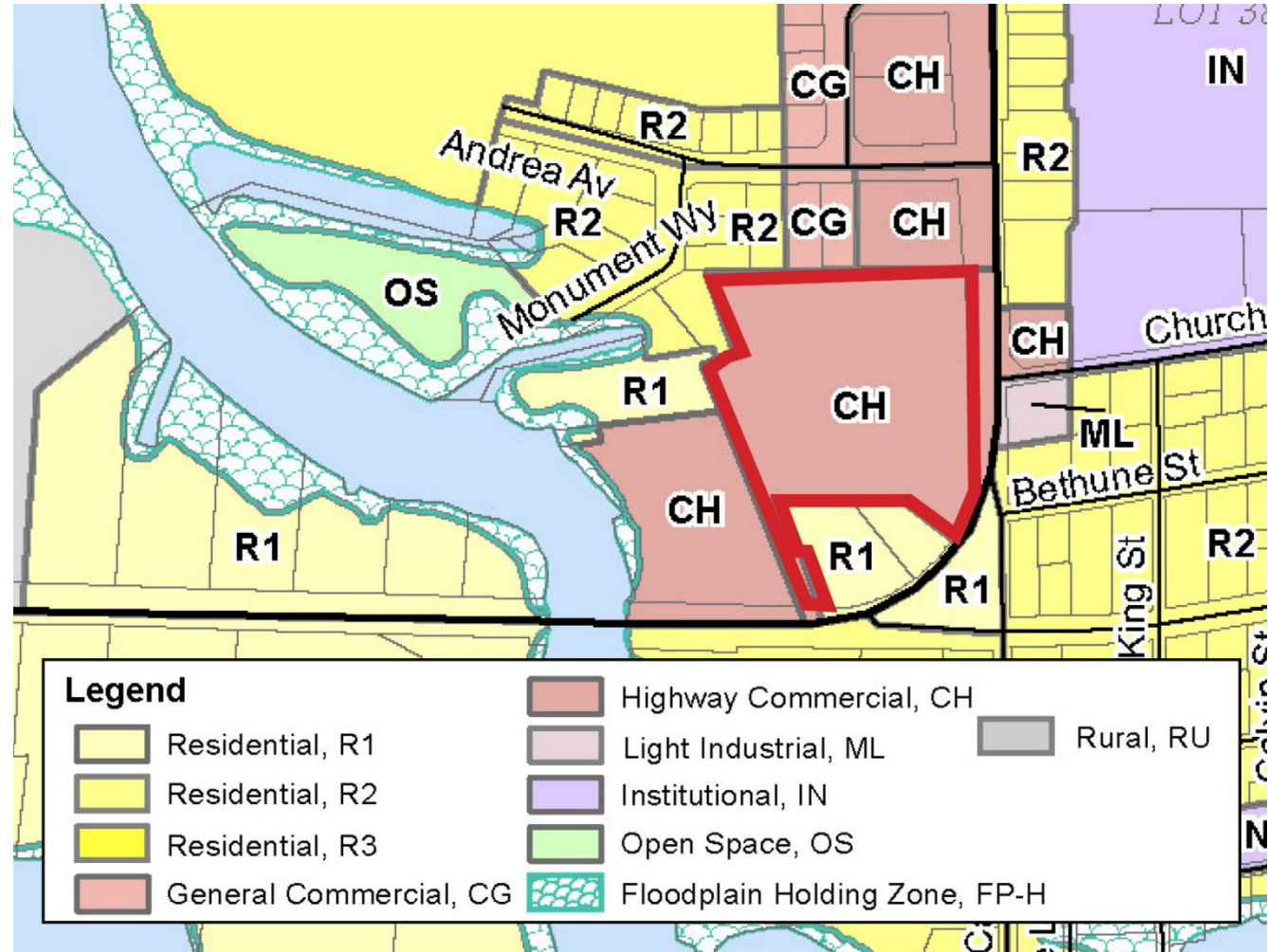
The subject property is situated within the Urban Settlement Area and is designated **Residential District** in accordance with Land Use Schedule A6C of the Township of South Glengarry



Schedule A6c Land Use Map, Township of South Glengarry

Township of South Glengarry Zoning By-law 06-2023

- / The subject property is currently zoned Highway Commercial (CH)
- / Residential uses are restricted to detached housing in the CH zone



Proposed Zones

- / Residential Three (R3)
- / Residential Four (R4)
- / Residential Four Exception 6 (R4-6)



Draft Zoning Schedule – proposed zones

Proposed Zone - Residential Type 3 (R3)

Semi-Detached and Townhouse Blocks

Provision	Required	Proposed	Zoning Compliance
Permitted Uses	Single Detached Dwelling Semi-detached dwelling Duplex Dwelling Link dwelling Boarding or Rooming House Townhouses (group or street) Triplex Fourplex	2 semi-detached buildings (2 units each) 8 townhouses (4 units each) Total 36 dwelling units	Yes
Lot Area (minimum)	Townhouse: 165 m ² /DU Semi-Detached: 270 m ² /DU	Townhouse: 193 m ² / DU for the smallest interior units Semi-Detached: 329 m ² / unit	Yes
Lot Frontage (min.)	Townhouse: Interior Lot: 5.5 m/DU Exterior Lot: 11.5 m/DU Semi-Detached: Interior Lot: 9 m/DU	Townhouse: Meets Semi-Detached: Meets	Yes
Yards (minimum, including private roads)	Front yard: 6 m Exterior side yard: 6 m Interior Side Yard with Garage: 1.2 m Interior Side Yard Driveway Side: 3 m Interior Side Yard Other Side: 1.2 m Rear Yard: 6 m	One Bedroom – 60.3 m ² Two Bedroom – 78.9 m ²	Yes
Yards (minimum, including private roads)	Front yard: 6 m Exterior side yard: 6 m Rear yard: 6 m	Meets	Yes
Lot Coverage (max.)	40%	Meets	Yes
Height of building (max.)	11 m	Townhouses: 2 storeys Semi-detached: 2 storeys	Yes
Parking	Semi-detached and Towns: 2 spaces per dwelling unit	2 spaces per dwelling unit	Yes

Proposed Zone - Residential Type 4 (R4)

Standard Apartment Block

Provision	Required	Proposed	Zoning Compliance
Permitted Uses	Townhouses (group or street) Triplex Fourplex Converted Dwellings Rooming or Boarding House Apartment Building	Apartment building	Yes
Lot Area (minimum)	62 DU/Ha (25 DU/acre)	Block 1 = 109 units / HA	Yes
Lot Frontage (min.)	Apartment: 30 m	Proposed standard apartment block will have frontage on County Road 2	Yes
Dwelling Floor Area (min.)	Bachelor/Studio: 46 m ² One Bedroom: 56 m ² Two Bedroom: 60 m ² Three Bedroom: 65 m ² Seniors Apartment: 43 m ²	One Bedroom – 60.3 m ² Two Bedroom – 78.9 m ²	Yes
Yards (minimum, including private roads)	Front yard: 6 m Exterior side yard: 6 m Rear yard: 6 m	Meets	Yes
Lot Coverage (max.)	40%	Meets	Yes
Height of building (max.)	11 m	Meets	Yes
Parking	1.5 spaces per dwelling unit	Meets	Yes

Proposed Zone - Residential Type 4 Exception 6 (R4-6)

Site-Specific Apartment Blocks

Provision	Required	Proposed	Zoning Compliance
Permitted Uses	Townhouses (group or street) Triplex Fourplex Converted Dwellings Rooming or Boarding House Apartment Building	2 low-rise apartments (8 units each) 16 units total	Yes
Lot Area (minimum)	62 DU/Ha (25 DU/acre)	Block 5 = 28 units / HA Block 7 – 43 units / HA Lot Area – 1,830 m ²	A Zoning By-law Amendment is being requested to permit a minimum lot area of 1,830 m ² .
Lot Frontage (min.)	Apartment: 30 m	Block 5 – meets Block 7 – meets	Yes
Dwelling Floor Area (min.)	Bachelor/Studio: 46 m ² One Bedroom: 56 m ² Two Bedroom: 60 m ² Three Bedroom: 65 m ² Seniors Apartment: 43 m ²	One Bedroom – 60.3 m ² Two Bedroom – 78.9 m ²	Yes
Yards (minimum, including private roads)	Front yard: 6 m Exterior side yard: 6 m Rear yard: 6 m	Meets	Yes
Lot Coverage (max.)	40%	Meets	Yes
Height of building (max.)	11 m	Proposed 3.5 storeys	Yes

Summary

To facilitate the proposed development, an application for Plan of Subdivision is required to create the lots and new street.

To regulate the proposed development, an application for a Zoning By-law Amendment is being submitted concurrently with the subdivision. If approved, the amendment will create 3 zones to regulate the different forms of housing proposed:

- / Rezone the subject property from the current Highway Commercial (HC) to Residential Three (R3) Zone, Residential Four (R4) Zone, and Residential Four Exception 6 (R4-6) to permit the proposed residential uses; and
- / Permit a minimum lot area of 1,830 m².

Conclusion

- Consistent with the Provincial Planning Statement
- Conforms to the intent of the County and Township Official Plans as a compatible form of residential intensification
- Proposed uses are compatible with the surrounding area
- Redevelops an underutilized serviced property
- Represents good land use planning

9865560 Canada Inc.
**Draft Plan of Subdivision &
Zoning By-Law Amendment**

- A notice of this public meeting was circulated to the neighbouring property owners within 120m, a sign was erected on the subject land along County Road 2, and an ad was placed in the Standard Freeholder.

SOUTH GLENGARRY

Ontario's Celtic Heartland

9865560 Canada Inc.
**Draft Plan of Subdivision &
Zoning By-Law Amendment**

- Township planning staff have not received any written or oral comments regarding the proposed amendment to date.
- One member of the public has come forward to examine the subdivision plans and inquire about drainage patterns.

SOUTH GLENGARRY

Ontario's Celtic Heartland

9865560 Canada Inc.

Draft Plan of Subdivision & Zoning By-Law Amendment

The RRCA was circulated and offers the following comments and recommendations:

- The RRCA does not object to the proposed zoning amendment (ZBLW-10-2026) as the area shown in the Key Map provided in the Township's Notice is consistent with an area the RRCA believes will contain suitable envelopes which can support the development and is not contrary to the policies of the Natural Hazards section of the Provincial Planning Statement, the Conservation Authorities Act, or the Clean Water Act.

SOUTH GLENGARRY

Ontario's Celtic Heartland

9865560 Canada Inc.

Draft Plan of Subdivision & Zoning By-Law Amendment

- Should the counties wish to proceed and enter into a Draft Plan Subdivision Agreement, the RRCA recommends the following conditions:
 - That the developer completes the work identified in their approved RRCA permit and the conditions within (RRCA file #2025-PT-101-SGL).
 - That the developer provides a final lot grading and drainage plan with elevations indicated, to the satisfaction of the Raisin Region Conservation Authority.
 - That the developer agrees to implement erosion and sediment control measures consistent with the Servicing and Stormwater Management Report (EVB Engineering, 2026).

SOUTH GLENGARRY

Ontario's Celtic Heartland

9865560 Canada Inc.

Draft Plan of Subdivision & Zoning By-Law Amendment

- A report will be brought to Council in the future with a recommendation from staff regarding the proposed plan of subdivision & zoning by-law amendment.
- The proposed Draft Plan of Subdivision will be subject to a decision of The United Counties of SDG
- The proposed Zoning By-law Amendment will be subject to a decision of the Council of The Township of South Glengarry.

SOUTH GLENGARRY

Ontario's Celtic Heartland



Please state your name and civic address for the Clerk/public record.

SOUTH GLENGARRY

Ontario's Celtic Heartland