

**THE CORPORATION OF THE UNITED COUNTIES**  
**OF STORMONT, DUNDAS AND GLENGARRY**

**BY-LAW NO. 5529**

**A BY-LAW** to adopt Official Plan Amendment No. 30 to the Official Plan of the United Counties of Stormont, Dundas and Glengarry.

**WHEREAS** the Official Plan of the United Counties of Stormont, Dundas and Glengarry was adopted by Council on July 17, 2017, and approved by the Minister of Municipal Affairs and Housing on February 4, 2018.


**AND WHEREAS** Section 17 (22) of the Planning Act, R.S.O., 1990 provides for the adoption of an official plan (or amendment) by a municipal council.


**AND WHEREAS** Official Plan Amendment No. 30 is a site-specific amendment which will remove the Salvage Yard District designation on the subject land in the Township of South Glengarry, whereby re-designating the land to Rural District.

**NOW THEREFORE** the Council of the Corporation of the United Counties of Stormont, Dundas and Glengarry enacts as follows:

1. That Official Plan Amendment No. 30 to the Official Plan of the Corporation of the United Counties of Stormont, Dundas and Glengarry, attached hereto as Schedule "A" to this By-law, is hereby adopted.
2. That this By-law come into force and effect on the final passing thereof.

**READ** and passed in Open Council, signed and sealed this 20<sup>th</sup> day of April, 2026.

  
\_\_\_\_\_  
WARDEN

  
\_\_\_\_\_  
CLERK

**SCHEDULE "A" TO BY-LAW No. 5529**

**AMENDMENT NO. 30 TO THE  
OFFICIAL PLAN FOR THE  
UNITED COUNTIES OF STORMONT,  
DUNDAS AND GLENGARRY**

Applicant: Arcane Defense (c/o Eric Bouffard)

Official Plan Amendment


Township of South Glengarry



**UNITED COUNTIES OF STORMONT  
DUNDAS AND GLENGARRY**

**CERTIFICATION OF COMPLIANCE WITH PUBLIC INVOLVEMENT AND NOTICE  
REQUIREMENTS**

I, Kimberley Casselman, Clerk, hereby certify that the requirements for the giving of notice and the holding of at least one (1) public meeting as set out in Subsection 17(15) of the Planning Act, R.S.O. 1990, and the giving of notice as set out in Subsection 17(23) of the Planning Act, R.S.O. 1990, have been complied with.

Signed:   
\_\_\_\_\_  
Kimberley Casselman, Clerk

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### **Appendices**

Appendix A: Notice of Public Meeting  
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## **STATEMENT OF COMPONENTS**

### **PART A - PREAMBLE**

Introduces the actual Amendment but does not constitute part of Amendment No. 30 to the Official Plan for the United Counties of Stormont, Dundas and Glengarry.

### **PART B - THE AMENDMENT**

Consists of the following text, which constitutes Amendment No. 30 to the Official Plan for the United Counties of Stormont, Dundas and Glengarry.

### **PART C - THE APPENDICES**

Do not form part of Amendment No. 30 but are provided to clarify the intent and to supply background information related to the Amendment.

**OPA No. 30 – Part of Lot 8, Concession 9, Geographic Township of Lancaster**

**4<sup>th</sup> Line Road and Concession Road 10, Township of South Glengarry**

**PART A – PREAMBLE**

**Purpose**

The purpose of Amendment No. 30 to the Official Plan for the United Counties of Stormont, Dundas and Glengarry (SDG), being an amendment initiated by an individual pursuant to Section 22 of the *Planning Act*, is to redesignate approximately 7.50 hectares of the property currently designated as “Salvage Yard District” to “Rural District”, in the Township of South Glengarry. This will permit a range of rural-based commercial uses on the property. The proposed Rural District land use designation will be reflected on Schedule A6 of the SDG Official Plan.

**Location**

The subject property is located on Part of Lot 8, Concession 9, in the Geographic Township of Lancaster, now the Township of South Glengarry, fronting on the east side of 4<sup>th</sup> Line Road (County Road 23) and the south side of Concession Road 10 (PIN 671530439). The subject property is approximately 11.7 hectares with 354 m of frontage on 4<sup>th</sup> Line Road (County Road 23), and 171 m of frontage on Concession Road 10. See Figure A for map of the location.

The surrounding properties are designated as Rural District in the SDG Counties Official Plan, some of which are residential. The adjacent property to the east contains significant woodlands identified on Schedule B2 of the Official Plan.

**Basis**

The eastern portion of the subject property is currently designated as “Salvage Yard District” and the western portion is “Rural District” in the SDG Official Plan. The purpose of the Salvage Yard District designation limited the number and types of certain uses which includes storage, crushing, dismantling, recycling, sorting or transfer of vehicles, building materials, nonhazardous waste, junk and other materials to occur on site. Based on the intensity of these types of uses, the intent of this land use designation is to have them located away from incompatible land uses and areas that are more sensitive such as settlement areas. The subject property was previously used for storage of scrap vehicles, but this use is no longer being used for this purpose. A Phase II Environmental Site Assessment has been submitted in support of the application.

By re-designating the subject property to the Rural District land use designation, this would permit the operation of recreational-commercial businesses. Specifically, the development proposal includes a recreational commercial establishment consisting of an indoor firing range, offices, retail store, training facility, and a canteen. To implement this proposed development, a Zoning By-law amendment is required from the Township of South Glengarry to permit site-specific exceptions to the Rural Zone category.

## **PART B - THE AMENDMENT**

### **The Introductory Statement**

All this part of the document entitled, Part B - The Amendment, consisting of the following text and Schedule "A", constitutes Amendment No. 30 to the Official Plan for the United Counties of Stormont, Dundas, and Glengarry.

### **Details of the Amendment**

The Official Plan of the United Counties of Stormont, Dundas and Glengarry is amended as follows:

1. Land Use Schedule A6: Township of South Glengarry is hereby amended to remove the Salvage Yard District designation as shown on "Schedule A" to Amendment No. 30 attached hereto; whereby re-designating the land to Rural District.

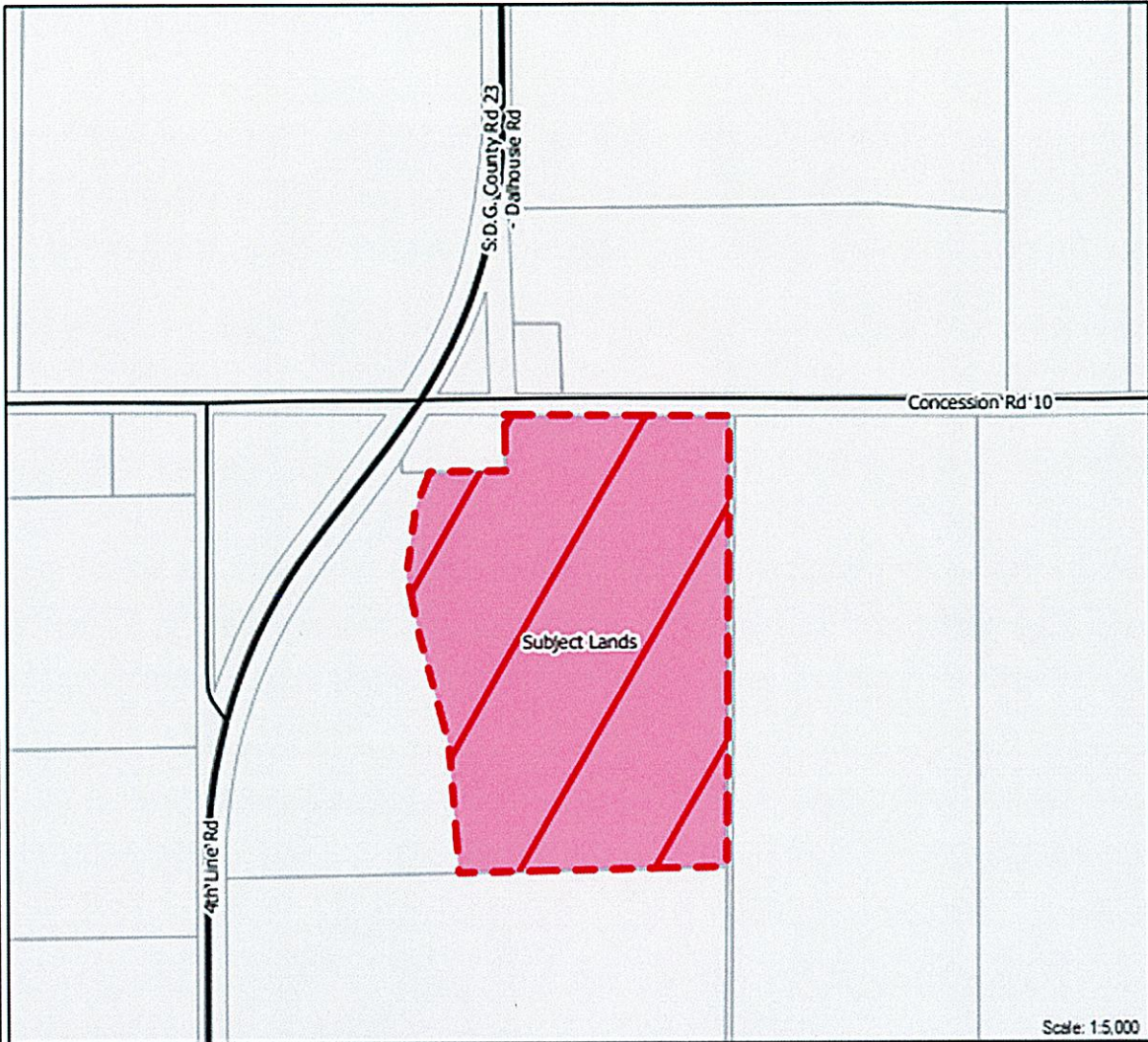
### **Implementation**

1. The applicable Rural District land use policies and other general policies of the United Counties of Stormont, Dundas and Glengarry Official Plan shall be reviewed and applied to the subject land.
2. The Amendment shall be implemented through an amendment to the Township of South Glengarry's Zoning By-law.

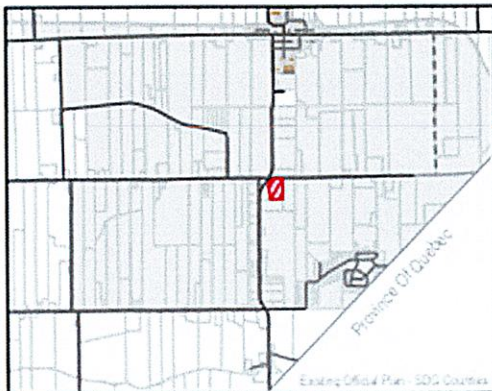



**SCHEDULE "A" TO BY-LAW No. 5529**  
**SDG OFFICIAL PLAN AMENDMENT No. 30**


Part of the East half of Lot 8, Concession 9,  
Geographic Township of Lancaster,  
now in the Township of South Glengarry




Scale: 1:5,000



 Lands to be redesignated from "Salvage Yard District" to "Rural District"

 Salvage Yard District

 Rural District

 Assessment Parcel

 County Road

 Municipal Road



Scale: 1:110,000

Date: 04/09/2026

## **PART C – THE APPENDICES**

**APPENDIX A: NOTICE OF PUBLIC MEETING**

**APPENDIX B: RECORD OF PROCEEDING**

## Appendix A: Notice of Public Meeting

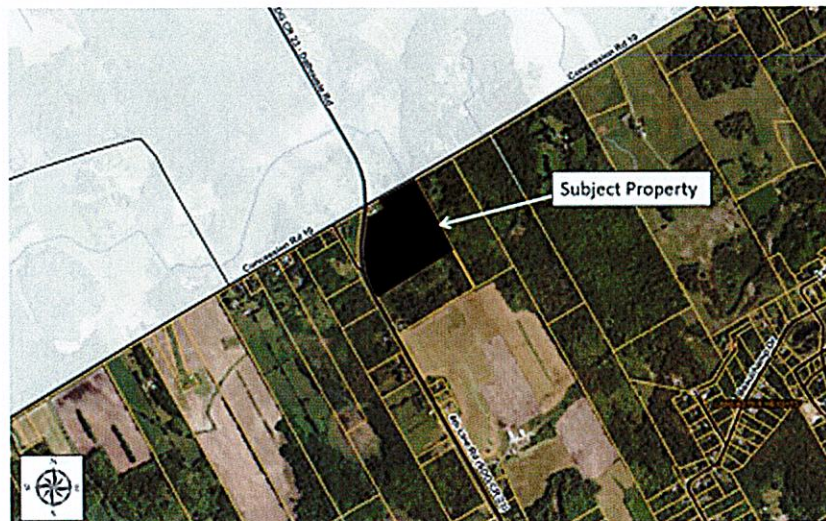


**Notice of Applications and Notice of a Public Meeting Concerning a Proposed  
Official Plan Amendment and Zoning By-Law Amendment  
Township of South Glengarry  
SDG File – OPA No. 30  
TOSG File – ZBLW-04-2026**

**TAKE NOTICE** that the Council of the Corporation of the Township of South Glengarry gives public notice of receipt of a complete application for an Official Plan Amendment to consider a proposed Official Plan Amendment to the United Counties of Stormont, Dundas, and Glengarry Official Plan in accordance with Subsections 17(15) and 22 of the Planning Act R.S.O. 1990, as amended and receipt of a complete application for a Zoning By-Law Amendment to consider a proposed Zoning By-Law Amendment to the Township of South Glengarry's Zoning By-Law 38-09 under Section 34 of the *Planning Act* R.S.O 1990 as amended.

**Land's Affected:** 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).

### Key Map



**Further Take Notice** that the Council of the Township of South Glengarry will hold a public meeting on Monday, March 23, 2026, at 6:30 p.m. to consider the proposed Official Plan Amendment and Zoning By-Law Amendment.

### **Location:**

Council Chambers, located at the Tartan Hall, Char Lan Recreation Centre, 19740 John Street, Williamstown.

### **Proposed Official Plan Amendment:**

The purpose of Amendment No. 30 to the Official Plan for the United Counties of Stormont, Dundas, and Glengarry, being an amendment initiated by an individual pursuant to Section 22 of the Planning Act, is

to redesignate approximately 7.50 hectares of the property currently designated as "Salvage Yard District" to "Rural District", in order to permit rural-based commercial uses.

**Proposed Zoning By-Law Amendment:**

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.

**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/or the proposed Zoning By-Law Amendment.

If you wish to be notified of the decision of the United Counties of Stormont, Dundas, and Glengarry in respect of the proposed Official Plan Amendment, you must make a written request to the United Counties of Stormont, Dundas, and Glengarry, 26 Pitt Street, Cornwall, Ontario, K6J3P2, Attention: Laura Crites, Intermediate Planner, or at [lcrites@sdgcounties.ca](mailto:lcrites@sdgcounties.ca).

If a person or public body would otherwise have an ability to appeal the decision of the Council of the United Counties of Stormont, Dundas and Glengarry to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the United Counties of Stormont, Dundas and Glengarry before the proposed Official Plan Amendment is adopted, 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 United Counties of Stormont, Dundas and Glengarry before the proposed Official Plan Amendment is adopted, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

If you wish to be notified of the decision of the Township of South Glengarry in respect of the proposed Zoning By-Law Amendment you must make a written request to the Township of South Glengarry, P.O. Box 220, 6 Oak Street, Lancaster, Ontario, K0C1N0, Attention: Joanne Haley GM – Planning, Building and Enforcement or at [jhaley@southglengarry.com](mailto:jhaley@southglengarry.com).

If a person or public body would otherwise have an ability to appeal the decision of council of the Township of South Glengarry to the Ontario Land Tribunal but the 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 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 Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

**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.

**ADDITIONAL INFORMATION** relating to the proposed Official Plan Amendment and the Zoning By-law Amendment is available between 8:30 a.m. and 4:00 p.m. Monday to Friday at the Township office or you can contact the Township of South Glengarry Planning Department at (613) 347-1166 ext. 2207 (Joshua Hutten, Community Planner) or ext. 2201 (Joanne Haley, GM of Planning, Building, and Enforcement) or at [planning@southglengarry.com](mailto:planning@southglengarry.com).

**DATED AT THE TOWNSHIP OF SOUTH GLENGARRY  
THIS 2<sup>nd</sup> DAY OF March 2026  
Joanne Haley  
General Manager – Planning, Building and Enforcement  
Township of South Glengarry  
6 Oak Street, P.O. Box 220**

Lancaster, Ontario K0C-1N0  
Telephone: 613-347-1166 ext. 2201  
E-mail: [jhaley@southglengarry.com](mailto:jhaley@southglengarry.com)

## Appendix B: Record of Proceedings

Township of South Glengarry – Council Resolution – April 13<sup>th</sup>, 2026



### Township of South Glengarry Council Meeting

Resolution Number      *2026-096*  
Title:                      Official Plan Amendment No. 30 (J. Haley)  
Date:                        Monday, April 13, 2026

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Moved by                  Councillor McDonell  
Seconded by              Councillor Jaworski

THAT Staff Report 2026-042 be received and that the Council of the Township of South Glengarry recommend to the Council of the United Counties of Stormont, Dundas and Glengarry to approve the proposed Official Plan Amendment for 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 4<sup>th</sup> Line Road (County Road 23) and Concession 10 (PIN 671530439) to redesignate a portion of the subject property from the Salvage Yard District designation to the Rural District designation.

CARRIED

TIED

DEFEATED

POSTPONED

  
\_\_\_\_\_  
Deputy Mayor Martin Lang

CERTIFIED A TRUE COPY

  
Kelli Campbell, Clerk

*2026-04-14*  
Date

Township of South Glengarry – Planning Staff Report – April 13<sup>th</sup>, 2026



**ACTION REQUEST REPORT**  
Planning, Building and Enforcement

Report Number: 2026-042

Date: April 13, 2026

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**Prepared For:** Council of the Township of South Glengarry  
**Prepared By:** Joanne Haley, GM Planning, Building and Enforcement

**Subject:** Official Plan Amendment No. 30

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**RECOMMENDATION:**

THAT Staff Report 2026-042 be received and that the Council of the Township of South Glengarry recommend to the Council of the United Counties of Stormont, Dundas and Glengarry to approve the proposed Official Plan Amendment for 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 4<sup>th</sup> Line Road (County Road 23) and Concession 10 (PIN 671530439) to redesignate a portion of the subject property from the Salvage Yard District designation to the Rural District designation.

**BACKGROUND:**

**Subject Property:**

1. Part of Lot 8, Concession 9, in the Geographic Township of Lancaster, now in the Township of South Glengarry, County of Glengarry, fronting on 4<sup>th</sup> Line Road (County Road 23) and Concession 10 (PIN 671530439).



**Owner/Applicant:**

2. Daniel and Stephanie Brunet/Fotenn Planning and Design & Arcane Defense.

**Description of Site and Surroundings:**

3. The subject property is located on the southeast corner of 4<sup>th</sup> Line Rd. and Concession 10. It is approximately 27.7 acres in size and contains two small sheds. It is predominately tree covered; the East Branch of the McDougal Municipal Drain runs north-south through the property on the eastern portion. The previous use for this property was a salvage yard; this use was discontinued approximately 20 years ago.
4. The lands surrounding the subject property are characterized as a mix of rural land uses. There are two residences immediately abutting the subject property located at 21914 Concession 10 and 21950 Concession 10. There are residences on large rural lots across Concession 10 road and 4<sup>th</sup> Line Road. Concession 10 is a border road between the Townships of North and South Glengarry.

**Summary of Requested Official Plan Amendment:**

5. The purpose of Amendment No. 30 to the Official Plan,(herein referred to as OPA), for the United Counties of Stormont, Dundas, and Glengarry, being an amendment initiated by an individual pursuant to Section 22 of the Planning Act, is to redesignate approximately seven hectares of land in the Township of South Glengarry from the Salvage Yard District designation to the Rural District designation, the remaining four plus hectares of the subject property is currently designated Rural District.



Subject property with Salvage Yard District shown in pink

6. The applicant wishes to establish a Recreational Commercial Establishment, specifically an indoor firing range facility with ancillary uses being a retail store, a training facility and a canteen. This use is permitted in the Rural District designation. In order to establish this use, a site-specific zoning amendment is also required. The Zoning Amendment Application is being processed simultaneously however a decision on the Zoning Amendment will be made on a later date by South Glengarry Council.
7. The OPA application and the zoning amendment application were supported by several studies:
  - a. Planning Rationale
  - b. Sound Transmission and Acoustic Mitigation
  - c. Environmental Impact Study (EIS)
  - d. Geotechnical Subsurface Investigation
  - e. Phase 2 Environmental Site Assessment
8. Both the OPA and Zoning By-law Amendment applications were reviewed by Counties and Township Planning Staff, the applications were deemed complete on February 13, 2026. On February 24, 2026, SDG forwarded the OPA application to the Township and requested that we provide formal Notice of a Complete OPA Application and to hold the statutory public meeting; the Notice contained information for both the OPA and the Zoning Amendment. As mentioned above, the Zoning Amendment Application will be dealt with in a separate report at a later date.

## **ANALYSIS:**

### **Policy and Regulatory Review**

#### **Provincial Planning Statement**

9. The Provincial Planning Statement (PPS) 2024 provides policy direction on matters of provincial interest relating to land use planning and development. This policy provides for appropriate development, while protecting resources of provincial interest, public health and safety and the quality of the natural and built environment. All land use planning decisions must be consistent with the PPS. The PPS policies that apply to this proposed OPA are as follows:
  - a. Chapter 2 - Building Homes, Sustaining Strong and Competitive Communities
    - i. Subsection 2.5- Rural Areas in Municipalities
    - ii. Subsection 2.6- Rural Lands in Municipalities
  - b. Chapter 3 - Infrastructure and Facilities
    - i. Subsection 3.5- Land Use Compatibility
  - c. Chapter 4 - Wise Use and Management of Resources
    - i. Subsection 4.1- Natural Heritage

## **Official Plan Designation**

10. The United Counties of Stormont, Dundas and Glengarry (SDG) accepted an Official Plan Amendment application where, if approved, a portion of the subject property will be re-designated from the Salvage Yard District designation to the Rural District designation. If approved, this will result in the entire subject property being designated as Rural District. A review of the submitted Phase 2 Environmental Site Assessment was completed. This study was commissioned by St. Lawrence Testing and Inspection Company Ltd. in October 2020. This study investigated the subject property and the property located at 21896 Concession 10 as both properties were once owned by the operator of the salvage yard. During the time of the investigation, the study revealed that the subject property was mainly covered in bush vegetation, and nothing was revealed that would indicate that gross contamination was present.

## **Public Consultation:**

11. A Notice for the proposed Official Plan Amendment and Zoning By-law Amendment and public meeting information was circulated to the neighbouring property owners within 120 metres of the proposed site; a sign advertising the proposed amendments and public meeting was placed on the subject property and it was also advertised in the Standard Freeholder newspaper. A public meeting was held on March 23, 2026. There were 29 members of the public in attendance. Ten members spoke during the public meeting; 6 members of the public spoke in opposition to the proposed use, 2 members asked questions, and 2 members spoke in favour of the proposed use. It is important to note that when the members of the public spoke, they did not specifically speak about the proposed OPA, the comments were more focused on the proposed use being an indoor firing range facility. A petition was filed at the public meeting containing 33 signatures which represents 24 properties/owners within the area of the subject property. The purpose of the petition is to request Council to "dismiss said proposal in the interest of the public good".

12. To date, we have received 77 written comments regarding the proposed Amendments. All comments speak to the proposed use being the indoor firing range, the comments do not differentiate between the proposed OPA and the Zoning By-Law Amendment. 5 written comments are in opposition to the proposed Amendments, and 72 written comments are in favour of the proposed amendments. The 5 written comments in opposition to the proposed Amendments are from nearby property owners; their concerns can be summarized as follows:

- a. noise (affecting both residential uses and livestock),
- b. increased traffic
- c. the reasonable enjoyment of nearby properties
- d. drainage
- e. property values

13. The 72 written comments in favour of the proposed amendments are from individuals located in South Glengarry, outside of South Glengarry and some from Quebec. Their reasons for support can be summarized as follows:
  - a. A needed space for certified firearm education and a safe practicing area
  - b. The need for an indoor space
  - c. Job creation
  - d. An improved use of the subject property
  - e. Economic development
14. The proposed Amendment was circulated to the United Counties of SDG Transportation Services Department and the Raisin Region Conservation Authority; both are supportive of the proposed OPA.
15. The proposed Amendment was also reviewed by Infrastructure and Drainage Township staff; they have no concerns with the proposed OPA.

**Recommendation:**

16. This proposed Official Plan Amendment is being recommended to be approved by the United Counties of Stormont, Dundas and Glengarry County Council as, a salvage yard has not been in operation for approximately 20 years therefore a Salvage Yard Designation is no longer required. Redesignating a portion of this property to a Rural District designation will place the entire property in the same designation. A large area of the Township located on the north side of County Road 25, from 3rd Line Road east to the Quebec boarder and north to the boarder of North Glengarry Township is designated Rural District (See image below). This will allow for the entire subject property to conform to the Rural District designation and will allow for consistent land use planning decisions when implementing the Rural District designation policies.



The dark grey represents the Rural District

**BUDGET IMPLICATIONS:**

N/A

**OTHERS CONSULTED:**

- Joshua Hutten, Community Planner
- United Counties of SDG Planning Staff

**ALIGNMENT WITH STRATEGIC PLAN:**

N/A

**ATTACHMENTS:**

- N/A

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**Recommended to Council for  
Consideration by:  
CAO Jamie Fawthrop**

*Public Meeting Minutes – March 23<sup>rd</sup>, 2026*

**TOWNSHIP OF SOUTH GLENGARRY  
REGULAR MEETING MINUTES**

**March 23, 2026, 6:30 PM  
Tartan Hall - Char-Lan Recreation Centre  
19740 John Street, Williamstown**

**PRESENT: Mayor Lachlan McDonald  
Deputy Mayor Martin Lang  
Councillor Stephanie Jaworski (virtually)  
Councillor Trevor Bougie**

**STAFF PRESENT: CAO Jamie Fawthrop  
GM Corporate Services/Clerk Kelli Campeau  
GM Planning, Building & Enforcement Joanne Haley  
GM Parks, Recreation & Culture Sherry-Lynn Harbers  
GM Infrastructure Services David Kuhn  
Fire Chief Dave Robertson  
Community Planner Joshua Hutten  
Deputy Clerk Kayce Dixon**

**1. CALL TO ORDER**

**Resolution No. 2026-080**

**Moved by Deputy Mayor Lang  
Seconded by Councillor Jaworski**

**BE IT RESOLVED THAT the March 23, 2026 Council Meeting of the  
Township of South Glengarry now be opened at 6:30 pm**

**CARRIED**

**2. O CANADA**

**3. DISCLOSURE OF PECUNIARY INTEREST**

**3.a Deputy Mayor Lang - Zoning By-law Amendment ZBLW-01-2026**

**Deputy Mayor Lang declared a pecuniary interest on this agenda item as  
the applicant is his nephew.**

**4. APPROVAL OF AGENDA**

**Pulled from Consent Agenda for discussion:**

**• 11.b. Community Living Glengarry - Proclamation Request**

**Resolution No. 2026-081**

**Moved by Councillor Bougie  
Seconded by Deputy Mayor Lang**

**BE IT RESOLVED THAT the Council of the Township of South Glengarry  
approve the agenda as amended.**

**CARRIED**

5. APPROVAL OF MINUTES

**Resolution No. 2026-082**

Moved by Councillor Jaworski  
Seconded by Councillor Bougie

BE IT RESOLVED THAT the minutes of the following meeting be adopted as circulated:

- Previous Meeting Minutes - March 9, 2026

CARRIED

6. PUBLIC MEETING

6.a ZBLW-04-2026 / OPA 30 - Arcane Defense

GM Haley advised that the purpose of the proposed Zoning By-law and Official Plan amendments is 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).

SDG Counties Planner Laura Crites advised that the subject property is currently designated as "Rural District" and "Salvage Yard District". The purpose of the Official Plan Amendment is to redesignate the portion of "Salvage Yard District" to "Rural District" to permit rural-based commercial uses.

GM Haley advised that the purpose of the Zoning By-law amendment is to rezone the 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 and 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.

Scott Day (Fotenn Planning), presenting on behalf of the applicant, outlined the proposed development and planning rationale.

The applicant, Eric Bouffard (Arcane Defense), provided additional comment and information about the intended operations of the proposed development.

Councillor Bougie inquired if the proposed zoning amendment would allow for an outdoor firing range or other uses. GM Haley advised that the zoning amendment is for an indoor firing range only. Other uses that fall within the recreational commercial zone would be permitted.

Councillor Jaworski inquired about noise regulations that would apply to the application. GM Haley advised that the development is subject to provincial MECP guidelines and that if the proposal falls within the guidelines it will be considered in the Township's review.

John Stante (3680 4th Line Road) spoke in opposition to the proposed development. He presented a petition on behalf of neighbouring property owners. Mr. Stante spoke to concerns regarding safety, property value, and drainage.

Chris Ferguson (3819 4th Line Rd.) expressed concerns regarding drainage and noise impact on neighbouring livestock. He expressed further concern about the development leading to an outdoor firing range in the future.

Leo Seguin (3821 4th Line Rd.) inquired about the possibility of an outdoor firing range in the future and the types of firearms that were considered in the noise study. The applicant, Mr. Bouffard, advised that there is no plan for an outdoor range that that the proposed development will result in minimal noise production outside of the building.

Pina Stante (3680 4th Line Rd. inquired about the retail portion of the development. The applicant advised that the retail component is planned to include ammunition and accessories, they are not licensed to sell firearms.

Lee Bare (1323 Notre Dame, Cornwall) spoke in support of the proposed development, citing that there is only one indoor facility of this nature in eastern Ontario and that the development would result in

Kerry Henderson (22030 Concession 10) expressed opposition to the development, citing concerns regarding noise, impact on livestock, safety, property value, and environmental concerns.

Médéric Vachon (3729 4th Line Rd.) spoke in opposition of the development due to impact on insurance and property value.

Sebastian Chabot (3748 County Rd. 23) expressed concerns regarding noise and property value.

Jonathan Soumis (Concession 10) expressed concerns about how the development would impact neighbouring property value.

Jeremiah Point (Akwesasne), a mechanical engineer for the proposed development, commented on the environmental factors, stating that environmental requirements will be met.

Mayor McDonald called a recess at 7:55 pm.

6.b ZBLW-05-2026 - 7302568 Canada Inc.

The meeting resumed at 8:02 pm.

GM Haley advised that the purpose of the proposed zoning amendment is to rezone the property legally described as 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 from Rural (RU) to Rural - Exception Twenty-Seven (RU-27) to permit a residential garage to be used for storage purposes and to be the main permitted use on the subject property.

There were no questions or comments from members of the public.

7. PRESENTATIONS AND DELEGATIONS

8. ACTION REQUESTS

8.a 2025 Council Remuneration and Expenses Report (K. MacDonald)

**Resolution No. 2026-083**

Moved by Deputy Mayor Lang  
Seconded by Councillor Bougie

**Resolution No. 2026-087**

Moved by Councillor Jaworski  
Seconded by Councillor Bougie

BE IT RESOLVED THAT Staff Report 2026-040 be received and that By-law 2026-020, being a by-law to amend By-law 38-09 to rezone a portion of the property legally described as Part of Lot 25, Concession 1 IL, being Part 3 on Plan 101 in the Geographic Township of Charlottenburgh, now in the Township of South Glengarry, County of Glengarry, from Natural Hazard (HZ) to Rural (RU) be read a first, second, and third time, passed, signed, and sealed in open Council this 23<sup>rd</sup> day of March 2026.

CARRIED