



Minor Variance Application

The undersigned hereby applies to the Committee of Adjustment for the Corporation of The Township of South Glengarry under Section 45 of the Planning Act, R.S.O. 1990, as amended, for relief as described in this application, from By-law No. _____ as amended.



Minor Variance – s. 45(1)



Permission – s. 45(2)

Date of Application: September 10th 2026

File #: _____

A. APPLICANT INFORMATION

1. Name of Applicant (Owner): Richard Leroux and Suzanne Leroux

Company of Firm (If applicable): _____

Mailing Address: 18370 County Road 2 Glen Walter K6H 5R5
Number & Street City/Town/Village Postal Code

Telephone #: (613) 328-3539 () ()
Residence Work Fax

2. Name of Agent: Ethan Arbic (Grant-Marion Construction)

Mailing Address: 2747 Marleau Avenue Cornwall K6H 7B6
Number & Street City/Town/Village Postal Code

Telephone #: (613) 870-5155 (613) 938-8004 ext. 5 ()
Residence Work Fax

B. PROPERTY INFORMATION

1. Municipal Address: 18370 County Road 2
Street Number Street Name \

Legal Description: Lot: 5 Concession: 1
Part: 1 Plan #: 14R-4338

Lot Size: Frontage: 17.37m Depth: ~14.84m Lot Area: ~266.92 m2

Lot Coverage: Existing: 31.85 % Proposed: 50.56 %

C. PLANNING INFORMATION

1. Current Official Plan Designation: Urban Residential

2. Current Zoning Designation: R1 (Residential, Low Density)

3. What is the nature and extent of relief from the zoning By-law?

See attached

4. For what reason (why) is the Minor Variance requested?

See attached

5. Is the access to the subject land by a provincial highway by a Municipal road that is maintained all year or seasonally, by another public road, by a right-of-way or by water?

County Road

6. What is the existing use(s) of the subject land?

Single family dwelling

7. What is the proposed use of the subject land?

Single family dwelling with an attached garage

8. Are there any existing buildings or structures on the subject land?

☒ Yes

☐ No

(If the answer is yes, for each building or structure, what is the type of each building or structure, the setback from the front lot line, rear lot line and side lot lines, the height in metres of the building or structure and the dimensions or floor area of the building or structure?)

See attached

9. Are any buildings or structures proposed to be built on the subject land?

☒ Yes

☐ No

(If the answer is yes, for each building or structure, what is the type of each building or structure, the setback from the front lot line, rear lot line and side lot lines, the height in metres of the building or structure and the dimensions or floor area of the building or structure?)

See attached

10. What date was the subject land acquired by the current owner?

June 15th 2000

11. What date were the existing buildings or structures erected on the subject land?

Buildings:

Structures:

Single family dwelling = January 2005

12. What is the length of time that the existing uses have continued on the subject land?

Since January 2005

13. Is water provided to the subject land by:

- ☒ Publicly owned and operated piped water system
☐ Privately owned and operated individual or communal well
☐ Lake or other water body
☐ Other

14. Is sewage disposal provided to the subject land by:

- ☒ Sewage disposal provided by municipality
☐ Individual or communal septic system
☐ Privy
☐ Other

15. Is the storm drainage provided by sewers, ditches, swales or other means?

Swales & ditches

16. If known, is the subject land the subject of an application under the planning act for approval of a plan of subdivision or a consent?

☐ Yes

☒ No

(If the answer is yes, and if known, what is the file number of the application and the status of the application?)

17. If known, has the subject land ever been the subject of an application under section 45 (Minor Variance) of the act?

☐ Yes

☒ No

(If the answer is yes, what was the date, the file number and the purpose of the application?)

Date: _____ File #: _____

Purpose: _____

18. A sketch must be attached to this application, showing the following (please reference *Required Plans* on page 7):

- i. The boundaries and dimensions of the subject land.
- ii. 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.
- iii. 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.
- iv. The current uses on land that is adjacent to the subject land neighbouring land uses.

- v. 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.
- vi. If access to the subject land is by water only, the location of the parking and docking facilities to be used.
- vii. The location and nature of any easement affecting the subject land.

D. DECLARATION

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

I, Ethan Arbic of the City of
Cornwall, in the County of Stormont, 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: Sept 14th 2026

Richard Leroux Suzanne Leroux
Signature of Owner

Ethan Arbic
Signature of Agent or Applicant

DECLARED BEFORE ME AT THE town OF Lancaster IN
THE township OF South Glengarry,
THIS 14th DAY OF September, 20 26.

Kaylyn MacDonald
A COMMISSIONER, ETC.

**Kaylyn MacDonald, Commissioner for taking
Affidavits in and for the courts of Ontario by
virtue of my position as Treasurer at the
Township of South Glengarry in the United
Counties of Stormont, Dundas and Glengarry.**

1. **Содержание** (содержание) 1
2. **Введение** (содержание) 2
3. **Основное содержание** (содержание) 3
4. **Заключение** (содержание) 4
5. **Список литературы** (содержание) 5

E. OWNER'S AUTHORIZATION IF THE OWNER IS NOT THE APPLICANT

If the owner is not the applicant, the owner must complete the following:

APPLICANT/AGENT AUTHORIZATION FORM

The Corporation of the Township of South Glengarry

In the Matter of Application for Minor Variance

I, Richard Leroux being the (1) registered owners(s),
() executor/executrix, () signing corporate officer(s) of the lands for which this
application is to be made, hereby authorize and direct Ethan Arbic (Grant-Marion Construction)
to act as my agent and on my behalf to apply to the Corporation of the Township of
South Glengarry for a minor variance on the lands herein described.

Former Township Charlottenburgh
Lot(s) 5 Concession 1
Lot(s) _____ Registered Plan 14R-4338
Part(s) 1 Reference Plan _____
Street Address 18370 County Road 2 Roll # _____
Date Sept 14th 2026 — Date Sept 14, 2026
Signature of Owner Richard Leroux Signature of Owner Suzanne Leroux

FREEDOM OF INFORMATION/ACCESS TO PROPERTY

CONSENT OF OWNER

I, Richard Leroux, being the registered owner of the lands subject
of this application for the minor variance, 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 Township of South
Glengarry, and the persons and public bodies conferred with under Section 45 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.

Sept 14th 2026 Richard Leroux

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Date

Sept 14, 2026

Aurianne Laroche
Owner's Signature

REQUIRED PLANS

It will be necessary to submit preliminary site plans for the development at the time of the filing of this application.

Minimum requirements will be a sketch showing the following:

- i. The boundaries and dimensions of the subject land.
- ii. 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.
- iii. 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 applicant, may affect the application. Examples include buildings, railways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, wells, and septic tanks.
- iv. The current uses on land that is adjacent to the subject land.
- v. 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.
- vi. If access to the subject land is by water only, the location of the parking and docking facilities to be used.
- vii. The location and nature of any easement affecting the subject land.