

**NOTICE OF PUBLIC HEARING
OF APPLICATION FOR MINOR VARIANCE FROM BY-LAW
(*The Planning Act, R.S.O. 1990, Section 45*)**

TAKE NOTICE that an application has been made by Richard and Suzanne Leroux (Agent – Ethan Arbic (Grant-Marion Construction)) for a minor variance from the provisions of Zoning By-Law 38-09, as amended, (being a by-law respecting the use of land and the use and location of buildings) for the property that is legally described as Part of Lot 5, Concession 1 BF IL being Part 1 on RP 14R-4338, in the geographic Township of Charlottenburgh, now in the Township of South Glengarry, County of Glengarry, located at 18370 County Road 2 for the following reasons:

THE PURPOSE AND EFFECT OF THE APPLICATION:

The applicant proposes to build an attached garage on the subject lands extending from the western side of the existing single detached dwelling.

The following relief from the Zoning By-law 38-09 is requested:

- Part 3.23(6) – To increase the maximum area within a front yard that can be used for a driveway from 50% to 55%.
- Part 3.39(7)(c) - To reduce the required setback from the top of bank of a watercourse to the proposed shed from 30 meters down to 16.7 meters.
- Part 6.2 – to recognize the existing lot area of 266.92 square meters where the minimum is 450 square meters.
- Part 6.2 – To reduce the required front yard setback from 6 meters to 1.17 meters.
- Part 6.2 – To reduce the required rear yard setback from 6 meters to 2.59 meters.
- Part 6.2 – To increase the maximum lot coverage for a fully serviced lot from 45% to 50.56%.

See Attached Site Layout.

ADDITIONAL INFORMATION relating to the application is available for inspection during office hours at the Township of South Glengarry Office, located at 6 Oak Street, Lancaster, ON.

FURTHER TAKE NOTICE that the Committee of Adjustment will hold a public meeting on **Monday, September 28, 2026 @ 6:00 pm** for the purpose of a public hearing on this matter, to be held at the Tartan Hall, Char Lan Recreation Centre, 19740 John Street, Williamstown.

AND FURTHER TAKE NOTICE that the subject property is not the subject of an application under the Planning Act for a zoning by-law amendment, site plan control, plan of subdivision, consent or a part lot control exemption by-law.

THIS NOTICE IS SENT TO YOU BECAUSE you are an assessed owner of land near the subject property, or an interested party. You are not compelled to attend; however, the applicant or their agent must be present at the hearing.

YOU ARE ENTITLED TO ATTEND THIS PUBLIC HEARING in-person, or you may be represented by counsel or an agent to give evidence about this application. Signed, written submissions that relate to an application shall be accepted by the Secretary-Treasurer before or during the hearing of the application at the addresses above and shall be available to any interested person for inspection at the hearing. Statutory Powers Procedure Act, R.S.O. 1990.

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. O. Reg. 175/16, s. 1 (8-10)

NOTICE OF DECISION

A certified copy of the decision, together with a notice of the last day for appealing to the Ontario Land Tribunal shall be sent, not later than 10 days from the making of the decision, to the applicant, and to each person who appeared in person or by counsel at the hearing and who filed with the Secretary-Treasurer a written request for notice of the decision. Planning Act, R.S.O. 1990, c.P.13, s. 45 (10)

FAILURE TO ATTEND HEARING If you do not attend this public hearing, it may proceed in your absence and, except as otherwise provided in the Planning Act, you will not be entitled to any further notice in the proceedings. Statutory Powers Procedure Act, R.S.O. 1990, c.S.22, s 7.

Dated: Thursday, September 17th, 2026

Max Irwin
Secretary-Treasurer
Committee of Adjustment
Township of South Glengarry
613-347-1166 ext. 2207
mirwin@southglengarry.com

Key Map



Key Plan



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Legend

Ensure final grading slopes away from the building to provide positive drainage, in accordance with applicable municipal requirements and the Ontario Building Code. Ensure neighboring properties are not negatively impacted.

Approved by:

Owner: Mr. Leroux

Project #: RR26

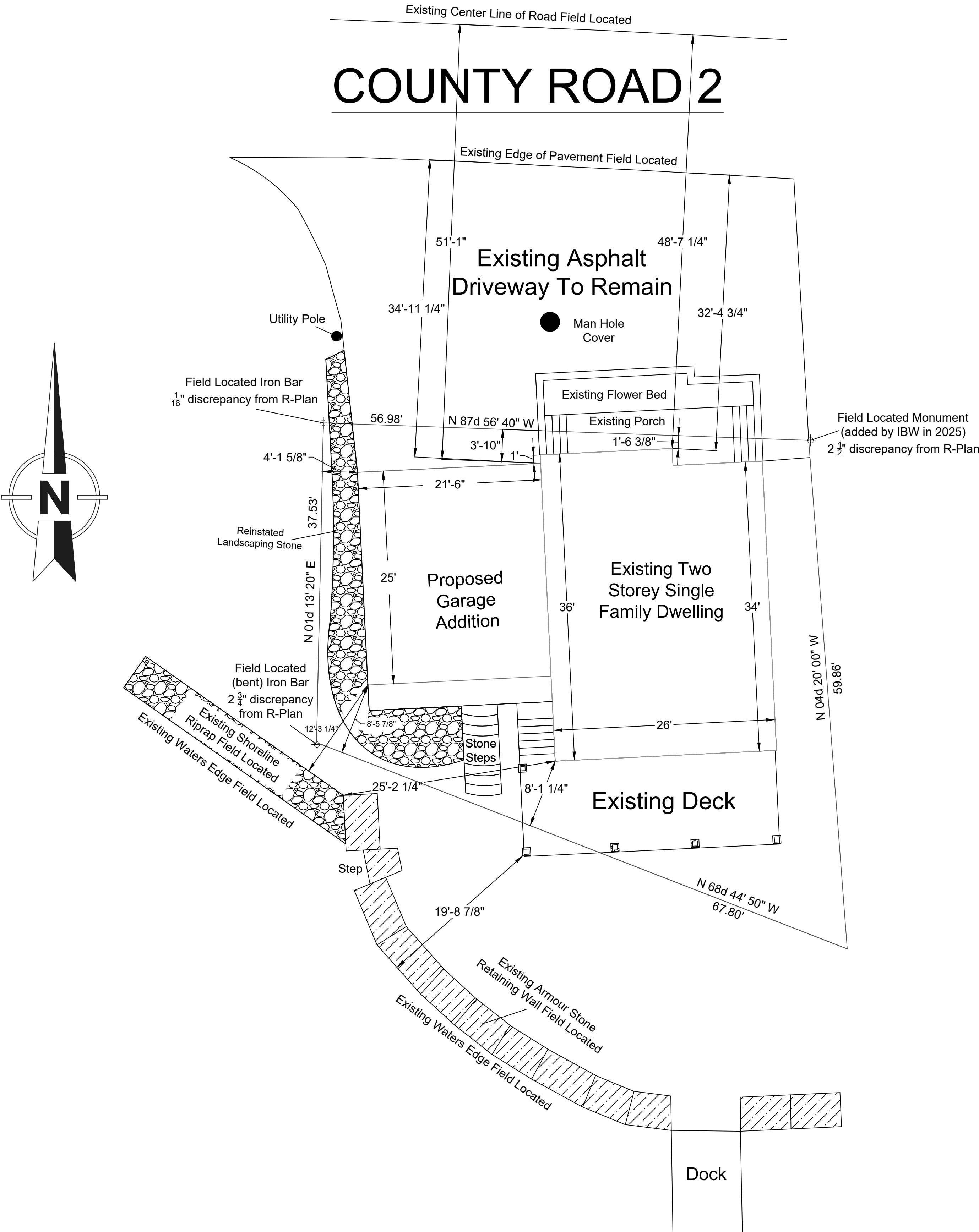
Date: Sept 14th, 2026

SP.2

Please Note: The location of items such as existing house foundation, waters edge, edge of asphalt, center line of road and more were field located using a Hilti PLT300 on August 13th, 2026.

PROPERTY BOUNDARY INFORMATION:

Property lines shown are based on the August 19th, 1996 Reference Plan 14R4338 obtained through ONLAND. Existing property monuments were field located using a Hilti PLT 300 on August 13th, 2026. Minor discrepancies of approximately 2–3 inches were observed between certain field-located monuments and the Reference Plan. Property boundaries have not been independently established by an Ontario Land Surveyor. This plan is not a legal survey.



Contractor:



General Notes:

- 1) Unless signed and sealed by an Engineer, these drawings are "Not for Construction".
- 2) Do not scale these Drawings. If additional dimensions are required, please notify the draftsman as soon as possible.
- 3) It is the contractor's responsibility to site verify all dimensions and report any discrepancies to the draftsman as soon as possible.
- 4) The drawings must be read in conjunction with the latest Ontario Building Code as well as the Ontario Construction Safety Act.
- 5) During Construction, it is the contractor's responsibility to comply with the latest OBC and OCSA regulations.
- 6) The work must be performed in accordance with all municipal, provincial and federal bylaws.

18370 County Road 2

Proposed Site Plan

Drafted by:

Ethan Arbic

Scale:

1/8" = 1'-0"