

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

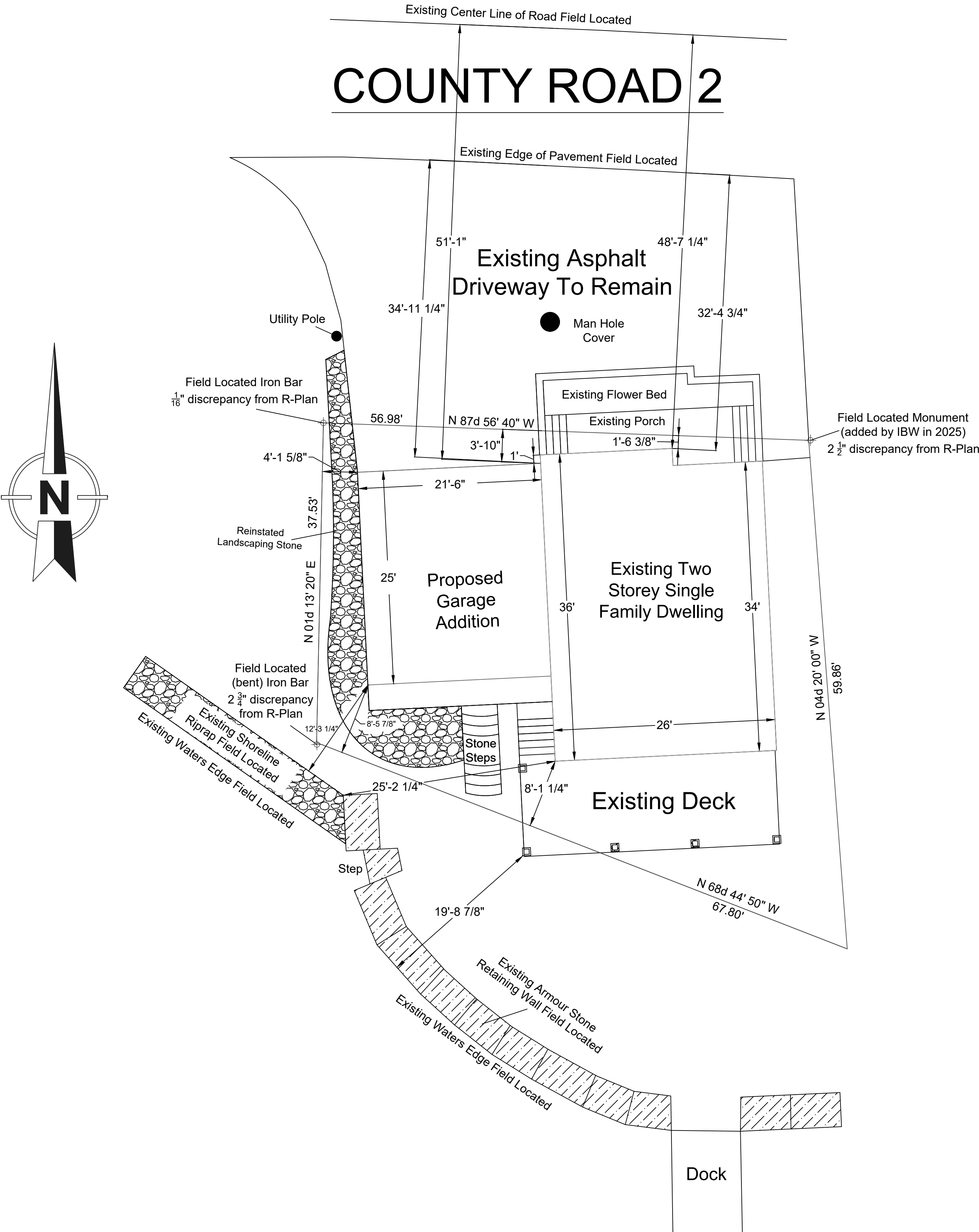
Date: Sept 14th, 2026

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:



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TEL: 613-938-8004
FAX: 1-888-700-0771
www.grantmarionconstruction.com

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"

Key Plan



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Legend

Approved by:

Owner: Mr. Leroux

Project #: RR26

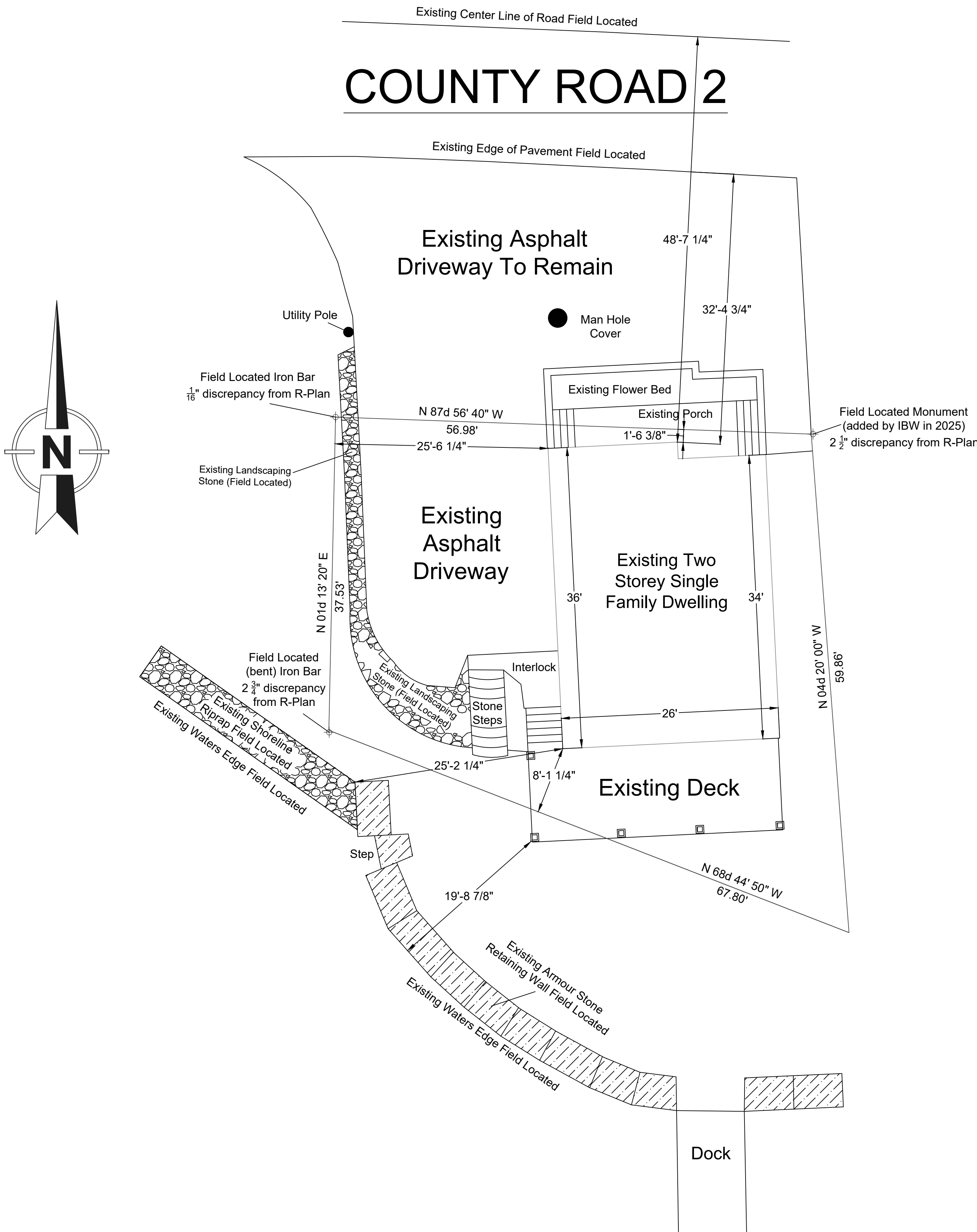
Date: Sept 10th, 2026

SP.1

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.

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18370 County Road 2

Existing Site Plan

Drafted by:

Ethan Arbic

Scale:

1/8" = 1'-0"

Key Plan



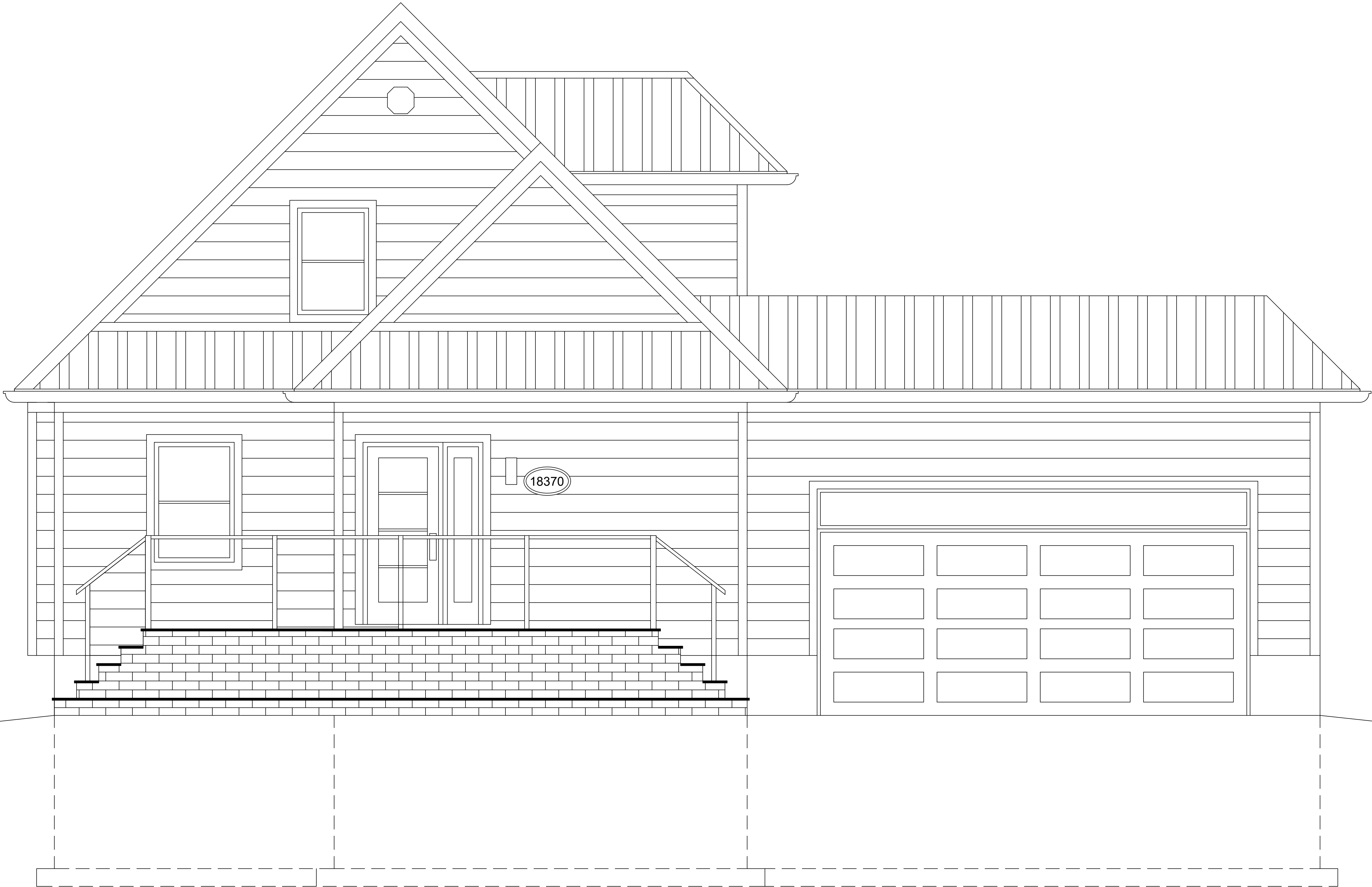
Grant-Marion Construction retains all rights to the drawings. In accordance with Copyright laws, the documents may not be reproduced, modified or transmitted without authorization.

Legend

Approved by:

Owner:
Project #:
Date: July 13th, 2026

A.1



Contractor:



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18370 County Road 2
Front Elevation Plan

Drafted by:	Scale:
Ethan Arbic	1/2" = 1'-0"





Minor Variance Application

Township of South Glengarry

18370 County Road 2

Part 1 - Registered Plan 14R-4338

(Part of Lot 5)

Zone = Residential / Low Density (R1)

September 14th, 2026



GRANT·MARION
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Introduction:

This Minor Variance application is being submitted on behalf of the property owner, Mr. Richard Leroux, for the property municipally known as 18370 County Road 2, South Glengarry, legally described as Part 1, Plan 14R-4338 (Part of Lot 5).

The purpose of this application is to facilitate the construction of a proposed attached two-car garage addition to the existing single detached dwelling. Due to the size and configuration of the property, the proposal does not fully comply with certain provisions of the Township of South Glengarry Zoning By-law and therefore requires relief through the Minor Variance process.

The subject property is zoned Residential Low Density (R1) and contains an existing single detached dwelling that was constructed prior to the current zoning By-Law. As a result, the property is recognized as a legal non-complying property. The proposed garage addition represents a modest expansion of an existing residential use and has been designed to improve the functionality of the dwelling while maintaining compatibility with the surrounding neighborhood and minimizing impacts on adjacent properties.

Relief is requested from the following provisions of the Township of South Glengarry Zoning By-law:

- 1- Minimum Lot Area
- 2- Front Yard Setback
- 3- Rear Yard Setback
- 4- Maximum Lot Coverage
- 5- Maximum Front Yard Driveway Coverage
- 6- Watercourse Setback

As demonstrated throughout this report, the requested variances are minor in nature, desirable for the appropriate development and use of the land and maintain the general intent and purpose of both the Township's Zoning By-law and Official Plan.

1-Minimum Lot Area:

The minimum lot area for a fully serviced lot within the R1 Zone, as required by Section 6.2 of the Township of South Glengarry Zoning By-law, is 450 m².

Relief is requested to permit the expansion of a legal non-complying residential property having an approximate lot area of 266.92 m².

The proposed development does not create the lot deficiency, nor does it further reduce the lot area. The proposal represents a modest expansion to an existing residential dwelling on a legal non-complying property and therefore is minor in nature.

2-Front Yard Setback:

The minimum front yard setback within the R1 Zone, as required by Section 6.2 of the Zoning By-law, is 6.0 metres.

Relief is requested to permit the expansion of a legal non-complying property. As illustrated on the submitted site plan, the existing dwelling has an approximate front yard setback of 0.47 metres, while the closest projection of the proposed garage addition will have a front yard setback of approximately 1.17 metres.

Section 3.28(5)(a) of the Zoning By-law permits the enlargement of a building erected prior to the passing of the By-law provided that the enlargement does not further aggravate the existing non-compliance.

The proposed garage addition will have a greater front yard setback than the existing dwelling and therefore does not increase the degree of non-compliance.

The request is minor in nature and is consistent with numerous neighbouring properties along County Road 2 that are also located in close proximity to the front property line. (See Appendix A).

3-Rear Yard Setback:

The minimum rear yard setback within the R1 Zone, as required by Section 6.2 of the Zoning By-law, is 6.0 metres.

Relief is requested to permit the expansion of a legal non-complying property. As illustrated on the submitted site plan, the existing dwelling has an approximate rear yard setback of 2.47 metres, while the closest projection of the proposed garage addition will have a rear yard setback of approximately 2.59 metres.

Section 3.28(5)(a) of the Zoning By-law permits the enlargement of a building erected prior to the passing of the By-law provided that the enlargement does not further aggravate the existing non-compliance.

The rear yard setback for the proposed addition is greater than the rear yard setback of the existing dwelling and therefore does not increase the degree of non-compliance.

4-Max Lot Coverage:

The maximum lot coverage permitted for a fully serviced lot within the R1 Zone, as required by Section 6.2 of the Zoning By-law, is 45%.

Relief is requested to permit a total lot coverage of approximately 50.56%.

The proposed increase represents a relatively minor increase of approximately 5.56% beyond the permitted maximum. Numerous properties along County Road 2 contain building footprints and site configurations that reflect similar historical development patterns and lot constraints. (See Appendix A).

The proposed lot coverage remains appropriate for the lot, is consistent with the established built form within the surrounding area and will not negatively impact surrounding properties.

5-Front Yard Driveway:

Section 3.23 (6) of the Zoning By-law permits a maximum front yard driveway coverage of 50% for a single detached dwelling within a residential zone.

The existing front yard driveway coverage is approximately 55%. Relief is requested to permit the continuation of the existing front yard parking and driveway configuration associated with this legal non-complying property.

No expansion of the existing driveway or parking area is proposed as part of this application. The existing parking arrangement serving the property was established prior to enactment of the current zoning By-Law. (See Appendix B).

The requested relief is minor in nature and maintains the existing development pattern of the property. Furthermore, the proposal is consistent with numerous neighbouring properties along County Road 2 that contain similar front yard parking arrangements. (See Appendix A).

6-Water Course Setback:

The minimum setback from the top of bank of a watercourse is 30 metres, as required by Section 3.39(7) of the Township of South Glengarry Zoning By-law.

Relief is requested to permit the expansion of a legal non-complying residential property within 30 metres of the watercourse. As illustrated on the submitted site plan, the existing dwelling is located approximately 7.68 metres from the top of bank, identified as

the top of the existing shoreline riprap. (See Appendix C). Due to the curvature of the shoreline toward the west side of the property, the proposed garage addition will be located approximately 3.74 metres from the top of bank at its closest point.

The shoreline along the subject property was professionally stabilized several years ago through the installation of a large armour stone retaining wall. (See Appendix D). This shoreline protection system protects the property from erosion and continues to provide effective shoreline stabilization. As a result, the large stone retaining wall minimizes the need for access to or disturbance within the shoreline area. No modifications to the shoreline, retaining wall, or watercourse are proposed as part of this application.

The proposed garage addition will not alter existing drainage patterns, negatively impact the watercourse, or create additional erosion concerns. Existing landscaped stone protection shown on the submitted site plan will be reinstated following construction to provide continued protection. (See Appendix E).

The proposed garage addition will also not create any additional limitations with respect to shoreline access. Due to the existing configuration of the property and the landscaped stone in Appendix E, the proposed garage addition does not change this existing condition and therefore does not create any additional constraints related to shoreline access.

Given the existing shoreline protection measures, the absence of any proposed impacts to the watercourse, and the fact that the proposed garage addition does not create any new shoreline access limitations, the requested relief is considered appropriate, minor in nature, and consistent with the intent of the Township's Zoning By-law.

Planning Act Four Tests:

1. The Variances Are Minor

The requested variances facilitate the construction of a modest attached two-car garage addition to an existing legal non-complying residential dwelling. The proposal does not introduce a new land use, increase density, or create adverse impacts on neighbouring properties.

The proposed addition is compatible with the surrounding residential area and reflects the existing development pattern along County Road 2.

2. The Variances Are Desirable for the Appropriate Development and Use of the Land

The proposed garage addition represents an appropriate improvement to an existing single detached dwelling and will provide enclosed vehicle parking and storage space for the homeowner. The shed located west of the property will be removed, resulting in an overall improvement of existing conditions. (See appendix F).

The development maintains the residential character of the property while improving its functionality and usability. This development will also integrate well with existing streetscape.

3. The Variances Maintain the General Intent and Purpose of the Zoning By-law

The general intent of the Zoning By-law is maintained as the proposal represents an expansion of an existing legal non-complying residential property and does not create new land use conflicts.

Where existing deficiencies exist, the proposed addition generally improves setback conditions and does not further aggravate the majority of the existing non-compliance.

4. The Variances Maintain the General Intent and Purpose of the Official Plan

The proposal maintains the general intent of the Township's Official Plan by supporting the continued use of the property for low-density residential purposes.

The development represents appropriate redevelopment within an established residential area and is compatible with the surrounding built form and character of the community.

Conclusion:

The requested variances facilitate the construction of a modest attached two-car garage addition to an existing legal non-complying residential property.

While relief is required from the Minimum Lot Area, Front Yard Setback, Rear Yard Setback, Maximum Lot Coverage, Front Yard Driveway Coverage, and Watercourse Setback provisions of the Zoning By-law, the proposal has been designed to minimize impacts and maintain compatibility with the surrounding area.

The proposal is minor in nature, desirable for the appropriate development and use of the land, maintains the general intent and purpose of the Township of South Glengarry Zoning By-law, and maintains the general intent and purpose of the Township's Official Plan.

For these reasons, approval of the requested variances is respectfully requested.

Appendix A:



Appendix B:



Appendix C:



Appendix D:



Appendix E:



Appendix F:



REFERENCE PLAN OF SURVEY OF

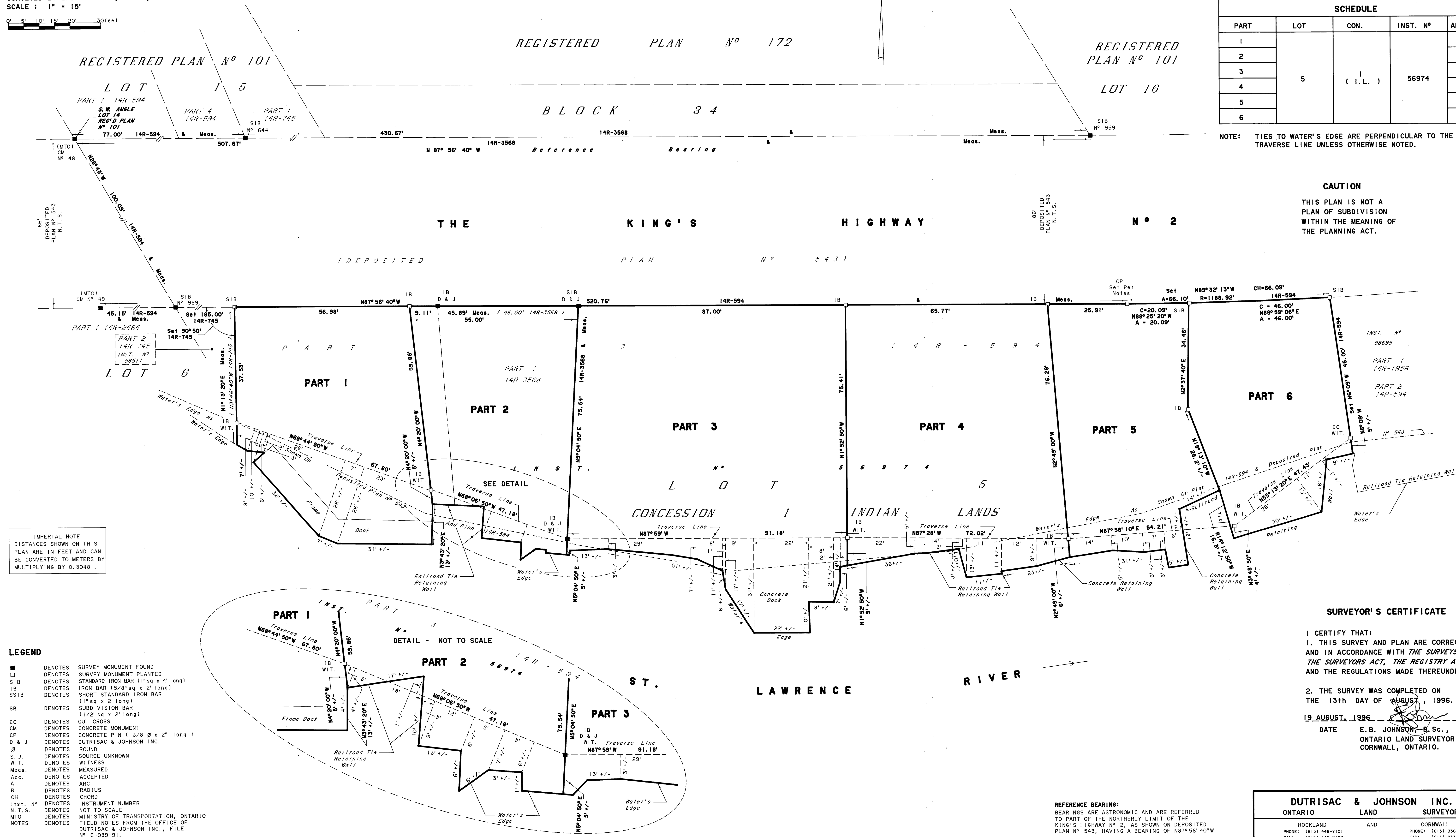
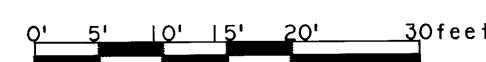
PART OF LOT 5

**CONCESSION 1 - INDIAN LANDS
TOWNSHIP OF CHARLOTTENBURGH
COUNTY OF GLENGARRY**

1996

SURVEYED BY E. B. JOHNSON, B. Sc., O. L. S.
SCALE : 1" = 15'

SCALE : 1" = 15'



I REQUIRE THIS PLAN TO
BE DEPOSITED UNDER
THE REGISTRY ACT.

PLAN 14R- 4338

RECEIVED AND DEPOSITED

DATE 19 AUGUST, 1996

DATE AUG. 19th. 9

E. B. JOHNSON, B. Sc.,
ONTARIO LAND SURVEYOR.
CORNWALL, ONTARIO.

LAND REGISTRAR
FOR THE REGISTRY DIVISION
OF GLENGARRY (N° 14)

SCHEDULE

PART	LOT	CON.	INST. N°	AREA(sq ft)
1	5	I (I.L.)	56974	4180 +/-
2				3550 +/-
3				8080 +/-
4				5780 +/-
5				3550 +/-
6				3230 +/-

NOTE: TIES TO WATER'S EDGE ARE PERPENDICULAR TO THE TRAVERSE LINE UNLESS OTHERWISE NOTED.

CAUTION

THIS PLAN IS NOT A
PLAN OF SUBDIVISION
WITHIN THE MEANING OF
THE PLANNING ACT.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT
AND IN ACCORDANCE WITH *THE SURVEYS ACT,*
THE SURVEYORS ACT, THE REGISTRY ACT
AND THE REGULATIONS MADE THEREUNDER.

2. THE SURVEY WAS COMPLETED ON
THE 13th DAY OF AUGUST, 1996

19 AUGUST, 199

DATE E. B. JOHNSON, B. Sc.,
ONTARIO LAND SURVEYOR
CORNWALL, ONTARIO.

DUTRISAC & JOHNSON INC.
ONTARIO LAND SURVEYORS

ROCKLAND	AND	CORNWALL
PHONE: (613) 446-7101		PHONE: (613) 936-9211
FAX: (613) 446-7102		FAX: (613) 933-1211